


20180831000315810 1/6 \$180.00
Shelby Cnty Judge of Probate, AL
08/31/2018 02:50:24 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
Boomer-Adamsville, LLC
3547 East Street
Vestavia Hills, AL 35243
Attn: _____

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **FERLISI/EASON ALABASTER, LLC**, an Alabama limited liability company ("Grantor"), in hand paid by **BOOMER-ADAMSVILLE, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Shelby County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Shelby County, AL 08/31/2018
State of Alabama
Deed Tax: \$150.00

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Ferlisi/Eason Alabaster, LLC	Boomer-Adamsville, LLC
505 20 th Street North, Suite 700	3547 East Street
Birmingham, Alabama 35203	Vestavia Hills, AL 35243

Property Address:	
Tax Parcel No. (for informational purposes only)	23-1-02-3-001-001.005
Date of Sale:	August <u>22</u> , 2018
Total Purchase Price:	\$150,000.00
The Purchase Price can be verified in:	☒ Closing Statement

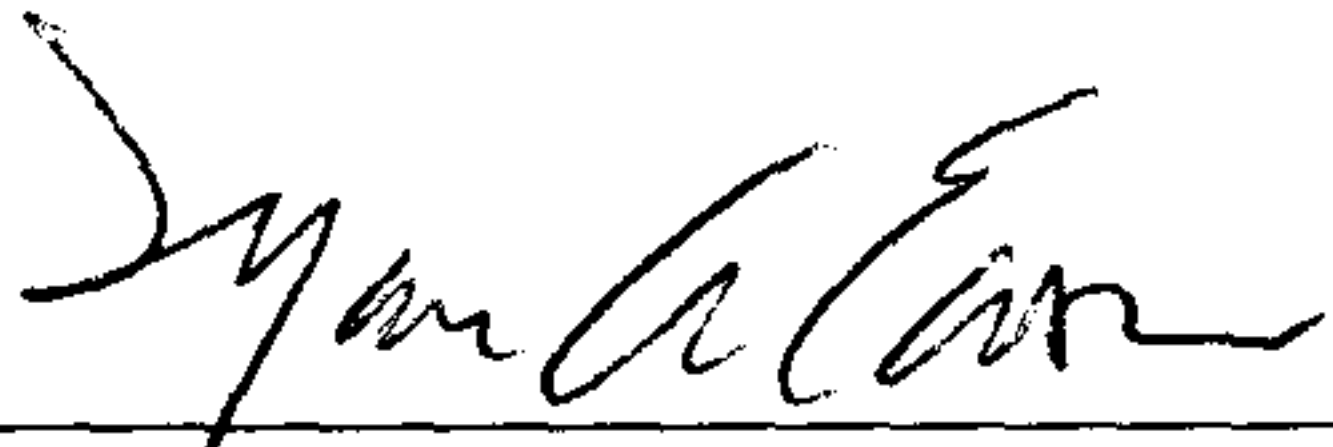
[Signature(s) on following page(s)]


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IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of August 22, 2018.

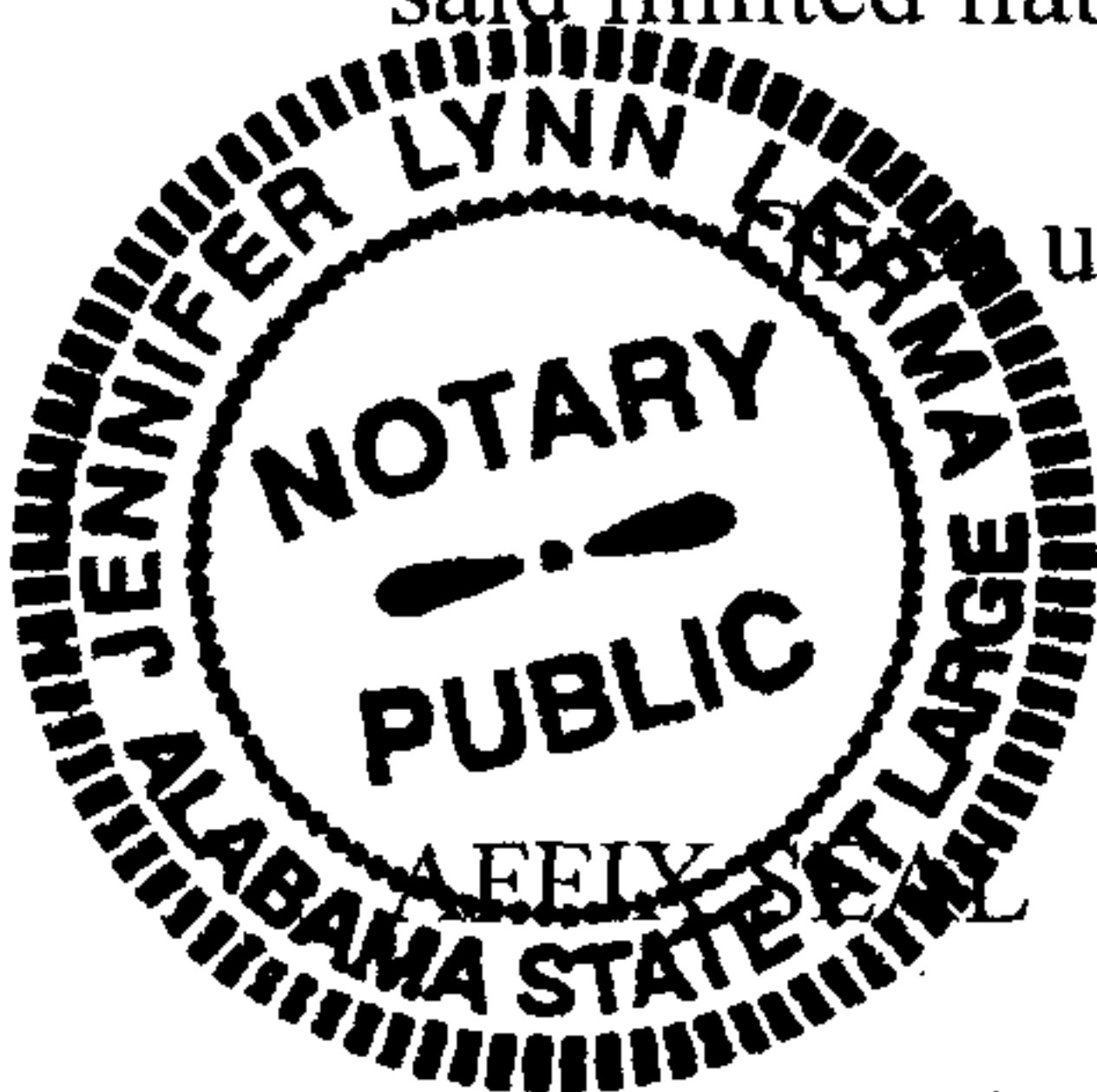
GRANTOR:

FERLISI/EASON ALABASTER, LLC,
an Alabama limited liability company

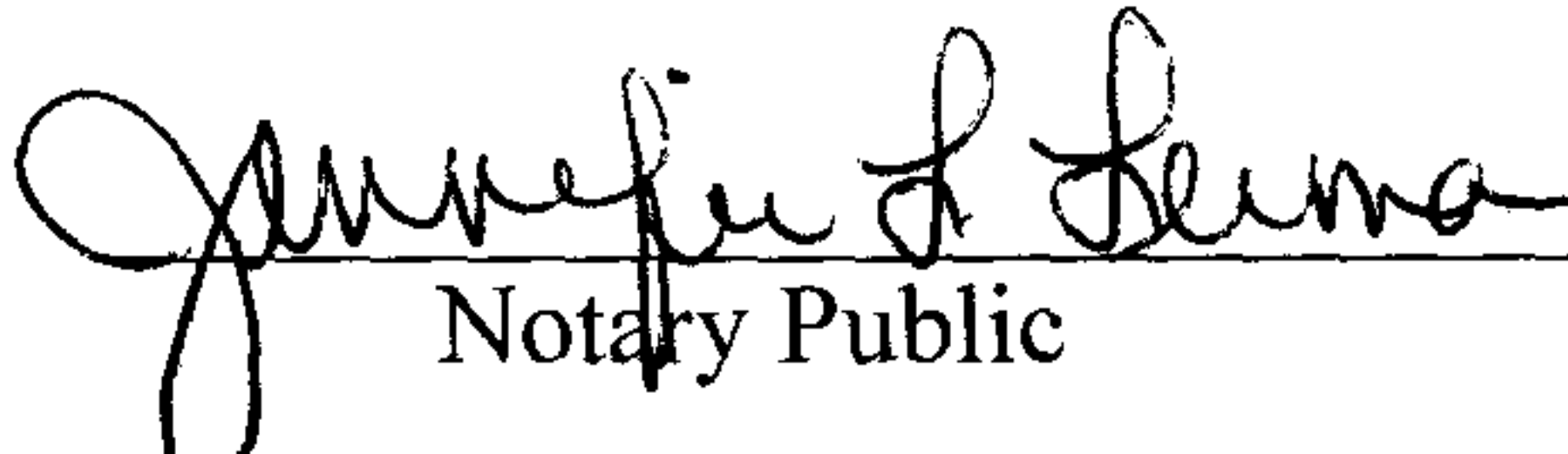
By: 
Name: Marc A. Eason
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Marc A. Eason, whose name as Member of Ferlisi/Eason Alabaster, LLC, an Alabama limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.



under my hand and official seal, this 22nd day of August, 2018.


Notary Public

My commission expires: 9/20/20

This Instrument Prepared By:

Thomas M. McElroy, II
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North
2400 Regions/Harbert Plaza
Birmingham, Alabama 35203-2618


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EXHIBIT A

Description of the Property

ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THE SOUTHEAST 1/4 OF NORTHWEST 1/4; THE NORTHEAST 1/4 OF SOUTHWEST 1/4; AND THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, WHICH LIES SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE, SOUTHWEST; EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE L & N RAILROAD; NORTH OF THE NORTH LINE OF LOTS 116, 117, 118, 122 AND WEST OF WEST LINE OF LOT 122 AND IT SOUTHWARD EXTENSION TO THE NORTH LINE OF LOT 118, ALL AS SHOWN ON THE MAP OF SILURIA MILLS; WEST OF THE WEST RIGHT-OF-WAY LINE OF ALABAMA 119; AND WEST AND SOUTHWEST OF THE PROPERTY OF CENTRAL METHODIST CHURCH, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE AND THE EASTERLY RIGHT-OF-WAY LINE OF THE L & N RAILROAD; THENCE RUN SOUTHWESTERLY ALONG SAID RAILROAD RIGHT-OF-WAY LINE FOR 1,425.25 FEET TO THE NORTHWEST CORNER OF SAID LOT 116; THENCE 100° 05' LEFT AND RUN SOUTHEASTERLY FOR 298.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 118; THENCE 90° 00' LEFT AND RUN NORTHEASTERLY FOR 98.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 122; THENCE 87° 34' 10" RIGHT AND RUN SOUTHEASTERLY FOR 135.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 122, SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 119, SAID RIGHT-OF-WAY LINE BEING ON A CURVE TO THE RIGHT HAVE A RADIUS OF 1,302.49 FEET; THENCE 83° 13' 40" LEFT TO BECOME TANGENT TO SAID CURVE AND RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE FOR 861.61 FEET TO THE END OF SAID CURVE; THENCE AT TANGENT TO SAID CURVE RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 110.80 FEET TO THE MOST SOUTHERLY CORNER OF THE CENTRAL METHODIST CHURCH PROPERTY SAID POINT BEING 515.06 FEET (AS MEASURED ALONG SAID RIGHT-OF-WAY LINE) SOUTHWESTERLY ALONG THE VINZANT PROPERTY CORNER; THENCE 75° 26' LEFT AND RUN NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID CURVE FOR 351.18 FEET; THENCE 22° 08' RIGHT AND RUN NORTHERLY ALONG THE WEST LINE OF SAID CHURCH FOR 219.24 FEET TO THE NORTHWEST CORNER OF SAID CHURCH, SAID POINT BEING ALSO ON THE SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTHWEST; THENCE 89° 48' LEFT AND RUN WEST ALONG SAID RIGHT-OF-WAY LINE (AND ALSO PARALLEL TO AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4) FOR 365.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTHWEST AND THE EASTERLY RIGHT-OF-WAY LINE OF THE L&N RAILROAD LINE, THENCE RUN SOUTHWESTERLY ALONG SAID RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 603.00 FEET; THENCE 88° 37' LEFT, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 257.00 FEET; THENCE 90° RIGHT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 15.00 FEET; THENCE 90° 04' 19" LEFT, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 187.28 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF

A-1

ALABAMA HIGHWAY NO. 119, SAID POINT BEING ON A CURVE, HAVING A RADIUS OF 1352.49 FEET; THENCE 70° 11' 08" LEFT TO TANGENT OF SAID CURVE, IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 259.97 FEET TO END OF SAID CURVE; THENCE 13° 40' 48" RIGHT FROM TANGENT OF SAID CURVE, IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 119.83 FEET, THENCE 89° 06' 48" LEFT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 328.80 FEET; THENCE 22° 08' RIGHT IN A NORTHERLY DIRECTION, A DISTANCE OF 219.24 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF 6TH AVENUE SOUTHWEST, THENCE 89° 48' LEFT, IN A WESTERLY DIRECTION ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 365.68 FEET TO A POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

LOT 3, ACCORDING TO THE SURVEY OF FES ADDITION TO ALABASTER, NUMBER THREE, AS RECORDED IN MAP BOOK 24, PAGE 37 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

LOT 2, ACCORDING TO THE SURVEY OF FES ADDITION TO ALABASTER, NUMBER TWO, AS RECORDED IN MAP BOOK 19, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

LOT 1, ACCORDING TO THE SURVEY OF FES ADDITION TO ALABASTER, AS RECORDED IN MAP BOOK 18, PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT ANY PART LYING WITHIN A ROAD RIGHT OF WAY.


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Exhibit B

Exceptions

1. Taxes for the year 2018 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under the Property.
3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 226, Page 1; Deed Book 121, Page 255 and Deed Book 126, Page 336.
4. Right of Way to Shelby County as recorded in Deed Book 129, Page 541.
5. Right of Way granted to City of Alabaster Water Company as recorded in Deed Book 146, Page 211.
6. Drainage Easement as recorded in Inst. # 1995-04985.
7. Temporary Slope Easement as recorded in Inst. # 1995-04986.
8. Easements as shown on maps recorded in Map Book 18, Page 96; Map Book 19, Page 72 and Map Book 24, Page 37.
9. 10 foot easement along East and North lot lines, Easement of varying width extending from Little Street, 15 foot sanitary sewer easements, all as shown on survey of Joseph A. Miller, III, dated June 12, 2018.
10. Less and except any part of the Land lying within a railroad right of way


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