

STATE OF ALABAMA

SHELBY COUNTY PROBATE COURT



20171020000382310 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/20/2017 01:52:22 PM FILED/CERT

ALABAMA CODE § 35-11-210 (213)

I, **Andrea Richardson of Royal Restoration, LLC**, files this statement in writing and who has personal knowledge of the facts herein set forth:

That said **Royal Restoration, LLC** (Contractor) claims a lien upon the following property, situated in Shelby County, Alabama, to wit:

Physical Address: **201 Yeager Parkway, Pelham, AL 35124**

Legal description: **In the Probate Office Shelby County, Alabama:**

Section 13, Township 20 South, Range 3 West

METES AND BOUNDS: BEG INTER E ROW HWY 31 & S LN SW1/4 N750 ELY150 TO POB NW286.16 NE109.75 W12 NLY35 SE377.16 MEANDER SWLY323.4 TO POB

The name of the owner or proprietor of the said property is:

OWNER: PAPPAS PARTNERSHIP LTD

ADDRESS: 2937 7TH AVE S STE 106 BIRMINGHAM AL 35233

This lien is claimed, separately and severally, as to both the buildings and improvements thereon, and the said land. This said lien is claimed to secure a judgment of **\$81,175.23** with interest, that was issued on or about the 22nd day of August 2017.

Andrea Richardson
Royal Restoration, LLC

The person signing above does hereby certify that he or she is fully authorized and empowered to execute this instrument and to bind the undersigned hereto and does in fact so execute this instrument.

State of Alabama

County of Shelby

Company Name: _____

Subscribed and sworn before me this 20 day of October, 20 17

Notary Public: Signed: Jean Rice

My commission expires: 6-4-18

Exhibit A

THIS INSTRUMENT PREPARED BY:
George J. Bouloukos, Attorney
BOULOUKOS & OGLESBY
505 20th Street North, Suite 1675
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Pappas Partnership, Ltd.
2937 Seventh Avenue South
Birmingham, AL 35233

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One-Dollar (\$1.00), the receipt of which is hereby acknowledged, and other good and valuable consideration, to the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, I, PATRICIA M. PAPPAS, a married woman, (herein referred to as Grantors, whether one or more), grant, bargain, sell and convey unto PAPPAS PARTNERSHIP, LTD., an Alabama limited partnership, (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; being described as follows: Commence at the Southwest corner of said Section 13; thence run east along the south section line of 627.53 feet; thence turn left 75 degrees 34 minutes 28 seconds, and run northeast 1078.08 feet to the point of beginning; thence continue last course 136.15 feet; thence turn right 114 degrees 21 min. 17 sec. and run southeast 377.66 feet to a point on the northwest right of way of Yeager Parkway on a counter-clockwise curve having a delta angle of 02 deg. 35 min. 17 sec. and a radius of 1467.26 feet; thence run right 103 deg. 25 min. 17 sec. to the tangent of said curve and run southwest along the arc of said right of way 66.27 feet; thence continue tangent along said right of way 96.80 feet to the point of a clockwise curve having a delta angle of 28 degrees 05 minutes 56 seconds and a radius of 226.93 feet; thence run along the arc of said right of way curve 160.33 feet; thence turn right 90 deg. 00 min. 00 sec. from tangent and run northwest 286.16 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO any and all easements, rights-of-way, defects, liens, adverse claims, and other encumbrances of record, if any.

Taxes due in the year 1995, a lien, but not yet payable.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters, not of record, which would be disclosed by an accurate survey and inspection of the premises.

Oil, gas and mineral and mining rights and all rights incident thereto are excluded from this conveyance.

Grantors do hereby assume any mortgages pending on the above described real estate.

This property is not the homestead of the Grantor herein.

08/03/1995-20755
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 336.00



20171020000382310 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
10/20/2017 01:52:22 PM FILED/CERT

1995-20755