

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Sunset Properties, LLC
184 Stonegate Drive
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$125,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, William Marion Bowen, Jr. a MARRIED person, as Personal Representative and Devisee under the Estate of Rita Loraine Wright Bowen, Jefferson County Probate Case No. 2015-224360 and Charles H. Wilson, III, a MARRIED person, and Lloyd Reed Wilson a MARRIED person by William Marion Bowen, Jr. his Attorney-in-Fact and John David Wilson a SINGLE person. (the "Grantor", whether one or more), whose mailing address is 8802 Zuber Rd, Birmingham, AL 35213, do hereby grant, bargain, sell, and convey unto Sunset Properties, LLC (the "Grantee", whether one or more), whose mailing address is 184 Stonegate Drive, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is Highway 280 E, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"

- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

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

Note: \$0.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

This does not constitute the homestead property of the Grantors or thier spouses

IN WITNESS WHEREOF, William Marion Bowen, Jr. as Personal Representative and Devisee under the Estate of Rita Loraine Wright Bowen, Jefferson County Probate Case No. 2015-224360 and Charles H. Wilson, III, and Lloyd Reed Wilson by William Marion Bowen, Jr. his Attorney-in-Fact and John David Wilson, has/have hereunto set his/her/their hand(s) and seal(s) this 13th day of September, 2018.

William Marion Bowen Jr
William Marion Bowen, Jr. Personal Representative
and Devisee

Charles H. Wilson, III
Charles H. Wilson, III

Lloyd Reed Wilson by William Marion Bowen, Jr. his Attorney-in-Fact
Lloyd Reed Wilson By William Marion Bowen, Jr.
his Attorney-in-Fact

John David Wilson
John David Wilson

State of Alabama

County of Shelby

I, Jack R. Thompson Jr., a notary for said County and in said State, hereby certify that William Marion Bowen, Jr. and Charles H. Wilson, III and John David Wilson, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 13th of September, 2018.

Jack R. Thompson Jr.
Notary Public

Commission Expires: 10/31/2020

State of Alabama

County of Shelby

I, Jack R. Thompson Jr., a notary for said County and in said State, hereby certify that William Marion Bowen, Jr. whose name as Attorney in Fact for Lloyd Reed Wilson 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, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 13th of September, 2018.

Jack R. Thompson Jr.
Notary Public

Commission Expires: 10/31/2020

State of Alabama

County of Shelby

I, Jack R. Thompson Jr., a notary for said County and in said State, hereby certify that William Marion Bowen, Jr. whose name as Personal Representative of the Estate of Rita Loraine Wright Bowen, 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, in his capacity as Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 13th of September, 2018.

Jack R. Thompson Jr.
Notary Public

Commission Expires: 10/31/2020

EXHIBIT "A"
Legal Description

Commence at the N.W. Corner of the N.E. 1/4 of the S.W. 1/4 of Section 17, Township 19 South, Range 1 West and run S87deg-02'29"E along the North line of said 1/4- 1/4 section for a distance of 98.80 feet to the POINT OF BEGINNING; thence N8deg-58'56"W for a distance of 123.78 feet; thence N86deg-49'21 "W for a distance of 73.74 feet; thence N2deg- 42'07"E for a distance of 165.00 feet; thence S85deg-32'37"E for a distance of 777.77 feet to a point on the west right-of-way of U. S. Highway 280 (right-of-way varies), said point also being a point on a curve to the right have a central angle of 1deg-54' 17" and a radius of 5579.58 feet; thence along the arc of said curve and right-of-way of said highway for a distance of 109.46-feet, said curve being subtended by a cord bearing of S4deg-56'47"E and a chord distance of 109.46 feet; thence S3deg-23'43 "W along said right-of-way for a distance of 376.54 feet; thence N87deg-43'19"W and leaving said right-of-way a distance of 582.30 feet to a point on the East right-of-way of a 50 foot Road Reservation (in deed to Henry P Seifert as recorded in the Probate Office of Shelby County, Alabama in Deed Book 120, Page 479); thence N42deg-06'24"W along said reservation for a distance of 106.68 feet; thence N 8deg-58'56"W and leaving said reservation for a distance of 153.79 feet to the POINT OF BEGINNING. Said parcel contains 8.11 acres, more or less. BEING ONE AND THE SAME AND ALSO DESCRIBED AS:

Begin at a point 74 feet east and 121 feet north of the southwest corner of the SE 1/4 of NW 1/4 Sec. 17, Tp. 19 R. 1W., thence southerly to a point 99 feet east of such southwest corner of SE 1/4 of NW 1/4; thence southerly along the road reservation to a point 865 feet west of the Florida Short Route Highway right of way which point is 200 feet south of the south line of such SE 1/4 of NW 1/4; thence east parallel with the south line of such SE 1/4 of NW 1/4 865 feet more or less to such right of way, thence northerly along such right of way to a point 121 feet north of the south line of such SE 1/4 of NW 1/4, such point being east and opposite the point of beginning; thence west to the point of beginning, containing 6.81 acres more or less, situated partly in such 1/4 of NW 1/4 and a part in NE 1/4 of SW 1/4, Sec. 17, Tp.19, R. 1 West.

Also: Begin at a point on the west side of Florida Short Route Highway right of way 121 feet north of the south line of SE 1/4 of NW 1/4 Section 17, Township 19, R. 1 W., run thence west to the west line of such SE 1/4 of NW 1/4; thence north along such 40 line 165 feet; thence east at a right angle to such highway right of way; thence southerly along such right of way 165 feet more or less to point of beginning, situated in SE 1/4 of NW 1/4, Sec. 17, Tp. 19, R. 1 W.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/20/2018 02:10:35 PM
 \$148.00 JESSICA
 20180920000337500

Allen S. Bevil