

PROPERTY ADDRESS:

Approximately 0.626 acres on Valleydale Road
Birmingham, AL 35242
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

J Wright Holdings, LLC
Attn: Jeremy R. Wright
850 Corporate Parkway, Suite 104
Birmingham, AL 35242

THIS INSTRUMENT WAS PREPARED BY:

Frank C. Galloway III, Esq.
Galloway, Scott & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TWO HUNDRED THIRTY-SIX THOUSAND and 00/100 Dollars (\$236,000.00), pursuant to written agreement of the parties, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **BARROW INVESTMENTS, INC., an Alabama corporation, as sole shareholder of dissolved entity Harbar Homes, Inc. per dissolution recorded in Instrument #20121010000406350**, whose mailing address is 12 Montagel Way, Birmingham, AL 35242 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **J WRIGHT HOLDINGS, LLC, an Alabama limited liability company**, whose mailing address is 850 Corporate Parkway, Suite 104, Birmingham, AL 35242 (hereinafter referred to as "Grantee") the following described real properties, located and situated in Shelby County, Alabama:

Lot C2-C, according to the Final Plat of the Commercial Subdivision Beaumont Resurvey of Lot C2-B and Lot 1A, as recorded in Map Book 40, Page 110, in the Probate Office of Shelby County, Alabama.

Less and except that portion sold to Shelby County in Instrument 20160127000027590 as set out below:

A portion of Lot C2-C, according to the Final Plat of the Commercial Subdivision Beaumont Resurvey of Lot C2-B and Lot 1A, as recorded in Map Book 40, page 110, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commencing for the Point of Beginning at a point on the west right-of-way of Valleydale Road being the northeastern most corner of Lot C2-C, according to the Final Plat of the Commercial Subdivision Beaumont Resurvey of Lot C2-B and Lot 1A as recorded Map Book 40, Page 110, in said Probate Office; run thence along said west right-of-way on a radial curve to the left having a radius of 4,000.00 feet, an arc distance of 178.30 feet to the point on said west right-of-way, run thence S 27°24'11" W along said west right-of-way a distance of 19.25 feet; run thence along said west right-of-way on a radial curve to the right having a radius of 25.00 feet an arc distance of 38.76 feet to a point on the north right-of-way of Beaumont Avenue at a station of 279+66.06; run thence on a non-radial curve to the right having a radius of 2,060.00 feet, an arc distance of 169.08 feet with a chord bearing of N 26°52'09" E at a distance of 169.08 feet to a point at a station of 281+30.21 offset to the left 60.00 feet from said centerline; run thence N 29°13'14" E a distance of 54.70 feet to the north property line of said Lot C2-C; run thence S 61°31'59" E along said property line a distance of 22.65 feet to the Point of Beginning.

Tax Parcel ID #10-1-01-0-001-003.065

SUBJECT TO:

1. *Ad Valorem* taxes for 2019 and subsequent years not yet due and payable until October 1, 2019.
2. Building line(s) and Easement(s) as shown by recorded map.
3. Right of way granted to Alabama Power Company by instrument recorded in Real 84, Page 298; Real 340, Page 804; Real 365, Page 819; Real 365, Page 785; Instrument #1994-34517 and Instrument #1993-7531, in the Probate Office of Shelby County, Alabama.
4. Right of way to the City of Hoover recorded in Real 365, Page 871 and Instrument #1998-24499, in the Probate Office of Shelby County, Alabama.
5. Right of way to Southern Life & Health Insurance recorded in Real 169, Page 389, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Instrument #20060411000166620, in the Probate Office of Shelby County, Alabama.
7. Mineral and Mining rights not owned by Grantor.
8. Zoning classification of PC Planned Commercial.

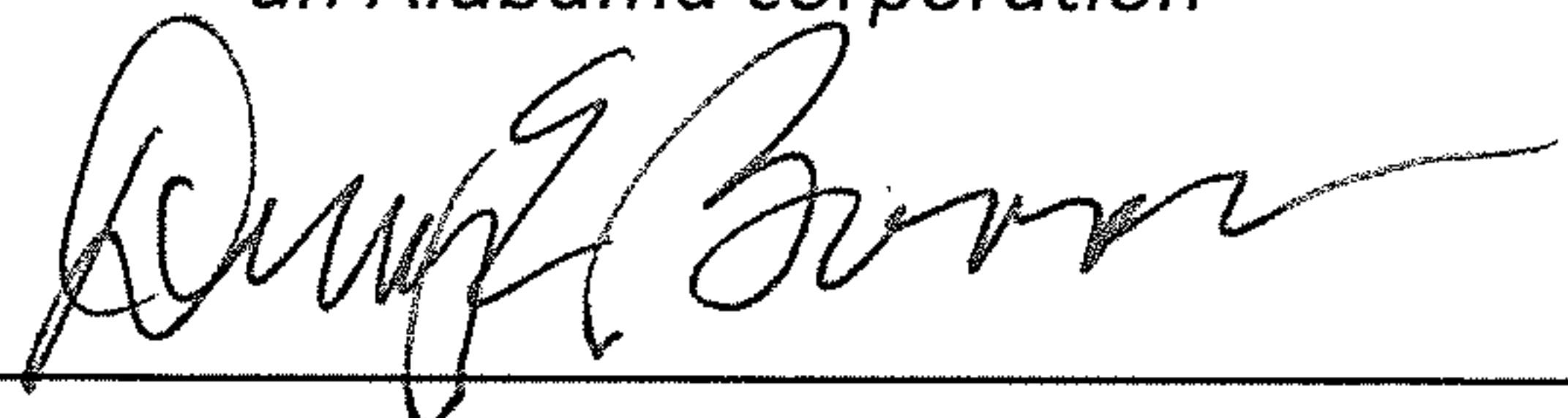
THE ENTIRE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said properties, that they are free from all encumbrances, (unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 25th day of July, 2019.

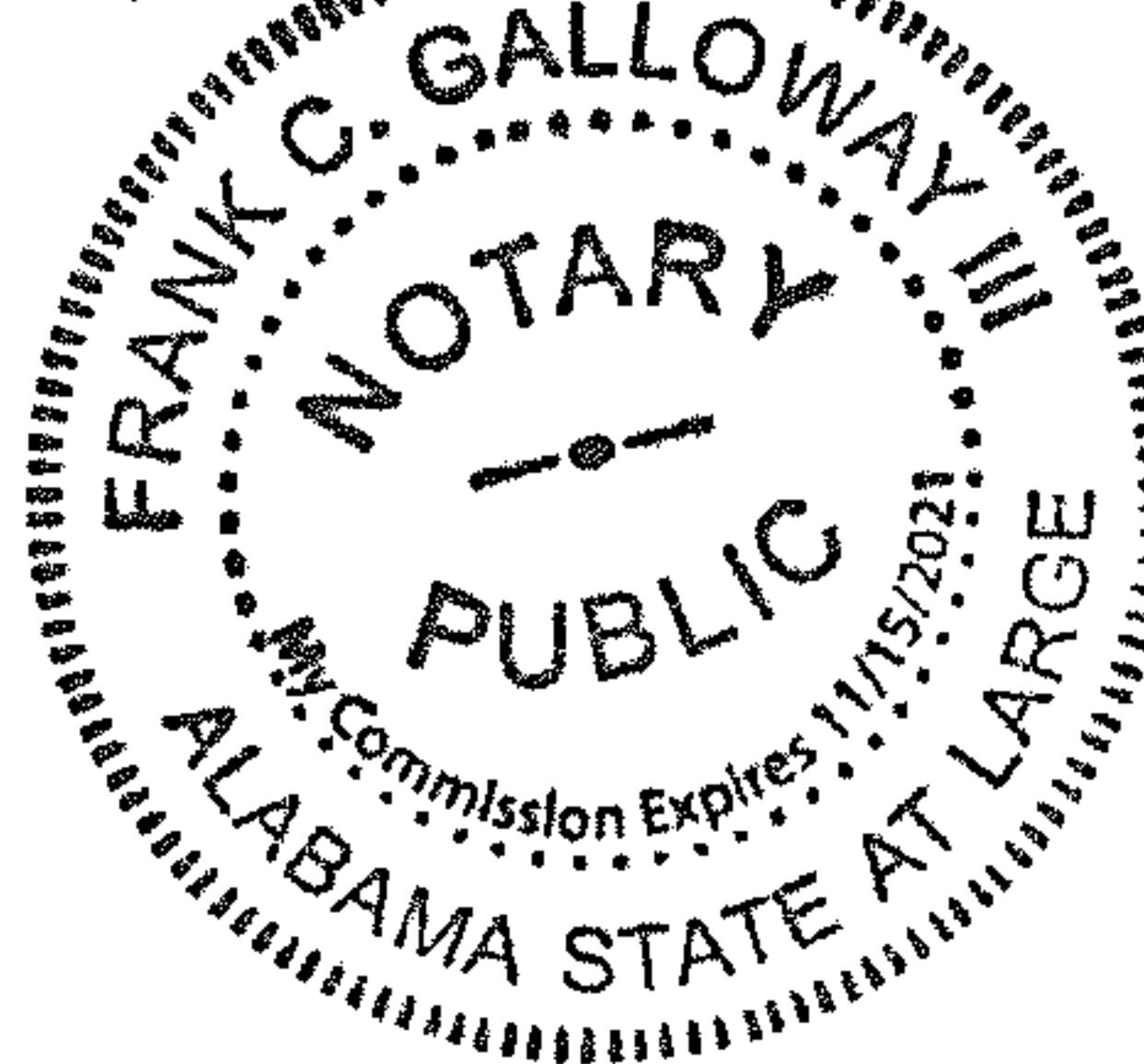
BARROW INVESTMENTS, INC.,
an Alabama corporation

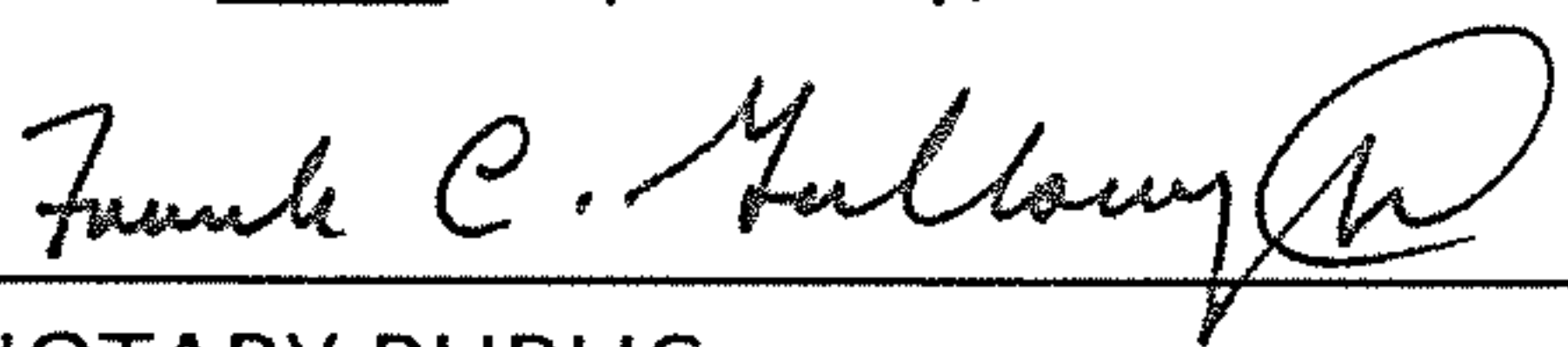
By: 
Denney E. Barrow
Its: Vice President/Sole Director

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Denney E. Barrow, whose name as Vice President and Sole Director of Barrow Investments, Inc., an Alabama 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, as such officer and with full authority executed the same voluntarily as and for the act of said corporation.

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




NOTARY PUBLIC
My Commission Expires: 11-15-21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2019 08:56:16 AM
\$22.00 CHARITY
20190802000277880

