

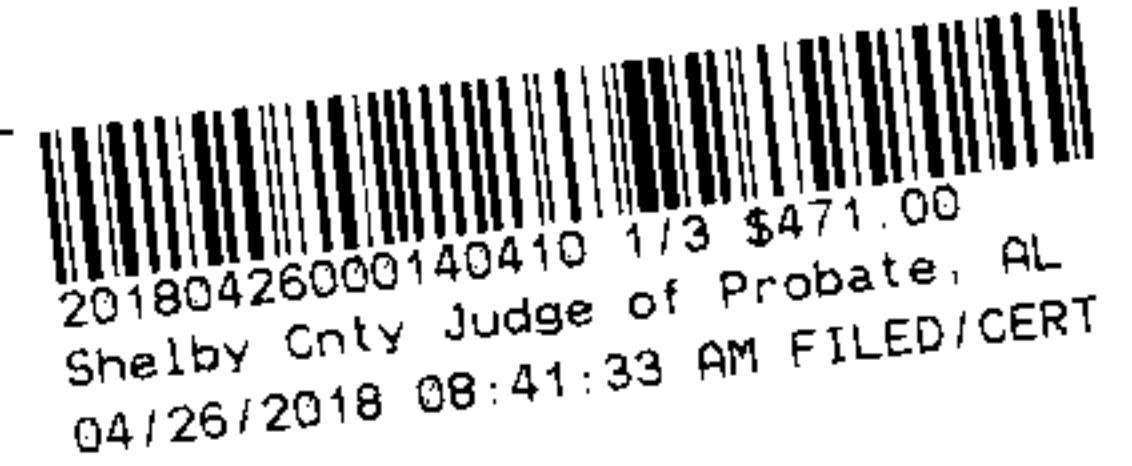
THIS INSTRUMENT PREPARED BY:  
F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

SEND TAX NOTICE TO;  
Round Too Investments LLC  
120 Bishop Circle  
Pelham, Alabama 35124

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Fifty Thousand and no/100's Dollars (\$450,000.00)** and other good and valuable consideration to the undersigned

**Teresa K. Scott, a married woman**

(hereinafter referred to as grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

**Round Too Investments, LLC**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**BEGIN at a ½" rebar at the NE corner of the SW 1/4 of the NE 1/4 of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N 89°49'09" E along the south line of the NE ¼ of the NE ¼ of said section a distance of 100.27 feet to a ½" rebar; thence N 20°05'16" E a distance of 1009.98 feet to a ½" rebar capped JAM; ; thence S 89°54'22" W a distance of 140.13 feet to a rebar capped JAM; thence N 07°34'01" E a distance of 59.66 feet to a 1/2" rebar capped EDG at the SE corner of Lot 186 of Weatherly Sector 2 Phase 1 as recorded in Map Book 14 Page 12 in said county; thence S 89°58'38" W along the south line of said Lot 186, a distance of 313.96 feet to a 1/2" rebar at the SW corner of said Lot 186; thence S 89°31'08" W a distance of 45.25 feet to a 1/2" rebar; thence S 00°38'49" E a distance of 83.90 feet to a 5/8" rebar; thence S 70°51'39" W a distance of 115.22 feet to a rebar capped EDG at a point of curve to the right having a central angle of 56°11'03" and a radius of 251.02 feet, said curve subtended by a chord bearing N 81°02'50" W and a chord distance of 236.41 feet; thence along the arc of said curve a distance of 246.15 feet to a rebar capped EDG; thence N 52°57'18" W a distance of 422.85 feet to a Magnail on the southeast right-of-way of Shelby County Highway 11; thence S 37°06'28" W along said right-of-way a distance of 60.09 feet to a 1/2" rebar; thence S 52°57'18" E leaving said right-of-way a distance of 473.81 feet to a 5/8" rebar; thence S 35°50'41" W a distance of 1039.99 feet to a 5/8" rebar; thence S 89°57'26" E a distance of 990.34 feet to the POINT OF BEGINNING.**

**Subject to:**

- **Easements, or claims of easements, not shown by the public records.**
- **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the above described property that would be disclosed by an accurate and complete land survey of the land.**

- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Less and except any part of subject property lying within any road right-of-way.
- Less and except any part of subject property lying within any railroad right-of-way.
- Restrictions appearing of record In Inst. No. 2009-9868.
- Easement recorded in Inst. No. 2006-20237

The above described property is not the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said grantor has hereunto set her signature and seal this the 6th day of April, 2018.

Witness:

\_\_\_\_\_

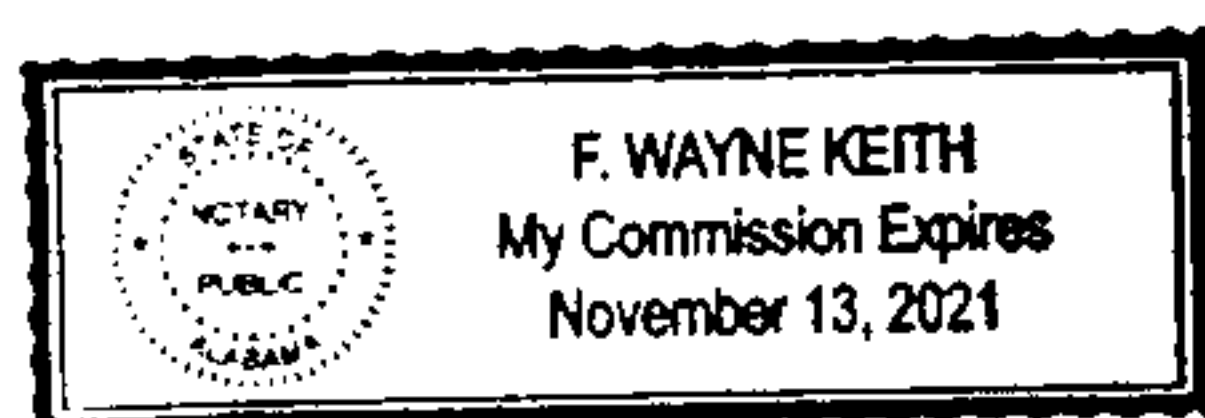
  
Teresa K. Scott

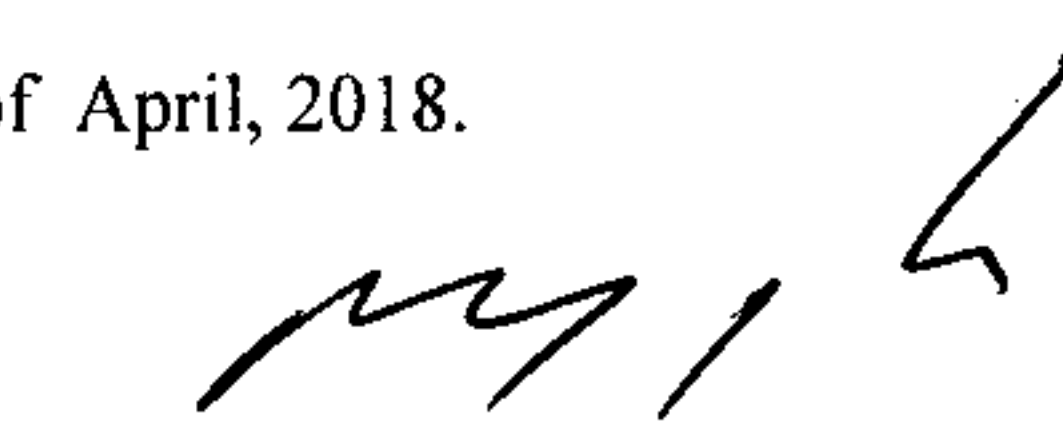
STATE OF ALABAMA  
SHELBY COUNTY

  
20180426000140410 2/3 \$471.00  
Shelby Cnty Judge of Probate, AL  
04/26/2018 08:41:33 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Teresa K. Scott, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and seal this the 6th day of April, 2018.



  
\_\_\_\_\_  
Notary Public

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Teresa K. Scott  
Mailing Address: 101 Grandchester Lane  
Pelham, AL 35124  
Grantee's Name: Round Too Investments, LLC  
Mailing Address: 120 Bishop Circle  
Pelham, AL 35124  
Property Address: Acreage on Highway 11  
Pelham, AL 35124

Date of Transfer: April 6, 2018

Total Purchase Price: \$ 450,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

Appraisal  
Other


If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: April 6, 2018

Sign

  
F. Wayne Keith - Attorney

  
20180426000140410 3/3 \$471.00  
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