

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
B.I.D. ENTERPRISES, LLC
636 STUART LANE
PELHAM, ALABAMA 35124

WARRANTY DEED


STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$220,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, JONATHAN BAILEY, an unmarried man, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto B.I.D. ENTERPRISES, LLC, an Alabama Limited Liability Compant (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land located in the Northeast Quarter of Southwest Quarter of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Northwest Quarter of Southeast Quarter of said Section 14; thence in a Northerly direction along the West line of said Quarter-Quarter section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 degrees 28 minutes 50 seconds right in a Northeasterly direction along said right-of-way line, a distance of 390.82 feet; thence 90 degrees left in a Northwesterly direction, a distance of 360.0 feet to the point of beginning; thence continue along last described course in a Northwesterly direction, a distance of 110.0 feet; thence 90 degrees left in a Southwesterly direction, a distance of 180.0 feet; thence 90 degrees left in a Southeasterly direction, a distance of 110.0 feet; thence 90 degrees left in a Northeasterly direction, a distance of 180 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictive Covenants, if any.
3. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Deed Book 76 Page 307, Deed Book 169 Page 19 and Deed Book 182 Page 56 in the Probate Office.
4. Transmission Line Permit(s) to South Central Bell as shown by instrument(s) recorded in Deed Book 285 Page 183 in the Probate Office.
5. Easement(s) to Alabama Power Company as shown and recorded in Deed Book 206 Page 202 and Deed Book 248 Page 837 in Probate Office.
6. Easement(s) for water drainage as shown and recorded in Book 311 Page 953 in Probate Office.


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Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17TH day of OCTOBER, 2018.


JONATHAN BAILEY (L.S.)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN BAILEY, an unmarried man, whose name 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 conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17TH day of OCTOBER, 2018.



Notary Public

My Commission Expires: 10/31/2019



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Grantor's Name:
JONATHAN BAILEY
Mailing Address:
8233 WYNWOOD DRIVE
HELENA, ALABAMA 35080


Grantee's name:
B.I.D. ENTERPRISES, LLC
Mailing Address:
636 STUART LANE
PELHAM, ALABAMA 35124

Property Address:
636 Stuart Lane
Pelham, AL 35124

Date of Sale: OCTOBER 17, 2018
Total Purchase Price: \$220,000.00
or
Actual Value
or
Assessor's Market Value

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other _____


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