

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Better Than Before Properties, LLC
717 Branch Lake Drive
Columbiana, AL 35051

WARRANTY DEED

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

That in consideration of ONE HUNDRED TEN THOUSAND and 00/100 Dollars (\$110,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, ADAIR PROPERTIES, L.L.C., an Alabama limited liability company, and RIGHTWISE, L.L.C., an Alabama limited liability company (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto BETTER THAN BEFORE PROPERTIES, LLC., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning classification of Use Restrictions.

\$0.00 of the purchase price was paid from the proceeds of a purchase money mortgage.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantors do for themselves and for their successors and assigns covenant with the said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

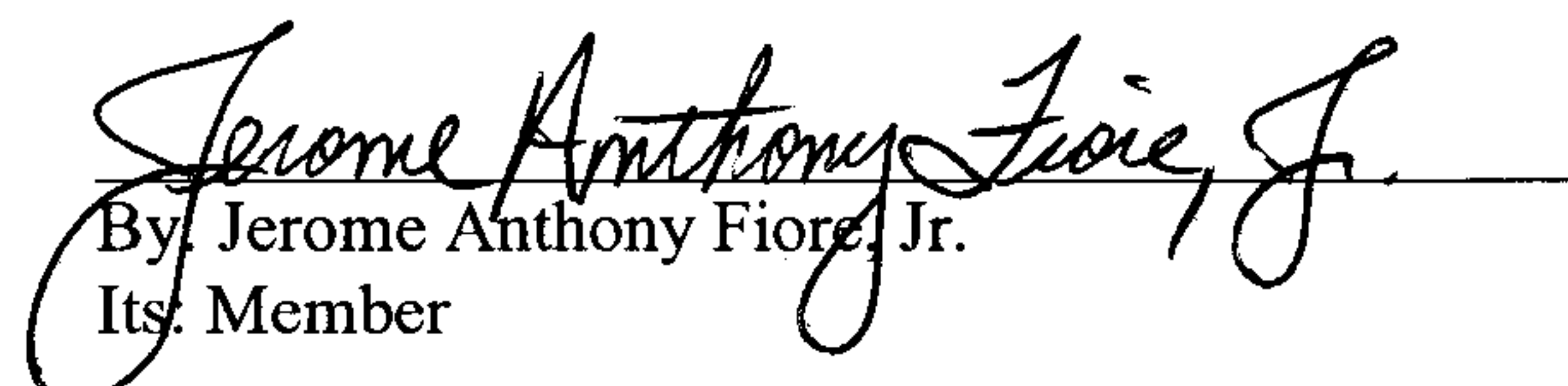
IN WITNESS WHEREOF, the said grantors, by their Members who are authorized to execute this conveyance, have hereunto set their signature and seal this the 31st day of January, 2019.

Adair Properties, L.L.C.



By: Brad Adair
Its: Member

Rightwise, L.L.C.


By: Jerome Anthony Fiore, Jr.
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Brad Adair, whose name as Member of Adair Properties, 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, he, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 31st day of January, 2019.



NOTARY PUBLIC
My Commission Expires 8-25-19

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerome Anthony Fiore, Jr., whose name as Member of Rightwise, 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, he, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this 31st day of January, 2019.



NOTARY PUBLIC
My Commission Expires 8-25-19



20190211000043400 2/4 \$134.00
Shelby Cnty Judge of Probate, AL
02/11/2019 12:00:42 PM FILED/CERT

EXHIBIT "A"

Legal Description:

A parcel of land situated in the West one-half of the Southeast quarter of Section 19, Township 20, Range 2 East, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the West one-half of the Southeast quarter of Section 19, Township 20 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run North along the East line of said West one-half for a distance of 248.26 feet (deed 249.0 feet) to the point of beginning; thence turn a deflection angle to the left of 91 degrees 14 minutes 08 seconds and leaving said East line run in a Westerly direction for a distance of 665.6 feet (measured and deed); thence turn a deflection angle to the right of 89 degrees 11 minutes 24 seconds (deed 90 degrees 15 minutes) and run in a Northerly direction for a distance of 834.00 feet (measured and deed); thence turn a deflection angle to the left of 89 degrees 28 minutes 28 seconds (deed 90 degrees 15 minutes) and run in a Westerly direction for a distance of 639.07 feet (deed 665.6 feet) to the West line of the Southeast quarter of said Section 19; thence turn a deflection angle to the right of 91 degrees 21 minutes 27 seconds and run in a Northerly direction along said West line for a distance of 913.86 feet; thence turn a deflection angle to the right of 88 degrees 43 minutes 54 seconds and leaving said West line run in an Easterly direction for a distance of 1331.62 feet to the aforementioned East line of the said West one-half; thence turn a deflection angle to the right of 91 degrees 15 minutes 08 seconds and run in a Southerly direction along said East line for a distance of 1749.27 feet to the point of beginning.

Together with an Easement for Ingress, Egress and Utilities as recorded in Instrument #20070327000138020 in the Probate Office of Shelby County, Alabama, and described as follows:

An easement located in the Southwest Quarter of the Southeast Quarter of Section 19, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at a 2" capped steel rod representing the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section 19; thence run N 00°29'20" E along the monumented East line of the Southwest Quarter of the Southeast Quarter of said Section 19 for 30.00'; thence run S 89°16'14" W for 30.50' to the beginning of a curve to the right with a central angle of 53°06'11" and a radius of 270.00'; thence run along said curve on a chord bearing N 64°10'41" W for a chord distance of 241.38'; thence run N 37°37'35" W for 138.07'; thence run S 89°15'50" W for 37.51'; thence run S 37°37'35" E for 160.58' to the beginning of a curve to the left with a central angle of 53°06'11" and a radius of 300.00'; thence run along said curve on a chord bearing S 64°10'41" E for a chord distance of 268.20' to the point of intersection with the monumented South line of the Southwest Quarter of the Southeast Quarter of said Section 19; thence run N 89°16'14" E along the monumented South line of the Southwest Quarter of the Southeast Quarter of said Section 19 for 29.86' to the point of beginning.



20190211000043400 3/4 \$134.00
Shelby Cnty Judge of Probate, AL
02/11/2019 12:00:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Adena Properties, LLC
Mailing Address Brightview LLC
2549 Altadens Forest Circle
Birmingham, AL 35243

Grantee's Name Better Than Before Properties LLC
Mailing Address 717 Branch Lake Drive
Columbiana, AL 35051

Property Address See Legal Description
attached to Deed

Date of Sale 1-31-19
Total Purchase Price \$ 110,000
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)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 or 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 1-31-19

Print Greg Harrison

Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



20190211000043400 4/4 \$134.00
Shelby Cnty Judge of Probate, AL
02/11/2019 12:00:42 PM FILED/CERT

Form RT-1