

Prepared by:
Cassy Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
B&V Alliance LLC
332 Logos Trace
Alabaster, AL 35007

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

The Estate of Ann Boggs Bearden, Shelby County, Alabama Probate Case #PR-2017000748, whose mailing address is:

480 Ashville Circle, Montevallo, AL 35115

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

B&V Alliance LLC, whose mailing address is: 332 Logos Trace, Alabaster, AL 35007

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **4696 Hwy 25, Montevallo, AL 35115** to-wit:

Also a part of the SW 1/4 of the NE 1/4 of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the southeast corner of SW 1/4 of NE 1/4 of Section 3 and run north along east boundary line of said 1/4-1/4 Section a distance of 650.12 feet to its intersection with south ROW line of Highway No. 25; thence at an angle of 82 deg. 56 min. and along said ROW line a distance of 426.54 feet to point of beginning of lot herein described; thence run in the same straight line a distance of 100 feet; thence at an angle to left of 90 deg. and run a distance of 175 feet; thence at an angle to left of 90 deg. and run a distance of 100 feet thence at an angle of 90 deg. to left and run 175 feet to point of beginning;

Also a part of the SW 1/4 of NE 1/4 of Section 3, Township 24 North, Range 12 East, more particularly described as follows: Commencing at the southeast corner of SW 1/4 of NE 1/4 of Section 3 and run north along east boundary line of said 1/4-1/4 Section a distance of 650.12 feet to its intersection with south ROW line of Highway No. 25; thence at an angle of left of 82 deg. 56 min. and along the south ROW line of said Highway a distance of 350.0 feet to point of beginning of lot therein described; thence continue in the same straight line a distance of 76.6 feet; thence at an angle to left of 90 deg. a distance of 173.67 feet; thence at an angle to left of 90 deg. a distance of 98.1 feet; thence at an angle to left of 97 deg. 04 min. a distance of 175.0 feet to point of beginning.

LESS AND EXCEPT:

Commencing at the southeast corner of the SW 1/4 of NE 1/4, Section 3, Township 24 N, Range 12 E, thence northerly along the east line of said SW 1/4 of NE 1/4, a distance of 748 feet, more or less, to the present southwest right of way line of Alabama Highway No. 25; thence northwesterly along said present southwest right of way line, a distance of 348 feet, more or less, to the east line of the property herein to be conveyed and the point of beginning; thence southerly along said east line, a distance of 21 feet, more or less, to a point that is 50 feet southwesterly of and at right angles to the centerline of Project No. S-44 (8); thence N 84 degrees 18' 28" W, parallel with the centerline of said project, a distance of 125 feet, more or less, to a point that is 50 feet southwesterly of and at right angles to the centerline of said project at Station 42+00; thence northwesterly along a line (which if extended would intersect a point that is 40 feet southwesterly of and at right angles to the centerline of said project at Station 40+75) a distance of 58 feet, more or less, to the west property line; thence northerly along said west line, a distance of 16 feet, more or less, to said present southwest right of way line; thence southeasterly along said present southwest right of way line, a distance of 181 feet, more or less, to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 6th day of July, 2018.

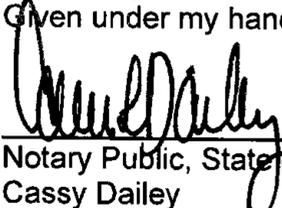
THE ESTATE OF ANN BOGGS BEARDEN,
SHELBY COUNTY, ALABAMA PROBATE CASE
#PR-2017-000748


Rachel R. Bearden McRee
Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Rachel R. Bearden McRee, Personal Representative of The Estate of Ann Boggs Bearden, Shelby County, Alabama Probate Case #PR-2017-000748, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily with full authority on the day the same bears date for said estate.

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



Notary Public, State of Alabama
Cassy Dailey
Printed Name of Notary
My Commission Expires: 5/17/2022



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/13/2018 08:18:48 AM
\$133.00 CHERRY
20180713000249510

