

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20190628000231540
06/28/2019 10:44:20 AM
DEEDS 1/2

Send tax notice to:

Pak Wu

87 Brookwood Drive, Apt. A

Rocky Hill, CT 06067

BHM1900437

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Seven Thousand and 00/100 Dollars (\$97,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Spartan Invest, LLC**, whose mailing address is 2015 3rd Ave. N., Birmingham, AL 35203 (hereinafter referred to as "Grantor") by **Pak Wu** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 27 Beatrice Lane, Montevallo, AL 35115**, to-wit:

A parcel of land located in the SW ¼ of the SW ¼ of the NW ¼ of Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:

Commence at the accepted NW corner of said Section 12, Township 22 South, Range 4 West, said corner being a found 3" capped pipe; thence go South along the West line of said Section 12 a distance of 1991.72 feet to a 2' pipe; thence continue on the same course and go a distance of 180.00 feet to a set ½" rebar; then turn left 106°42'41" and go in a Northeasterly direction a distance of 99.47 feet to a set 1/2" rebar, being the Point of Beginning of Tract B herein described; then continue on the same course and go a distance of 134.03 feet to a set ½" rebar; thence turn left 30°39'32" and go in a Northeasterly direction a distance of 56.12 feet to a set ½" rebar; then turn right 9° 17'11" and go in a Northeasterly direction a distance of 79.76 feet to a set ½" rebar on the West right of way line of Shelby County Highway No. 10; then turn right and go in a Southeasterly direction along the said West right of way line and along the arc of a curve having a radius of 2824.93 feet and being concave to the Southwest, a distance of 141.71 feet to a set ½" rebar; then turn right 65°30'10" from the chord of said curve and go in a Southwesterly direction a distance of 280.87 feet to a set ½" rebar; then turn right 114°58'14" and go in a Northwesterly direction a distance of 199.55 feet to the Point of Beginning; said parcel being subject to any and all easements of record, including the ingress/egress easement described below as "Easement E"; this according to my survey dated 6/25/05. Situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

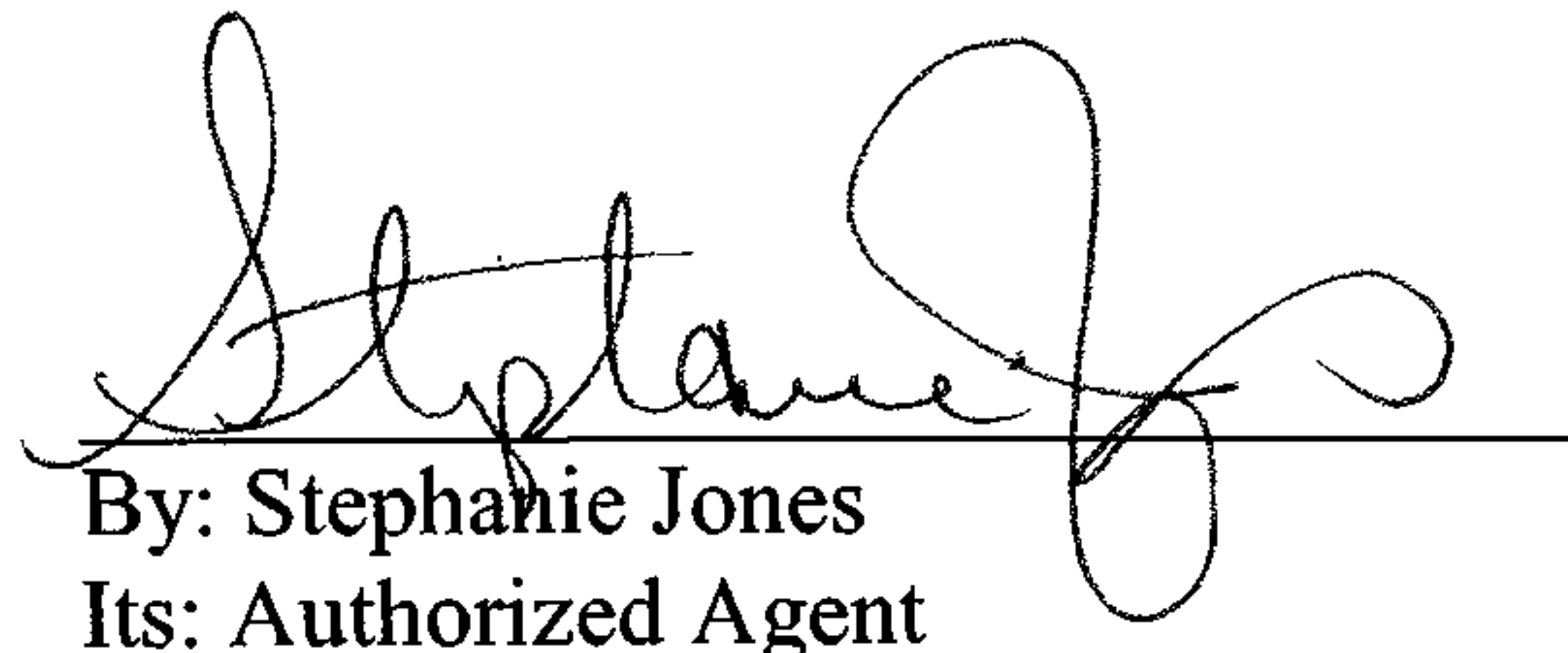
\$77,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Spartan Invest, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 24th day of June, 2019.

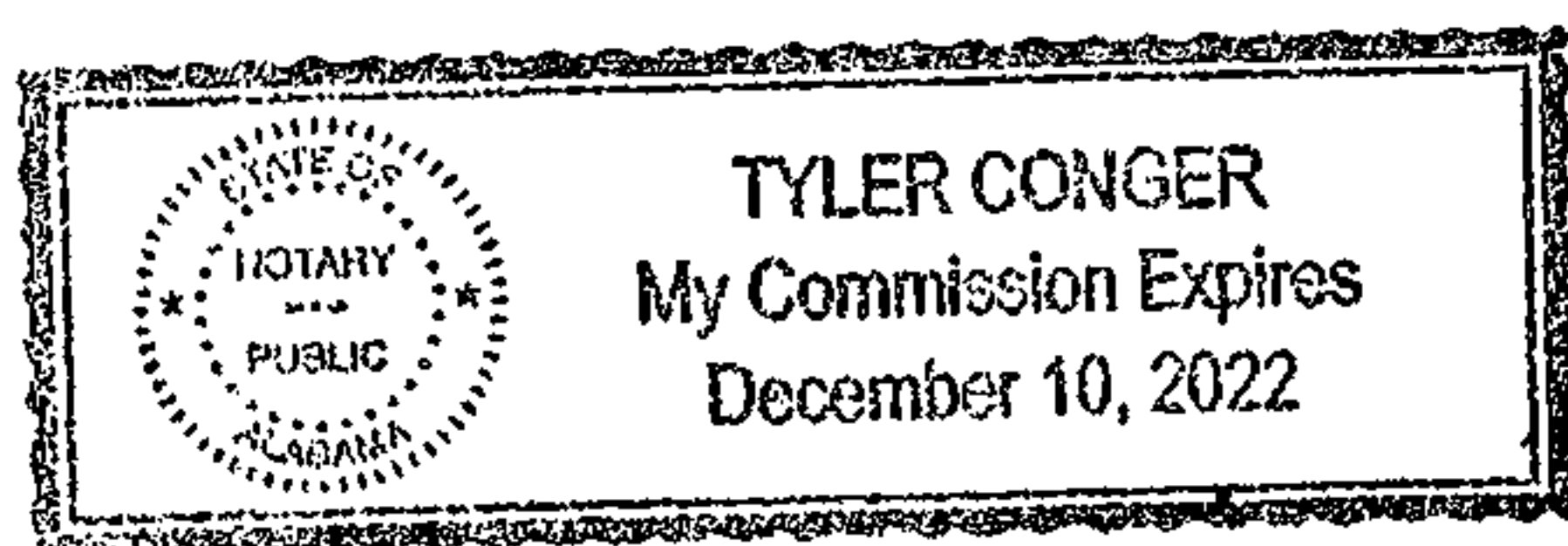
Spartan Invest, LLC

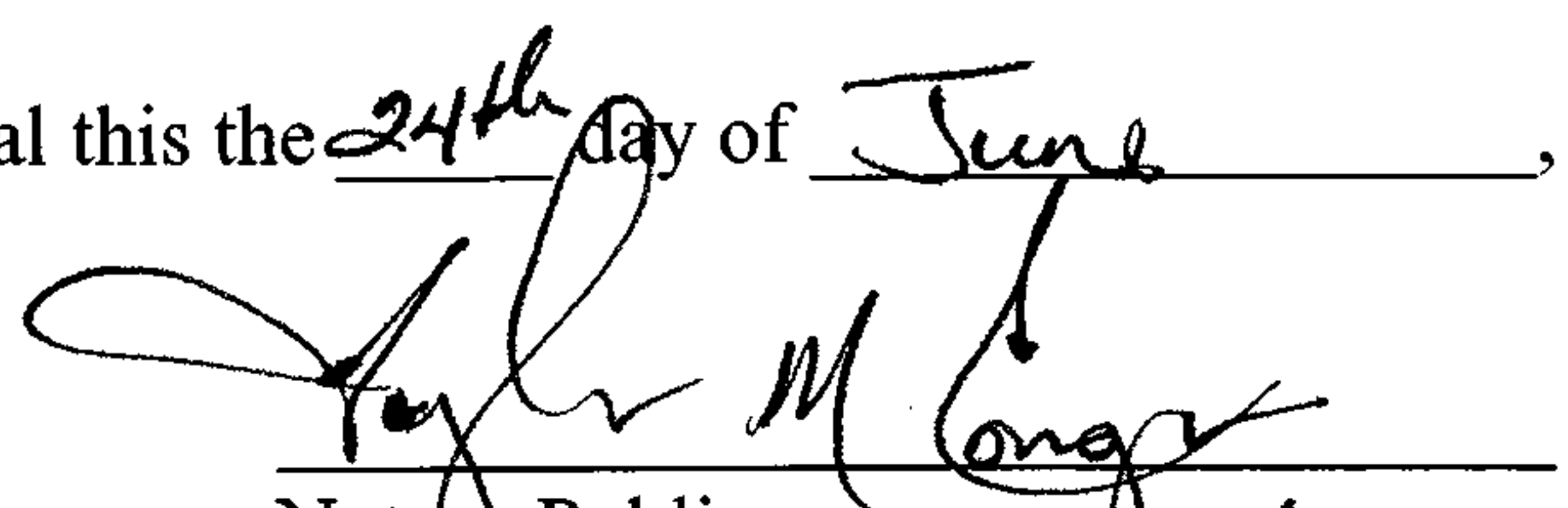

By: Stephanie Jones
Its: Authorized Agent

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of Spartan Invest, LLC, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in /her capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 24th day of June, 2019.




Notary Public
Print Name: TYLER M CONGER
Commission Expires: 12/10/22

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2019 10:44:20 AM
\$37.50 CHARITY
20190628000231540

Allen S. Bayl