

20180607000201160 1/2 \$22.50
Shelby Cnty Judge of Probate: AL
06/07/2018 11:50:04 AM FILED/CERT

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 426 Oak Ridge Road, Dadeville, Alabama 36853
Grantee(s) Address: 592 Forest Lakes, Sterrett, Alabama 35147
Property Address: 232 Leonards Court, Montevallo, Alabama 35115 (Tax Notice)
Contract Purchase Price: \$246,500.00

The Grantor herein, by its signature to this deed, certify that the above information is true and correct

THE STATE OF ALABAMA)
) STATUTORY WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Forty Six Thousand Five Hundred and no/100 Dollars (\$246,500.00) to the undersigned, Lake Martin Investment Group, LLC, (hereinafter referred to as "Grantor") in hand paid by Donnell Sears, Sr., (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said grantor does hereby grant, bargain, sell and convey unto the said Grantee, the following-described real estate situated in Shelby County, Alabama, to wit:

A parcel of land located in the South half of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West being more particularly described as follows: Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 22 South, Range 2 West; thence in an Easterly direction along the North line of said 1/4 1/4 Section a distance of 853.88 feet to the Northeast corner of Lot 2 of Heavenly Family Subdivision as recorded in Map Book 29, Page 90 in the Judge of Probate of Shelby County, Alabama; thence a deflection angle right from the last described course of 86 degrees 07 minutes 59 seconds in a Southerly direction along the Easterly lines of Lots 1 and 2 of said Heaven Family Subdivision a distance of 1325.96 feet to a point on the North right of way line of Shelby County Highway Number 22; thence an interior angle to the right from the last described course of 94 degrees 03 minutes 23 seconds in an Easterly direction and along said right of way line a distance of 278.19 feet; thence an interior angle to the right from the last described course of 85 degrees 30 minutes 21 seconds in a Northerly direction a distance of 372.26 feet; thence an interior angle to the left from the last described course 89 degrees 33 minutes 44 seconds in an Easterly direction a distance of 5.35 feet to the point of beginning; thence an interior angle to the right from the last described course of 90 degrees 00 minutes 00 seconds in a Northerly direction a distance of 90.45 feet; thence an interior angle to the left from the last described course of 105 degrees 06 minutes 44 seconds in a Northeasterly direction a distance 190.34 feet; thence an interior angle to the left from the last described course in a Southeasterly direction a distance of 47.65 feet to the beginning of a curve to the left having a radius of 50.00 feet and a central angle of 35 degrees 55 minutes 38 seconds; thence in a Southeasterly direction along said curve and tangent to last described course an arc distance of 31.35 feet; thence an interior angle to the left from the chord of last described curve of 107 degrees 57 minutes 49 seconds in a Southwesterly direction a distance of 142.98 feet; thence an interior angle to the left from the last described course of 109 degrees 43 minutes 26 seconds in a Northwesterly direction a distance of 130.39 feet to the point of beginning.

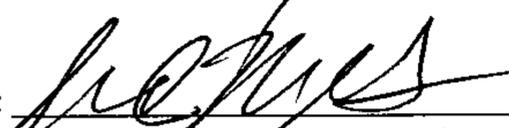
Prior Deed Reference: 20170504000154260

TO HAVE AND TO HOLD , the aforegranted premises unto the said Grantee, his heirs and assigns forever. The Grantor hereby represents and warrants that it is seized in fee simple of the aforementioned premises; the premises are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same to the said Grantee, his heirs and assigns, and Grantor will defend the title thereto forever, against the lawful claims and demands of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument be signed on this the 29 day of May, 2018.

Lake Martin Investment Group, LLC

By: 
Eric McKinley, Its Member

By: 
Andrew McGreer, Its Member

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Eric McKinley, as the Member of Lake Martin Investment Group, LLC, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he as such member and with full power and authority executed the same voluntarily as and for the act of said Company on the day the same bears date.

Given under my hand and seal this the 29 day of May, 2018.

Danielle Whiteard
Notary Public

My Commission Expires: 7-15-19

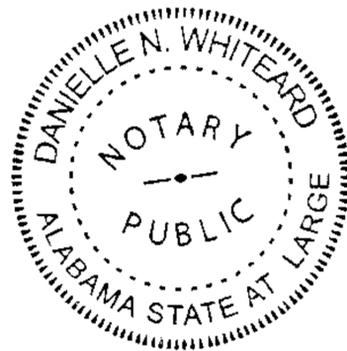
THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Andrew McGreer, as the Member of Lake Martin Investment Group, LLC, whose name is signed to the foregoing Statutory Warranty Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he as such member and with full power and authority executed the same voluntarily as and for the act of said Company on the day the same bears date.

Given under my hand and seal this the 29 day of May, 2018.

Danielle Whiteard
Notary Public

My Commission Expires: 7-15-19



This Instrument Was Prepared By:
Gregory D. Harrelson
Attorney At Law
2060 Cherokee Road
Alexander City, Alabama 35010