

Send tax notice to:
ROYAL INVESTMENT GROUP LLC
P.O. BOX 360244
BIRMINGHAM, AL, 35236

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2018553

SHELBY COUNTY

20180928000347560
09/28/2018 12:58:03 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars (\$152,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DANIEL M. BUCHANAN, a married man**, whose mailing address is: 426 Martin Street South, Pell City, AL 35128 (hereinafter referred to as "Grantor") by **ROYAL INVESTMENT GROUP LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: P.O. Box 360244, Birmingham, Al 35236 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Northeast ¼ of Section 5, Township 22 South, Range 2 West, City of Calera, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama; thence run Southerly along the ¼ line 2110.94 feet to the Northerly right of way line of Shelby County Highway No. 22; thence turn left 105°36'18" and run Easterly along the right of way of Shelby County Highway No. 22 a distance of 810.54 feet to the Point of Beginning; thence left 74°23'24" Northeasterly a distance of 299.92 feet to the South line of Lot 73, Daventry, Sector II, Phase II as recorded in Map Book 29, Page 32 in the Probate Office of Shelby County, Alabama; thence right 74°25'21" Easterly a distance of 145.86 feet along the South line of the aforesaid Lot 73 and Lot 74 to the Westerly right of way line of George Roy Parkway; thence 83°38'31" right Southerly 263.62 feet along the Westerly right of way line of George Roy Parkway; thence right 51°91'50" Southwesterly 37.88 feet to the Northerly right of way line of Shelby County Highway No. 22; thence 45°00'00" right Westerly a distance of 228.83 feet to the Point of Beginning.

The property being sold is raw land, therefore, it is not the homestead of the Grantor, nor that of his spouse.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Transmission line permit to Alabama Power Company, recorded in Deed Book 103, page 170; Deed Book 205, page 674; Deed Book 198, page 478 and Deed Book 177, page 493, in the Probate Office of Shelby County, Alabama.

- 3. Easement to Southern Natural Gas Company, as recorded in Deed Book 90, page 241, in the Probate Office of Shelby County, Alabama.
- 4. 40 foot ingress/egress easement recorded in Instrument 1996-17202 and Instrument 1996-17203, in the Probate Office of Shelby County, Alabama.
- 5. Less and except any portion of subject property lying within a public/private road or road right of way.

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

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

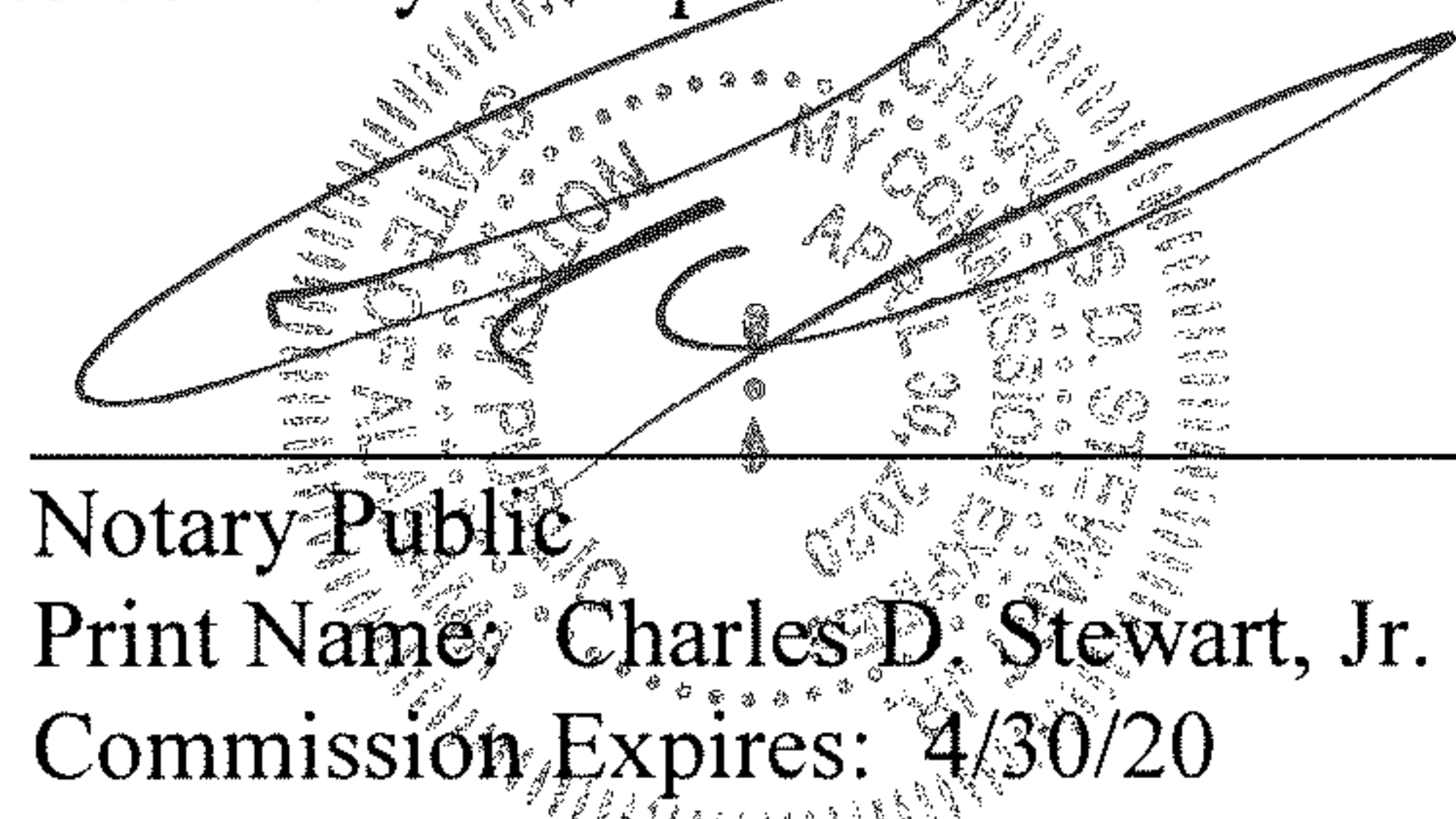
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 26th day of September, 2018.

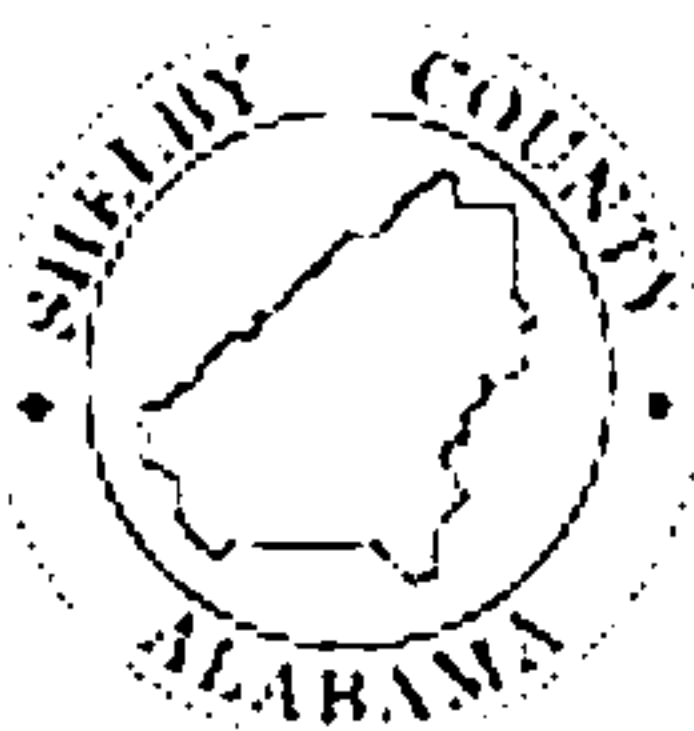

 DANIEL M. BUCHANAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL M. BUCHANAN whose name 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 the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of September, 2018.


 Notary Public
 Print Name: Charles D. Stewart, Jr.
 Commission Expires: 4/30/20



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/28/2018 12:58:03 PM
 \$170.50 CHERRY
 20180928000347560

