

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 4
Pelham, AL 35124
File No.: 44444-19-1372

Send Tax Notice To: Two Kings Automotive, LLC


992 Barbour Ln
Eufala, AL 36027

WARRANTY DEED

State of Alabama

County of Shelby

20190506000150250

0: 
D 20190506000150250 1/2 \$128.00
Shelby Cnty Judge of Probate, AL
05/06/2019 09:20:53 AM FILED/CERT

KNOW ALL THESE PRESENTS, that in consideration of the sum of Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00) and other good and valuable consideration to the undersigned Grantor, in had paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **Benny Wayne Dean, as Trustee of the Benny Wayne Dean Living Trust dated January 24, 1997**, whose address is 3422 Pelham Parkway, Pelham, AL 35124, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Two Kings Automotive, LLC, whose address is 992 Barbour Lane, Eufala, AL 36027, (herein referred to as GRANTEE) the following described real estate, situated in Shelby, County, Alabama, the address of which is 3422 Pelham Parkway, Pelham, AL 35124; to wit:

All of the interest of the parties of the first part in and to the following described property, to-wit:

A tract of land situated in the SW 1/4 of Section 24 and also the NW 1/4 of Section 25, both in Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described is follows:

Commence at the Southwest corner of Section 24, Township 20 South, Range 3 West and run along the South line of said section in an Eastern direction 583.37 feet to the Point of Beginning; thence 80 degrees 45 minutes 0 seconds right 239.08 feet; thence 79 degrees 31 minutes 00 seconds left 214.68 feet to the west right of way line of U.S. Highway 31; thence 108 degrees 11 minutes 00 seconds left 387.54 feet along said right of way; thence 84 degrees 03 minutes 00 seconds left 159.40 feet; thence 88 degrees 15 minutes 00 seconds left 100.84 feet.

LESS AND EXCEPT the most northerly 140 feet of the hereinabove described real property; being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT:

A parcel of land in the NW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Northwest corner of said Section 25, thence run East along the North section line 583.37 feet; thence turn right 80 degrees 45 minutes 00 seconds and run southerly 39.16 feet to the Point of Beginning; thence continue last course 92.23 feet; thence turn left 88 degrees 00 minutes 03 seconds and run easterly 192.38 feet to a point on the westerly right of way of U.S. Highway 31; thence turn left 80 degrees 19 minutes 54 seconds and run northerly along said right of way 106.00 feet; thence turn left 84 degrees 16 minutes 41 seconds and run westerly 178.19 feet to the Point of Beginning.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances


thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever together with every contingent remainder and right of reversion.

And said GRANTOR does, for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except ad valorem taxes for 2019 and subsequent years, and easements and restrictions of record, unless otherwise stated above; that it has good right to sell and convey the same aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims all persons.

IN WITNESS WHEREOF, the said Grantor hereunto set its hand and seal this the 25th day of April, 2019.

BENNY WAYNE DEAN LIVING TRUST DATED
JANUARY 24, 1997

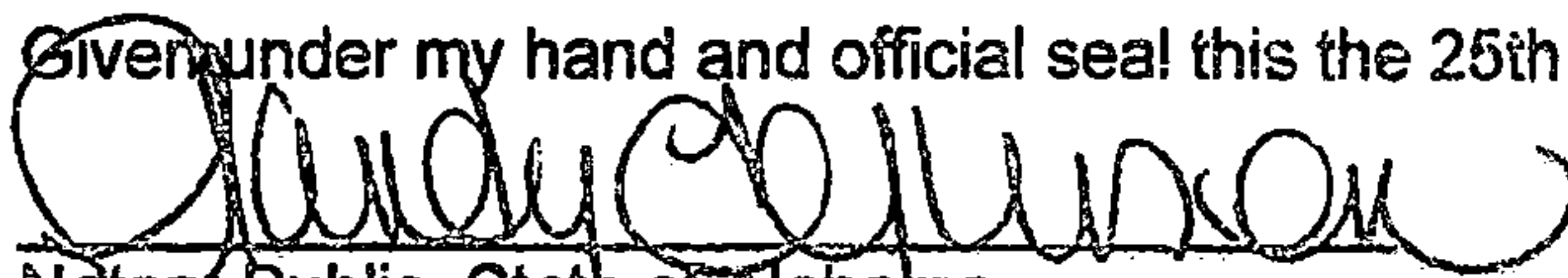

Benny Wayne Dean
Trustee

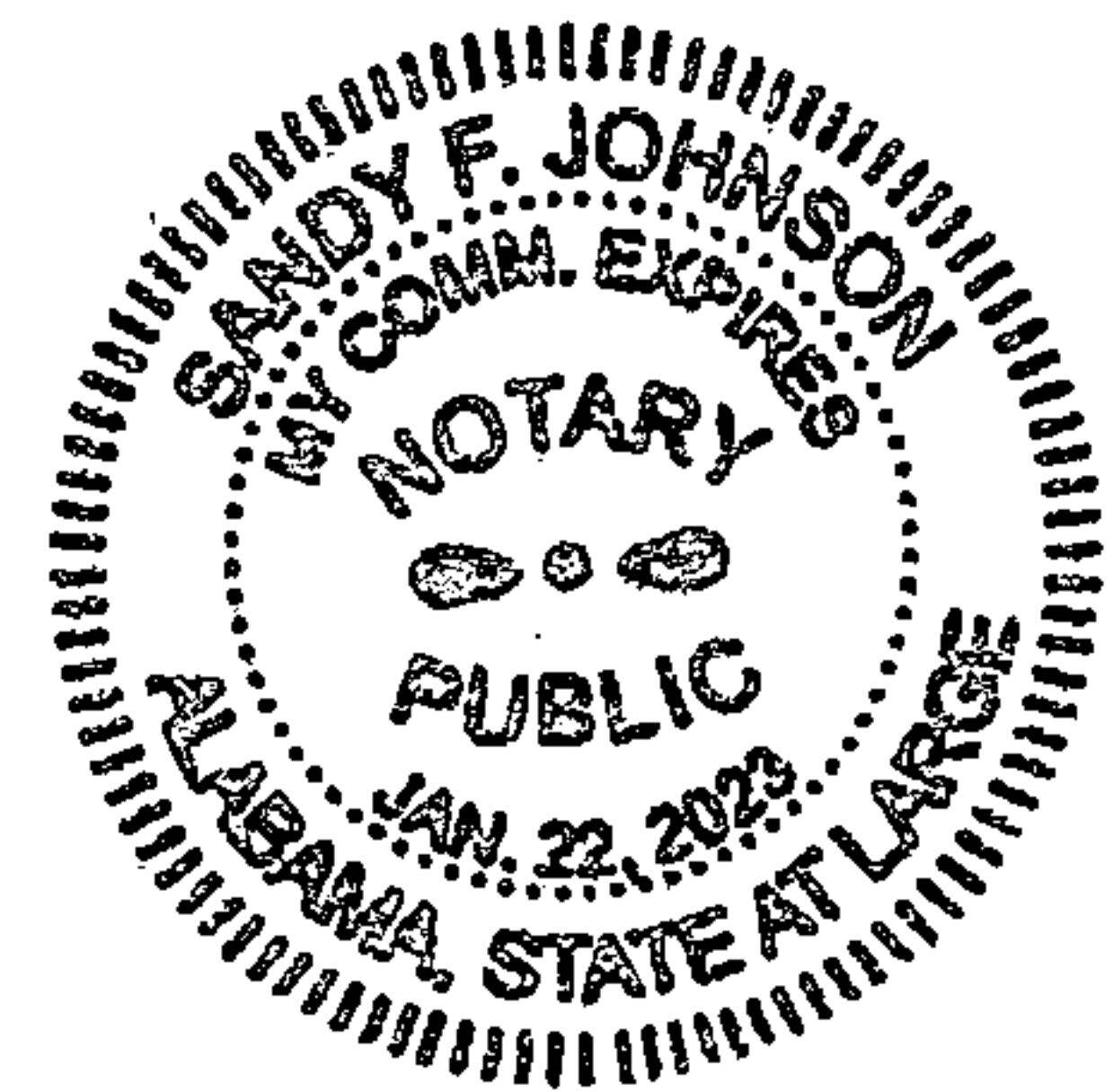
State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Benny Wayne Dean, whose name as Trustee of the Benny Wayne Dean Living Trust dated January 24, 1997 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 25th day of April, 2019.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: 1/22/23



\$440,000.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.



Shelby County, AL 05/06/2019
State of Alabama
Deed Tax: \$110.00