

FILE NO: B19-080

Send Tax Notice To: Serene Nivas, LLC
410 Village Place
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO MILLION SIX HUNDRED THOUSAND DOLLARS AND ZERO/CENTS (\$2,600,000.00) and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, DAN W. WILSON and HARRIETT H. WILSON, HUSBAND AND WIFE, whose mailing address is 303 Chestnut Lane, Alabaster, AL 35007 (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, SERENE NIVAS, LLC, an Alabama limited liability company, whose mailing address is 410 Village Place, Pelham, AL 35124 (hereinafter referred to as GRANTEE), the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Parcel I

Beginning at a point on the West side of the Birmingham-Montgomery Highway 63 feet north of right of way marker 546.00 and running Southeastward along said Highway 871 feet; thence Southwestward 229 feet; thence Northwestward 646 feet along a fence of the Louisville & Nashville Railroad Company to a certain road; thence along said road a distance of 88 feet in a Northwestward direction to a point of beginning, being in the South half of the Northeast ¼ of Section 18, Township 21 South, Range 2 West, and being the same lands conveyed in that certain deed from J.C. Garrett and wife, Indor Garrett to J.E. Nalsh and C.B. Nalsh, which is recorded in Deed Book 75, Page 250, in the Office of the Judge to Probate of Shelby County, Alabama.

Less and except:

That parcel of land conveyed to Joseph Wayne Key and Charley David Wright on March 03, 1975, as recorded in Deed Book 291, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama. Also, less and except that parcel of land conveyed to Sam E. Ellis by deed recorded in Inst. No. 2003-10940.

Parcel II

A lot or parcel of land situated in the South ½ of the NE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, adjoining the East right of way line of a 30 foot public road which adjoins the East right of way line of the main line of the Birmingham Division of the Louisville and Nashville Railroad at Mile Post 418 from Louisville via the Southbound main track, said land being more particularly described as follows:

Beginning at a point 30.0 feet East of the East right of way line of the Birmingham Division (formerly the S&NA Division) of the Louisville and Nashville Railroad,, which point is 80.0 feet Eastwardly from the center of the Southbound or original main track, measuring at right angles to said tract and 429.0 feet Southwardly along said track from Mile Post 415 from Louisville as measured and set via the Southbound main track; thence Northwardly in a straight line, parallel with and 80.0 feet Eastwardly from the centerline of the original main track, a distance of 610.0 feet to a point; thence Eastwardly at right angles a distance of 180.0 feet to a point; thence Southwardly at right angles parallel with and 260.0 feet from the said original centerline of main track a distance of 610.0 feet to a point; thence Westwardly at right angles a distance of 180.0 feet to the point of beginning.

Parcel II also, being described as:

Commence at the Southwest corner of the SW ¼ of the NE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Northerly along the West line of said ¼ ¼ a distance of 256.40 feet to a point; thence turn 63°05'46" right and run Northeasterly 1237.74 feet to a steel pin corner and the point of beginning of the property being described; thence continue along last described course 179.97 feet to a steel pin corner; thence turn 90°00'16" right and run Southeasterly 610.11 feet to a steel pin corner; thence turn 90°08'38" right and run Southwesterly 180.36 feet to a steel pin corner that is 80.0 feet from the centerline of main railroad track at right angles to the track; thence turn 89°53'34" right and run Northwesterly 609.65 feet to the point of beginning.

Parcel III

A parcel of land situated in the SW ¼ of the NE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of above said ¼ ¼ ; thence North 00 degrees 38 minutes 16 seconds West, a distance of 256.40 feet (Plot);thence North 62 degrees 27 minutes 30 seconds East a distance of 1,400.39 feet to the point of beginning; thence continue along the last described course, a distance of 17.32 feet; thence North 27 degrees 33 minutes 06 seconds West a distance of 35.88 feet to a point, said point lying on the Southerly line of Snow Drive (gravel road); thence North 62 degrees 26 minutes 54 seconds East and along said Snow Drive, a distance of 57.06 feet to a point on the Southwesterly ROW line of U.S. Highway #31; thence South 39 degrees 56 minutes 51 seconds East leaving said Snow Drive and along said U.S. Highway #31, a distance of 251.51 feet; thence South 60 degrees 25 minutes 45 seconds West and leaving said ROW a distance of 151.97 feet; thence North 29 degrees 34 minutes 15 seconds West a distance of 60.00 feet; thence North 60 degrees 35 minutes 22 seconds East a distance of 25.00 feet; thence North 29 degrees 29 minutes 15 seconds West a distance of 63.02 feet; thence North 59 degrees 43 minutes 02 seconds East a distance of 5.99 feet; thence North 29 degrees 34 minutes 24 seconds West a distance of 91.13 feet to the point of beginning.

More Commonly Known as: 844 Highway 31 South, Alabaster, AL 35007

Parcel ID Numbers: 22-4-18-0-000-028.000/22-4-18-0-000-028.001/22-4-18-0-000-028.002

Source of Title:

***This Deed is being recorded concurrently with a Mortgage in the amount of \$2,080,000.00.**

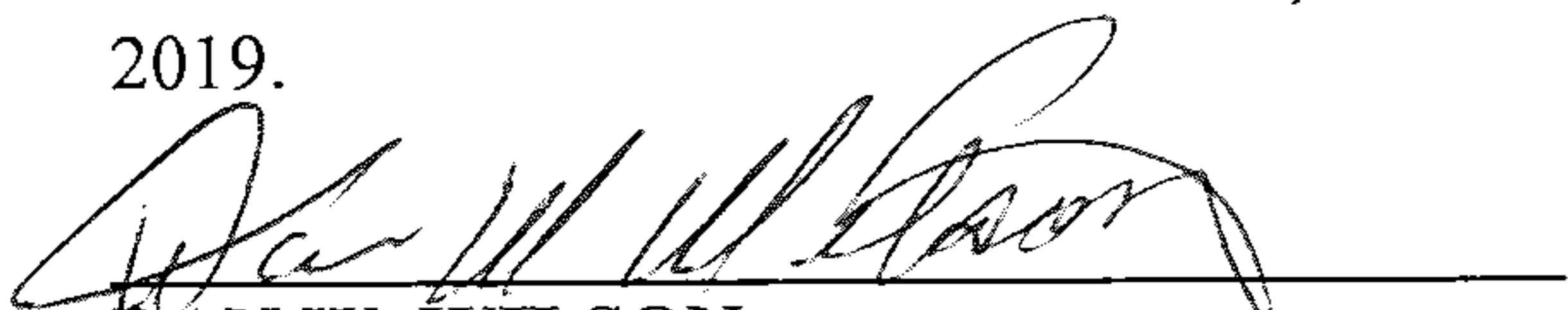
SAID MORTGAGE WAS RECORDED 4/29/2019 in Instrument No. 20190429000140720

SHELBY COUNTY, ALABAMA

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 29th day of April, 2019.


DAN W. WILSON

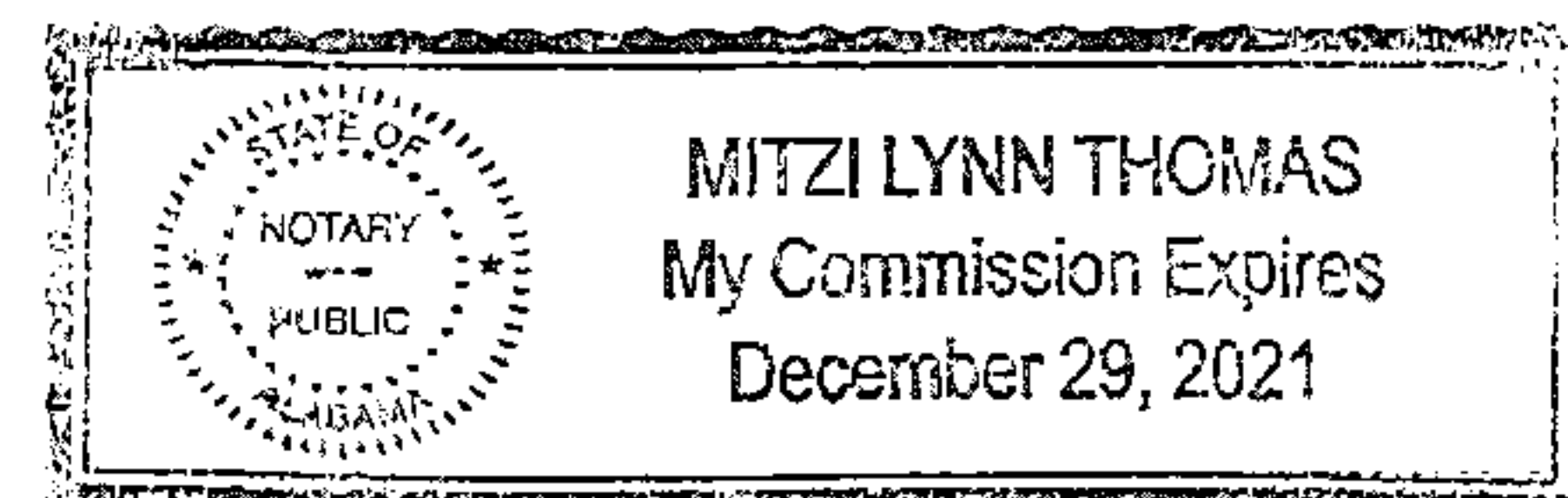

HARRIETT H. WILSON

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **DAN W. WILSON AND HARRIETT H. WILSON**, whose name/s is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

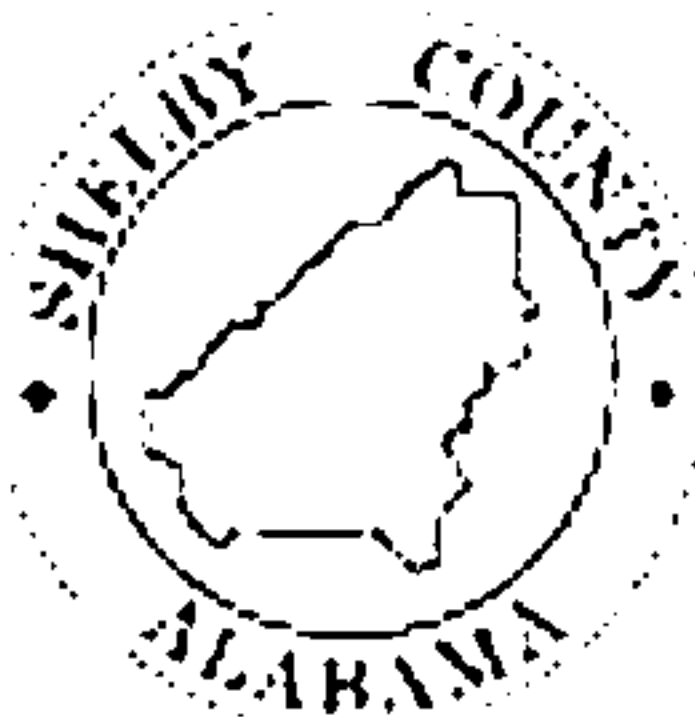
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2019


NOTARY PUBLIC
My Commission Expires: 12/29/21



THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Cloud, Willis & Ellis, LLC
1826 3rd Avenue N., Ste. 307
Bessemer, AL 35020
(205) 322-6060



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2019 10:41:07 AM
\$538.00 CHERRY
20190503000148210

