

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 **One Hundred, Fifty Thousand and no/100's Dollars (\$150,000.00)** 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 S 00°03'04" W along the east line of said 1/4-1/4 section a distance of 783.61 feet to the northwest right-of-way of CSX Railroad; thence N 44°19'45" E along said right-of-way a distance of 773.38 feet to a 1/2" rebar capped EDG; thence N 45°40'47" W leaving said right-of-way a distance of 539.49 feet to a 1/2" capped EDG; thence S 20°05'16" W a distance of 155.69 feet to a ½" rebar; thence S 89°49'09" W a distance of 100.27 feet to the POINT OF BEGINNING. Said parcel of land contains 6.00 acres, more or less.

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.

Shelby County, AL 07/24/2018
State of Alabama
Deed Tax: \$150.00


20180724000264110 1/3 \$171.00
Shelby Cnty Judge of Probate, AL
07/24/2018 03:59:27 PM FILED/CERT

- 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 19th day of July, 2018.

Witness:


Teresa K. Scott


STATE OF ALABAMA
SHELBY COUNTY

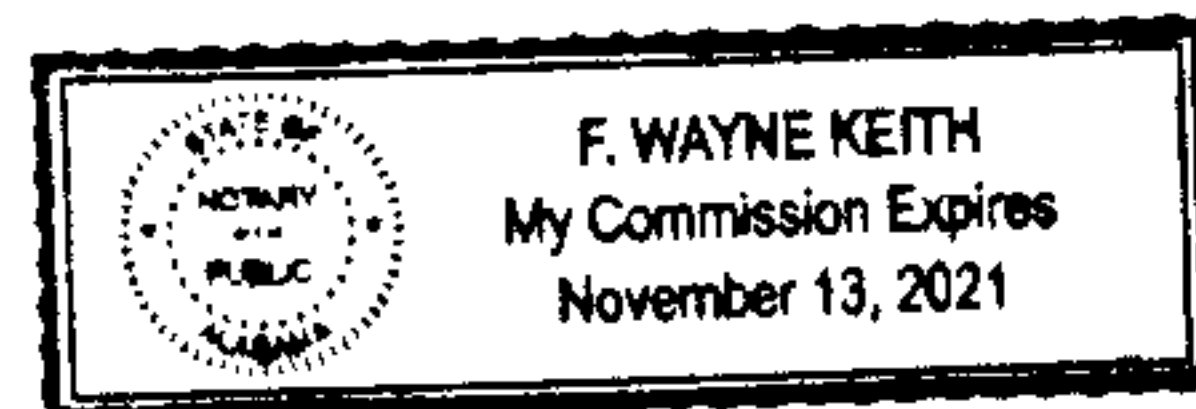
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Teresa K. Scott, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for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

Given under my hand and seal this the 19th day of July, 2018.



Notary Public


20180724000264110 2/3 \$171.00
Shelby Cnty Judge of Probate: AL
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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
Date of Transfer: July 19, 2018
Total Purchase Price \$150,000.00

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	Appraisal
Sales Contract	Other
x Closing Statement	

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: July 19, 2018

Sign


F. Wayne Keith - Attorney

x

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20180724000264110 3/3 \$171.00
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