

This instrument was prepared by:
Caroline H. Allen, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
MMA Enterprises, LLC
1910 16th Street
Calera AL 35040

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Eighty Nine Thousand One Hundred and No/100 ---
--- (\$89,100.00) Dollars
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Mark L. Anderson and Glenda A. Anderson, a married couple
(whose address is: 1910 16th Street, Calera AL 35040)

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

MMA Enterprises, LLC
(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 and rights of way of record.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee
simple of said premises; that they are free from all encumbrances, unless otherwise noted above;
that I / we have a good right to sell and convey the same as aforesaid; that I / we will and my / our
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES,
their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 29
day of July 2019.

 (Seal)
Mark L. Anderson


 (Seal)
Glenda A. Anderson

STATE OF Alabama)
COUNTY OF St. Clair)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Mark L. Anderson and Glenda A. Anderson, 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, they/he/she executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 29 day of July, A.D., 2019.


Notary Public:

My Commission Expires:

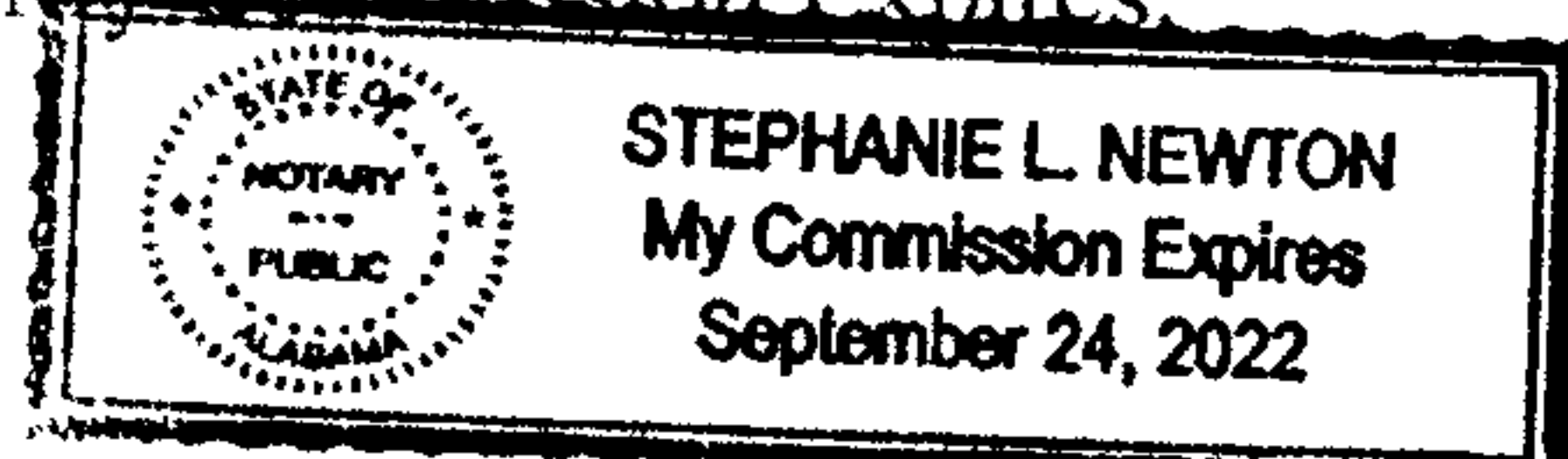


EXHIBIT "A"
LEGAL DESCRIPTION

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

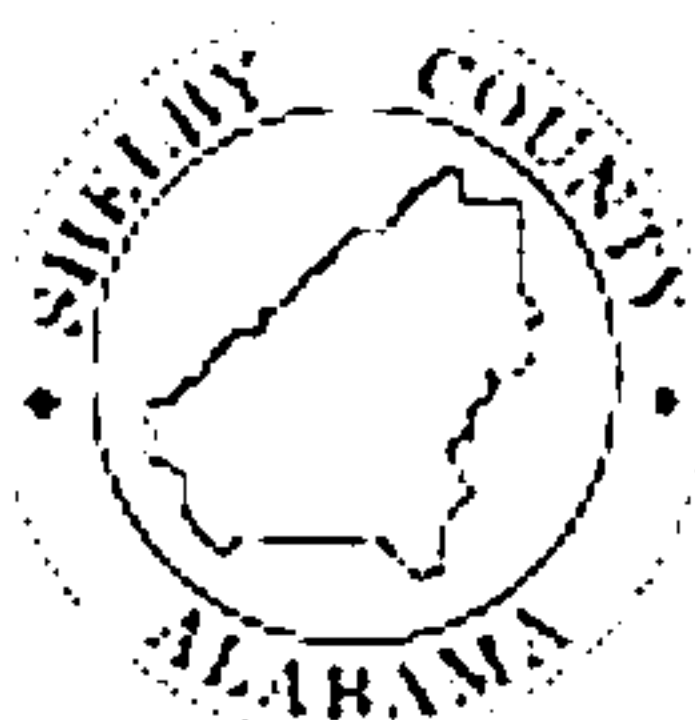
Also, all of that part of Lot No. 17, in Block 266. According to J.H. Dunstan's Map and Survey of the Town of Calera, Alabama, described as follows to-wit: Commencing at the Northeast corner of said Lot No. 17 in Block 266, as aforesaid, and run thence in a Southerly direction along the East line of 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
08/01/2019 01:56:00 PM
\$107.50 CHARITY
20190801000277140

Allen S. Bayl