

WARRANTY DEED

20190204000036970
02/04/2019 03:46:00 PM
DEEDS 1/2

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Ken Vinoski
3248 E. Briarcliff Circle
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Twenty-Six Thousand Five Hundred Thirty-Seven and 60/100 Dollars (\$426,537.60), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Forty-Three Investments, LLC

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Ken Vinoski

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the NE Corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90°00'00"W for a distance of 574.19' to the POINT OF BEGINNING; thence S89°55'10"W for a distance of 451.00' to the Easterly R.O.W. line of Shelby County Highway 467, 80' R.O.W.; thence S06°59'51"E and along said R.O.W. line for a distance of 603.34' to a curve to the right, having a radius of 1949.85', and subtended by a chord bearing S09°54'17"W, and a chord distance of 1134.35'; thence along the arc of said curve and said R.O.W. line for a distance of 1150.98'; thence S88°46'50"E and leaving said R.O.W. line for a distance of 1534.46'; thence S03°47'11"E for a distance of 905.16'; thence S01°53'24"E for a distance of 200.81'; thence N88°06'36"E for a distance of 371.66'; thence N18°52'22"E for a distance of 250.05'; thence N88°09'26"E for a distance of 1315.88' to the Westerly R.O.W. line of Southern Railroad, 100' R.O.W.; thence N05°58'40"W and along said R.O.W. line for a distance of 273.23' to a curve to the left, having a radius of 2058.66', and subtended by a chord bearing N25°48'55"W, and a chord distance of 1408.17'; thence along the arc of said curve and said R.O.W. line for a distance of 1437.18'; thence N45°55'41"W and along said R.O.W. line for a distance of 2019.55'; thence S61°29'04"W and leaving said R.O.W. line for a distance of 799.81' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 10' Ingress/Egress Easement, as recorded in Inst. #20130827000350380, in the Office of the Judge of Probate of Shelby County, Alabama.

Based on a survey of Rodney Shiflett, the Grantor states the property conveyed 135.84 acres, more or less.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.
Subject to the property conveyed is subject to current use assessments.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, Forty-Three Investments, LLC, by its Member, Randall H. Goggans who is authorized to execute this conveyance, has hereto set its signature and seal, this February 1, 2019.

Forty-Three Investments, LLC

by:

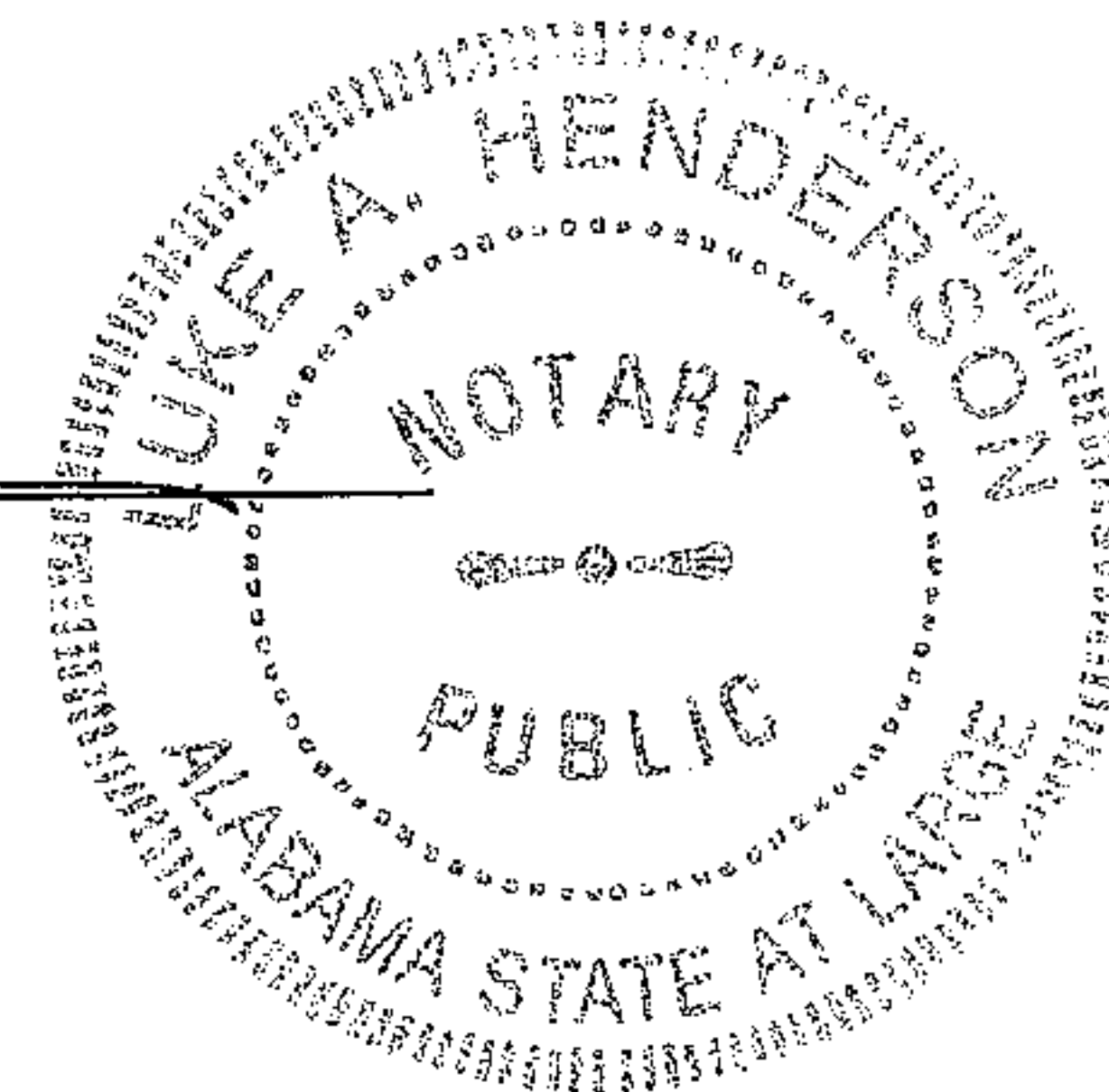

Randall H. Goggans
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Randall H. Goggans whose name as Member of Forty-Three Investments, LLC, 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, Randall H. Goggans, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this February 1, 2019.

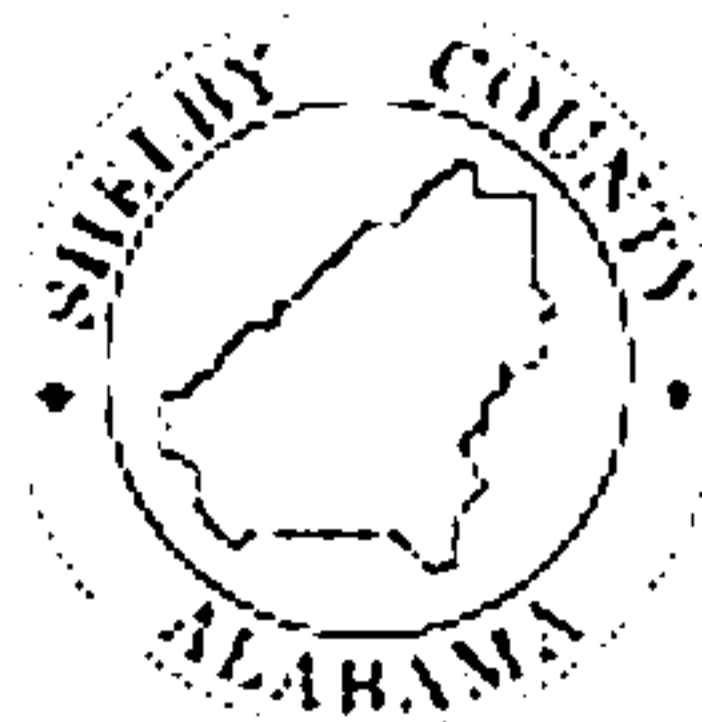

Notary Public



My Commission Expires: 07/26/2020

Grantor's Address:
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

Property Address:
Approx. 135.84 Acres off Hwy 467
Vincent, AL 35178



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2019 03:46:00 PM
\$445.00 CHARITY
20190204000036970

