

This Instrument was Prepared by:
Mike T. Atchison
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Huckleberry Properties, LLC, an Alabama
limited liability company

1362 Hwy 69
Chelsen, AL 35043

STATUTORY WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Seventy Thousand Dollars and No Cents (\$370,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **DDF Two, LLC, an Alabama limited liability company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Huckleberry Properties, LLC, an Alabama limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations and matters of record that apply to the herein above described real property.

\$277,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of August, 2018.

DDF TWO, LLC, AN ALABAMA LIMITED LIABILITY
COMPANY



By Michael R. Delaney
Member

State of AL

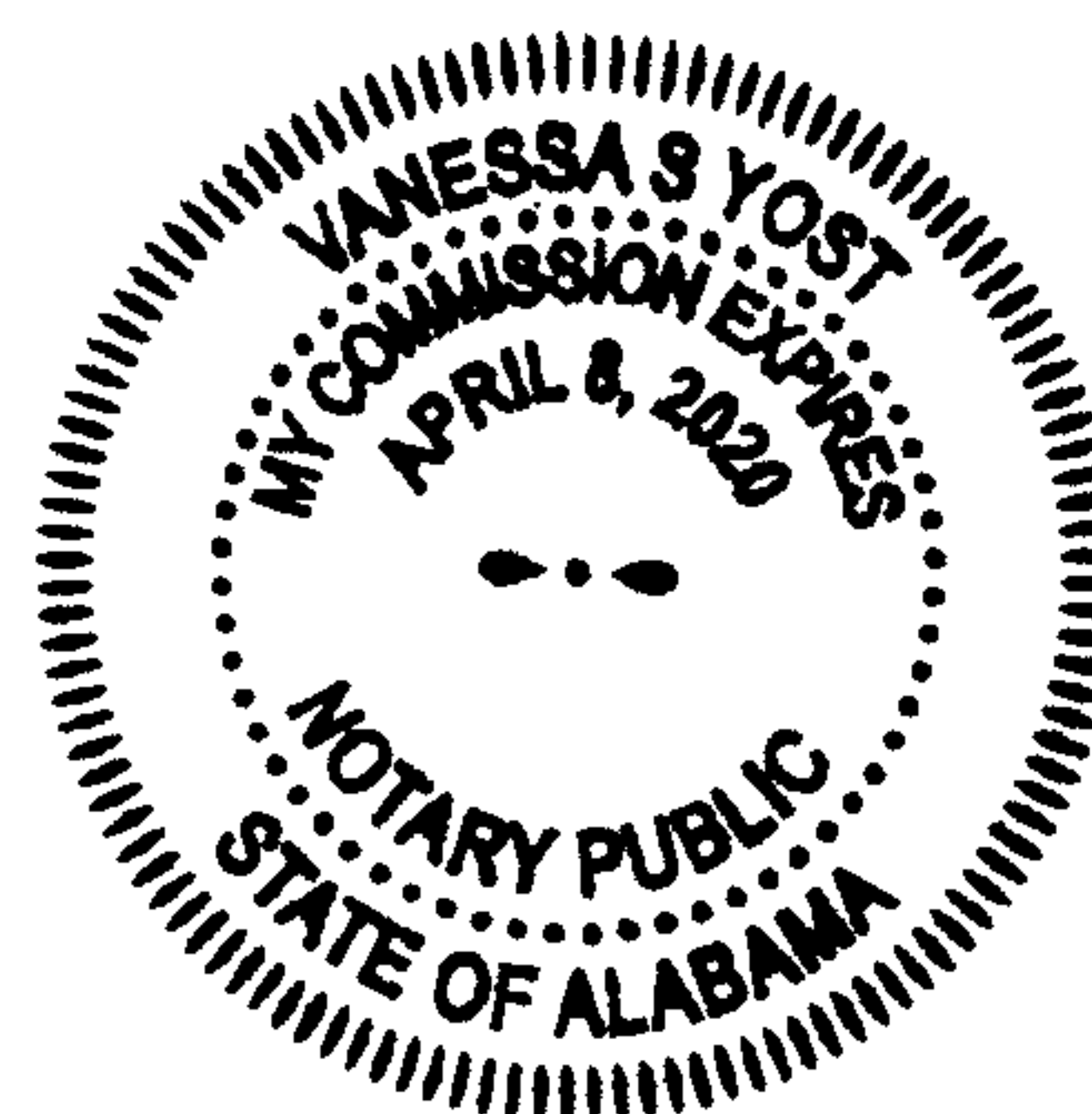
County of Mobile


I, VANESSA S. YOST, a Notary Public in and for said County in said State, hereby certify that Michael R. Delaney as Member of DDF Two, LLC, an Alabama limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2018.

Vanessa S. Yost
Notary Public, State of Alabama

My Commission Expires: 4-8-2020




20180906000320300 1/3 \$113.50
Shelby Cnty Judge of Probate, AL
09/06/2018 01:29:24 PM FILED/CERT

Shelby County, AL 09/06/2018
State of Alabama
Deed Tax: \$92.50

EXHIBIT "A"

BEGIN at the NW corner of the NE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 00 degrees 05 minutes 40 seconds East, a distance of 1336.84 feet to the SW corner of above said NE 1/4 of the SW 1/4; thence North 88 degrees 19 minutes 16 seconds West, a distance of 169.65 feet; thence South 82 degrees 22 minutes 17 seconds West, a distance of 119.69 feet; thence South 22 degrees 30 minutes 45 seconds West, a distance of 67.08 feet; thence South 73 degrees 06 minutes 27 seconds West, a distance of 321.85 feet; thence South 63 degrees 19 minutes 08 seconds West, a distance of 35.84 feet to the Easterly R.O.W. line of Griffin Lake Road; thence South 11 degrees 45 minutes 20 seconds East and along said R.O.W. line, a distance of 80.20 feet to a curve to the left, having a radius of 270.00, a central angle of 36 degrees 26 minutes 24 seconds and subtended by a chord which bears South 29 degrees 58 minutes 32 seconds East, and a chord distance of 168.84 feet; thence along the arc of said curve and said R.O.W. line, a distance of 171.72 feet; thence South 48 degrees 11 minutes 43 seconds East and along said R.O.W. line, a distance of 187.80 feet to a curve to the left, having a radius of 220.00, a central angle of 42 degrees 36 minutes 04 seconds, and subtended by a chord which bears South 69 degrees 29 minutes 14 seconds East, and a chord distance of 159.83 feet; thence along the arc of said curve and said R.O.W. line, a distance of 163.58 feet; thence North 89 degrees 12 minutes 15 seconds East and along said R.O.W. line, a distance of 136.40 feet to a point on the Northerly R.O.W. line of Griffin Road, said point also being a curve to the right, having a radius of 1080.00, a central angle of 00 degrees 37 minutes 55 seconds, and subtended by a chord which bears North 62 degrees 36 minutes 09 seconds East, and a chord distance of 11.91 feet; thence, leaving said Griffin Lake Road R.O.W. and along said Griffin Road R.O.W. line, a distance of 11.91 feet; thence North 62 degrees 55 minutes 07 seconds East, a distance of 265.01 feet to a curve to the right, having a radius of 280.00, a central angle of 78 degrees 09 minutes 16 seconds, and subtended by a chord which bears South 78 degrees 00 minutes 15 seconds East, and a chord distance of 353.01 feet; thence along the arc of said curve and said R.O.W. line, a distance of 381.93 feet; thence South 38 degrees 55 minutes 37 seconds East and along said R.O.W. line, a distance of 51.23 feet to a curve to the right, having a radius of 415.00, a central angle of 19 degrees 05 minutes 36 seconds, and subtended by a chord which bears South 29 degrees 22 minutes 49 seconds East, and a chord distance of 137.66 feet; thence along the arc of said curve and said R.O.W. line, a distance of 138.29 feet; thence South 19 degrees 50 minutes 01 seconds East and along said R.O.W. line a distance of 74.45 feet to a curve to the left, said curve having a radius of 110.00, a central angle of 31 degrees 33 minutes 55 seconds, and subtended by a chord which bears South 85 degrees 36 minutes 59 seconds East, and a chord distance of 59.84 feet; thence along the arc of said curve and said R.O.W. line, a distance of 60.60 feet to a compound curve to the left, having a radius of 50.00, a central angle of 75 degrees 28 minutes 27 seconds, and subtended by a chord which bears South 89 degrees 08 minutes 10 seconds East, and a chord distance of 61.20 feet; thence leaving said Griffin Road R.O.W. a distance of 65.86 feet to the Northerly R.O.W. line of Shelby County Highway 39, said point being a reverse curve to the right, having a radius of 230.00, a central angle of 08 degrees 27 minutes 15 seconds, and subtended by a chord which bears North 57 degrees 21 minutes 14 seconds East, and a chord distance of 33.91 feet; thence along the arc of said R.O.W. line, a distance of 33.94 feet; thence North 29 degrees 13 minutes 30 seconds West and along said R.O.W. line a distance of 9.92 feet; thence North 60 degrees 17 minutes 30 seconds East and along said R.O.W. line, a distance of 352.18 feet to a curve to the right, having a radius of 314.90, a central angle of 32 degrees 57 minutes 33 seconds, and subtended by a chord which bears North 77 degrees 15 minutes 55 seconds East, and a chord distance of 178.66 feet; thence along the arc of said curve and said R.O.W. line, a distance of 181.14 feet; thence South 86 degrees 15 minutes 18 seconds East and along said R.O.W. line, a distance of 92.77 feet; thence North 00 degrees 02 minutes 00 seconds East, and leaving said R.O.W. line, a distance of 1945.79 feet to the NE corner of above said NE 1/4 of the SW 1/4; thence South 88 degrees 45 minutes 32 seconds West, a distance of 1287.36 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	DDF Two, LLC, an Alabama limited liability company	Grantee's Name	Huckleberry Properties, LLC, an Alabama limited liability company
Mailing Address	225 Springhill Memorial Place Mobile, AL 36608	Mailing Address	1362 Hwy 69 Chelsea, AL 35043
Property Address	Chelsea, AL 35043	Date of Sale	August 31, 2018
		Total Purchase Price	\$370,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

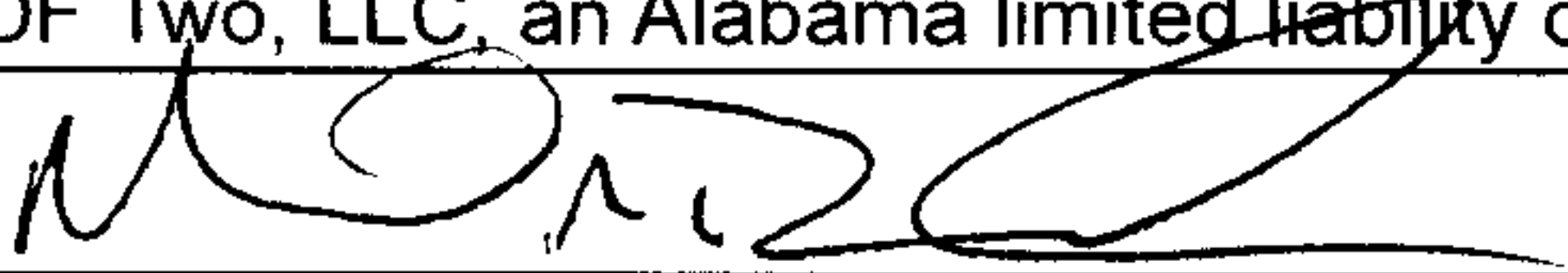
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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	August 30, 2018	Print	DDF Two, LLC, an Alabama limited liability company
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

