

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209
Corporation Form Warranty Deed

Send Tax Notice To:
Mark L. Anderson
1910 16th Street
Calera, AL 35040

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

That in consideration of Eighty Nine Thousand One Hundred and No/100 ---
----- (\$89,100.00) Dollars

to the undersigned grantor, MMA Enterprises, LLC,
(Whose address is: 1910 16th Street Calera, AL 35040)
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby
acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Mark L. Anderson and Glenda A. Anderson
(Whose address is: 1910 16th Street Calera, AL 35040)
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.
(The property addresses: 1920 16th Street Calera, AL 35040 & 1889 17th Street Calera, AL
35040).

Subject to: current taxes, easements, restrictions, reservations and rights-of-way of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her
or 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 GRANTEE, his, her or their heirs,
executors and assigns forever, against the lawful claims of all persons.

In WITNESS WHEREOF, the said GRANTOR by its Member who is authorized to execute this
conveyance, hereto set its signature and seal, this the 21st day of May, 2019.

ATTEST:

MMA Enterprises, LLC
By Mark L. Anderson
Mark L. Anderson, its Member

STATE OF ALABAMA)
JEFFERSON COUNTY) Corporate Acknowledgment

I, Caroline H. Allen, a Notary Public in and for said County in said State, hereby certify that
Mark L. Anderson whose name as MMA Enterprises, LLC for/of
MMA Enterprises, LLC, a corporation,
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/she as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2019.

My Commission Expires: 9/22/21

Caroline H. Allen
Caroline H. Allen, Notary Public

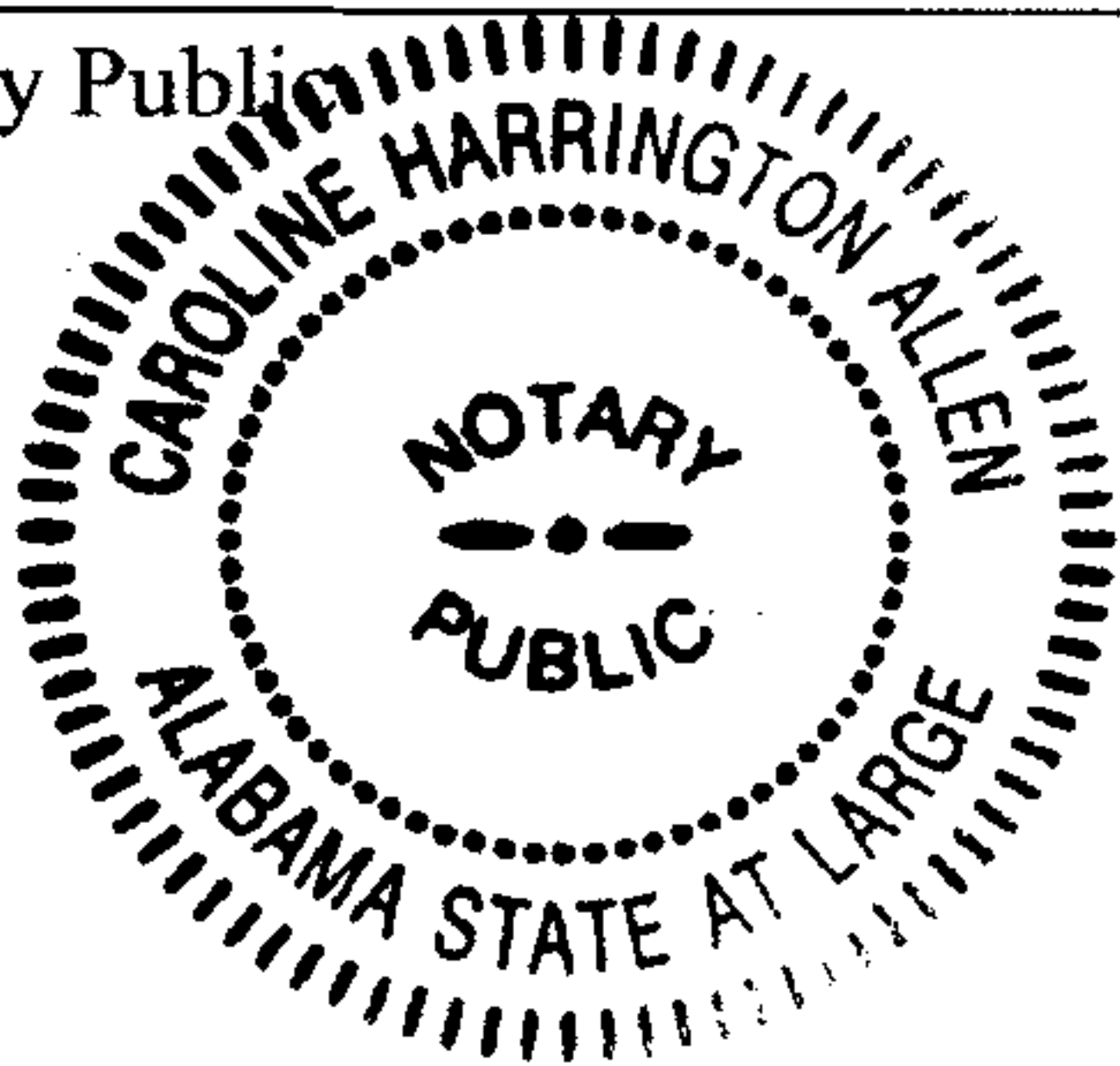


Exhibit "A" Legal Description

All of Lot No. 16, in Block 266, according to J.H. Dunstan's Survey and Map of the Town of Calera, Alabama.

Also, all of that part of Lot No. 17, in Block 266. According to J.H. Dunstan's Map and Survey of the Town of Calera, Alabama, described as follows to-wit: Commencing at the Northeast corner of said Lot No. 17 in Block 266, as aforesaid, and run thence in a Southerly direction along the East line of said Lot No. 17, for a distance of 5 feet to the point of beginning of the lot herein described and conveyed; run thence in a Westerly direction and parallel with the North line of Lot No. 17 for a distance of 50 feet to a point; run thence in a Southwesterly direction to the Southwest corner of said Lot No. 17; run thence in an Easterly direction and along the South line of said Lot No.17, a distance of 150 feet, more or less, to the West margin of Sixteenth Street; run thence in a Northerly direction along the West line of Sixteenth Street and along the East line of said Lot No.17 a distance of 45 feet, more or less, to the point of beginning, and being a part of the East half of fractional Southwest quarter of Section 21, Township 22, Range 2 West.

All situated in Shelby County, Alabama.

Lot 13, according to Baxley's Resurvey of the Eastern Block of Word's Addition to the Town of Calera, Alabama, said resurvey being recorded in Map Book 3, on Page 80, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Also described as:

Lot No. 13, according to map of J.P. Word; situated in the W ½ of Fractional SW ¼ of Section 21, Township 22, Range 2 West, in the Town of Calera, Alabama, and which map is recorded in the Probate Office of Shelby County, Alabama, Map Book 3, Page 13.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2019 12:25:04 PM
\$107.50 CHERRY
20190522000175640

Allie S. Bayal