

**This instrument prepared without benefit of
title examination or survey by:**

Mark C. Nelson
Malone & Nelson, L.L.C.
Attorneys at Law
2216 14th Street
Tuscaloosa, AL 35401
Telephone (205) 349-3449


20190403000106410 1/8 \$301.00
Shelby Cnty Judge of Probate, AL
04/03/2019 09:12:27 AM FILED/CERT

STATE OF ALABAMA

§

§ ss.

SHELBY COUNTY

§

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by Grantee herein, the receipt whereof is acknowledged, The Builders Group of West Alabama, L.L.C., an Alabama limited liability company, (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto TBG II, L.L.C., an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest quarter of the Southwest quarter of Section 14 Township 21 South Range 3 West; thence N.02°30'00"W., a distance of 295.00 feet; thence S.88°30'00"W., a distance of 86.00 feet to the point of beginning; thence S.88°13'02"W., a distance of 382.51 feet; thence N.33°03'39"W., a distance of 171.69 feet (N.33°03'39"W. 171.69' measured); thence N.88°24'51"E., a distance of 382.43 feet (N.88°24'51"E., 382.29' measured); thence S.33°18'46"E., a distance of 170.61 feet (S.33°05' E., 172.5' deed) to point of beginning.

The Grantee, TBG II, L.L.C., an Alabama limited liability company, hereby accepts and assumes all of the liabilities, duties, and obligations of Grantor under that certain Note, Mortgage and Assignment of Rents and Leases to Alabama Credit Union, dated August 19, 2014, in the original principal amount of \$157,500.00 and agrees to be substituted therein in place of Grantor. Said Mortgage and Assignment of Rents and Leases are recorded as Instrument #20140829000271650 and Instrument #20140829000271660 respectively, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower, and the right of dower, property, possessions, claim, and demand whatsoever, as well in law as in equity of the said Grantor of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever. And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same aforesaid; and that Grantor, its 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, Grantor and Grantee have hereunto caused this instrument to be executed on its behalf by and through its duly authorized member on this the 4th day of MARCH, 2019.

Grantor:

The Builders Group of West Alabama, L.L.C., an Alabama Limited Liability Company

By:

[Signature]
Brock Corder, Member

GRANTEE:

TBG II, L.L.C., an Alabama Limited Liability Company

By:

[Signature]
Brock Corder, Member

STATE OF ALABAMA

§

§ ss.

TUSCALOOSA COUNTY

§

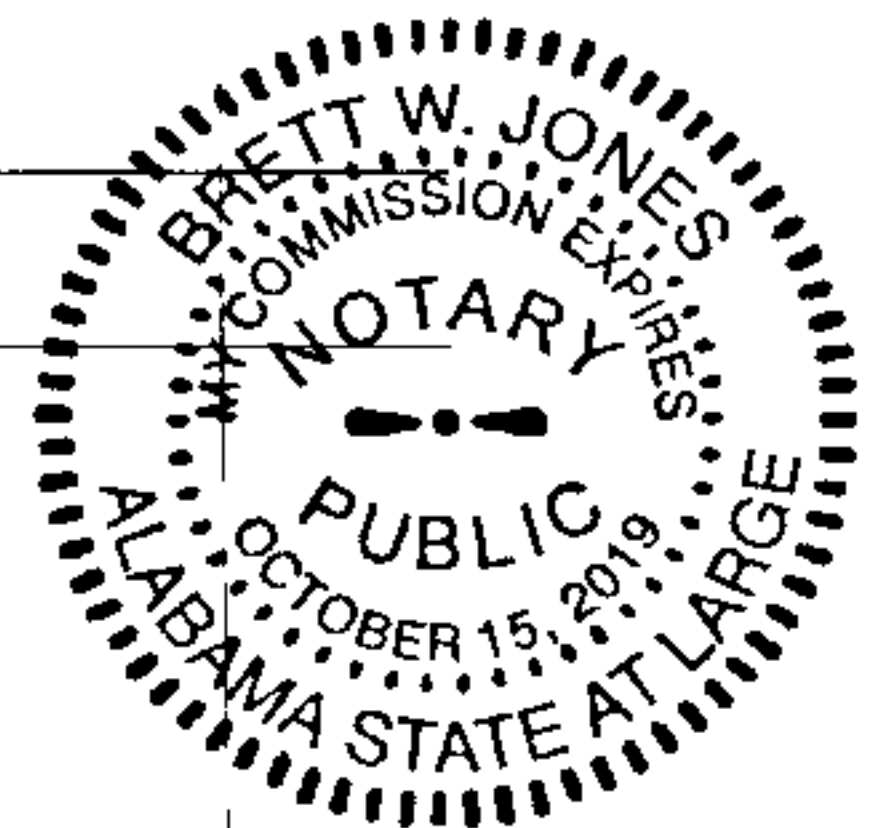
I, the undersigned authority, a notary public in and for said state in said county, hereby certify that Brock Corder, whose name as Member of The Builders Group of West Alabama, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, he as such Member executed the same voluntarily and with full authority on the day the same bears date on behalf of said limited liability company.

Given under my hand and official seal on this the 4th day of MARCH, 2019.

[Signature]
Notary Public

My Commission Expires:

10/15/19



[Barcode]
20190403000106410 2/3 \$301.00
Shelby Cnty Judge of Probate: AL
04/03/2019 09:12 27 AM FILED/CERT

STATE OF ALABAMA
TUSCALOOSA COUNTY

§
§ ss.
§

I, the undersigned authority, a notary public in and for said state in said county, hereby certify that Brock Corder, whose name as Member of TBG, II, L.L.C., 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 foregoing instrument, he as such Member executed the same voluntarily and with full authority on the day the same bears date on behalf of said limited liability company.

Given under my hand and official seal on this the 4TH day of MARCH, 2019.

Brett W. Jones

Notary Public

My Commission Expires:

10/15/19

Grantor's Address:

The Builders Group of West Alabama, L.L.C.,
1307 25th Avenue, Tuscaloosa, AL 35401

Grantee's Address:

TBG, II, L.L.C.
1307 25th Avenue, Tuscaloosa, AL 35401

Property Address:

8333 & 8315 Highway 119, Alabaster, AL 35007

Tax Assessor's Value:

\$279,600.00

