

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
Habran Enterprises, LLC
229 Cahaba Falls Ln
Helena, AL 35008

20170509000161160
05/09/2017 12:59:06 PM
DEEDS 1/2

Corporation Form Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$100,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor, Waddell Brothers, LLC, an Alabama limited liability company, whose mailing address is P.O. Box 790 Pelham, AL 35124 (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto Habran Enterprises, LLC, whose mailing address is 229 Cahaba Falls Ln, Helena, AL 35008 (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 1945 McCain Parkway, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons

Note: \$ 0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF the said GRANTOR, by its , , who is authorized to execute this conveyance, hereto set its signature and seal, this the 4th day of May, 2017.

Tommy Waddell
Waddell Brothers, LLC
By: Tommy Waddell
Its: member

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Tommy Waddell whose name as the Authorized Member of Waddell Brothers, LLC,, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she, as such managing member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my official hand and seal this the 4th day of May, 2017.

Lauren Nicole Smith
Notary Public
Commission Expires: 2/2/20

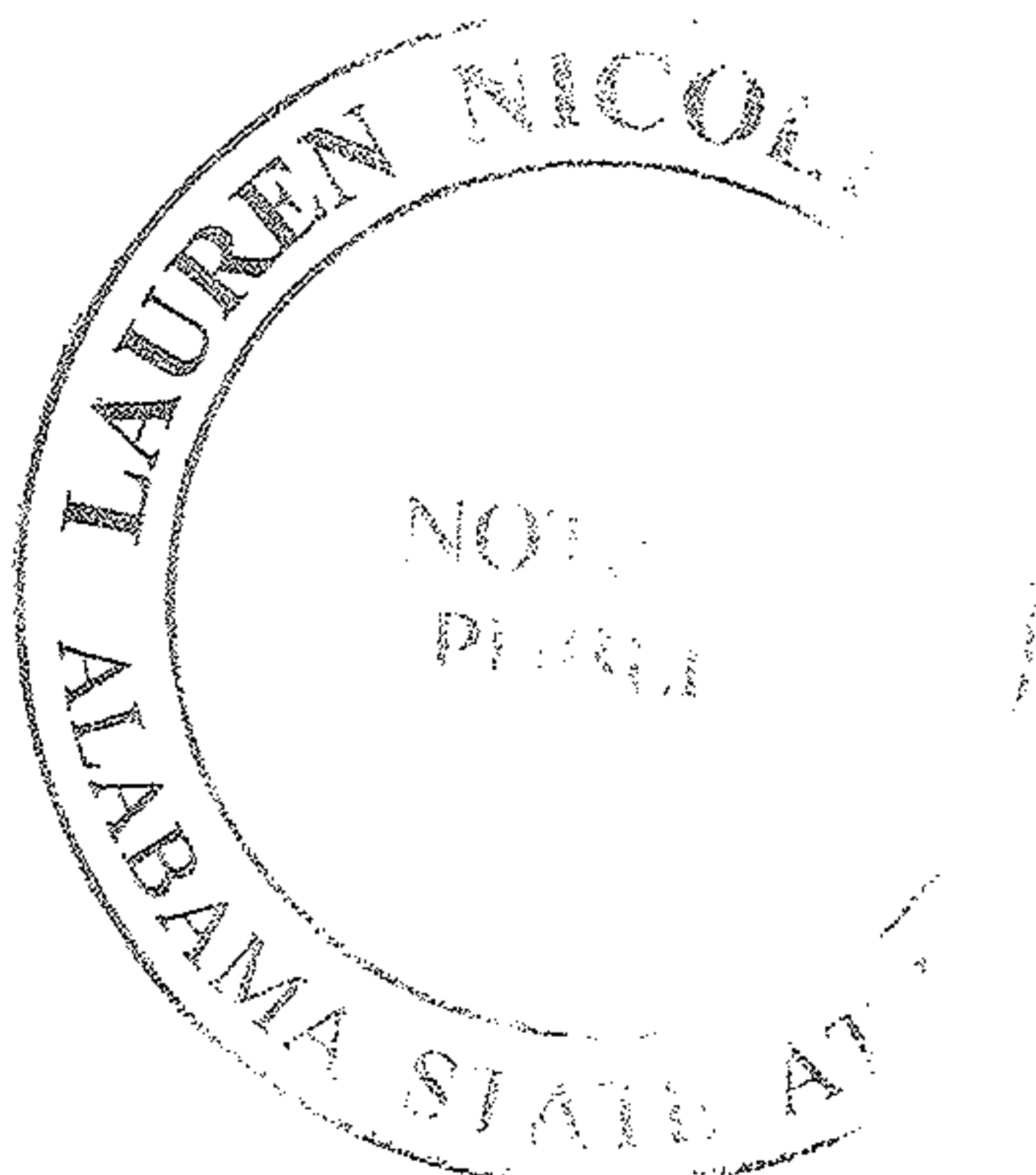


EXHIBIT "A"
Legal Description

Lot 1, according to the Survey of Waddell Brothers Subdivision, as recorded in Map Book 47, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

20170509000161160 05/09/2017 12:59:06 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/09/2017 12:59:06 PM
\$118.00 CHERRY
20170509000161160

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.