

This instrument was prepared by:
Jason E. Gilmore, Esq.
Gordon, Dana & Gilmore, LLC
600 University Park Place
Suite 100
Birmingham, Alabama 35209

Send Tax Notice to:
Bob and Greta Properties, L.L.C.
2174 Pelham Parkway
Pelham, Alabama 35124

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF SHELBY)

That in consideration of Eight Hundred Ten Thousand and No/100 dollars (\$810,000.00) to the undersigned **Kabasag, LLC**, an Alabama limited liability company (hereinafter 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 **Bob and Greta Properties, L.L.C.**, an Alabama limited liability company (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Beers Addition to Pelham as recorded in Map Book 34, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.

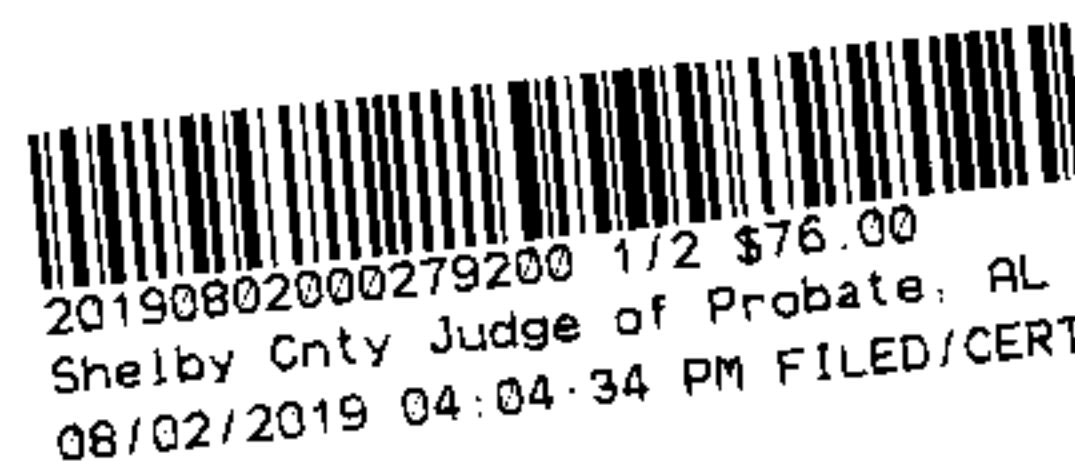
The consideration set out above is represented by mortgages recorded simultaneously herewith.

SUBJECT TO:

1. Taxes and assessments for the year 2019 and subsequent years.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings; whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Record.
5. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interest or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
6. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 101, page 505; Deed Book 119, Page 457; Deed Book 157, Page 290; Deed Book 164, Page 380; Deed Book 229, Page 330 and Inst #20070517000229610.
7. Easements and building line as shown on Map Book 34, Page 13.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

Shelby County, AL 08/02/2019
State of Alabama
Deed Tax: \$58.00

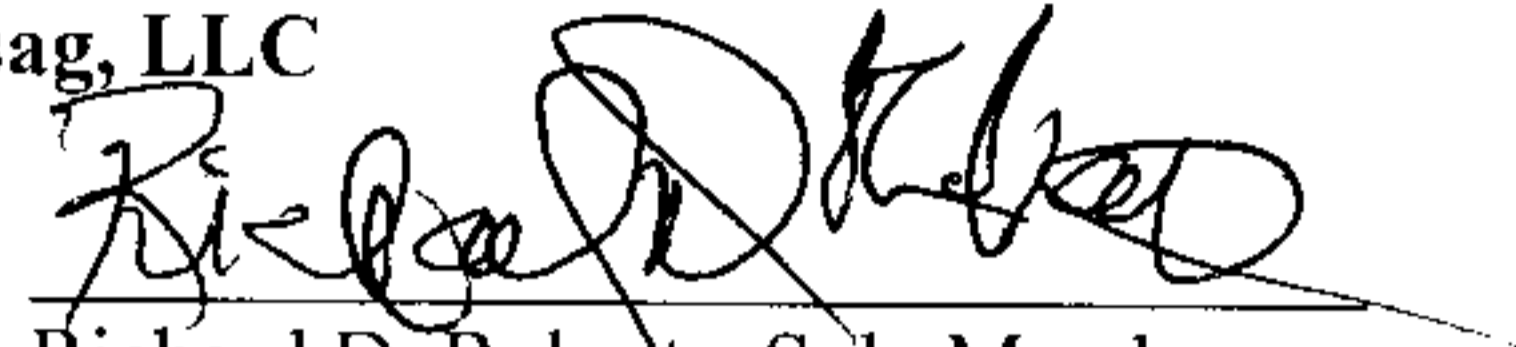


And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that the property is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set its signature and seal, this the 31 day of July, 2019.

Kabasag, LLC

By:

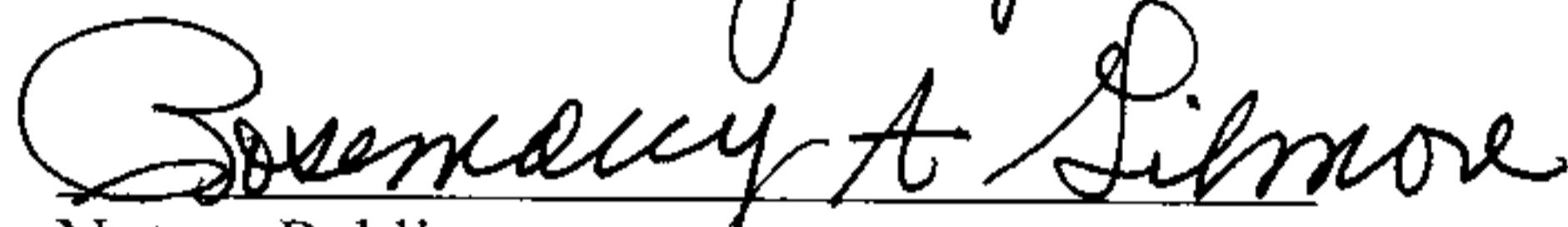

Richard D. Roberts, Sole Member

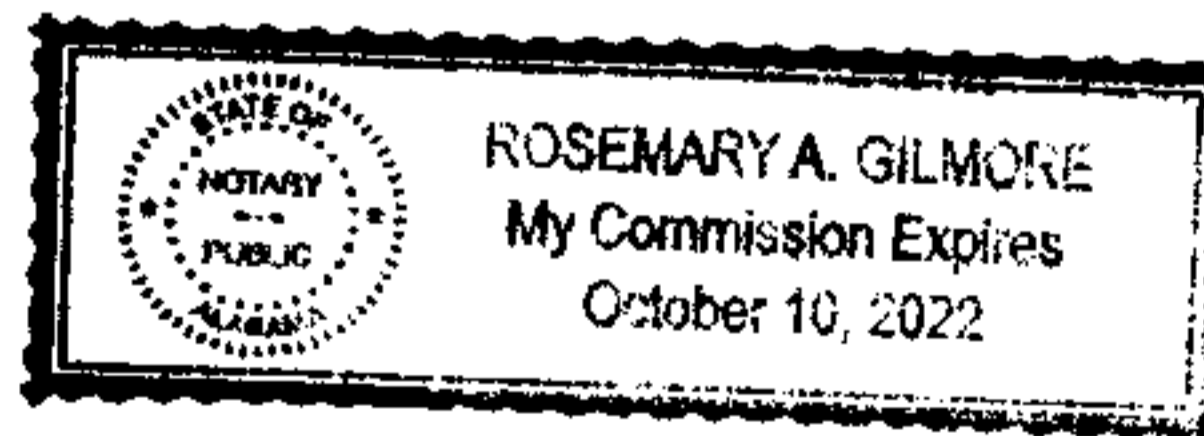
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Richard D. Roberts, whose name as Sole Member of **Kabasag, LLC**, an Alabama limited liability company, is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he, in said capacity and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 31 day of July, 2019.


Notary Public
My Commission Expires: _____



20190802000279200 2/2 \$76.00
Shelby Cnty Judge of Probate, AL
08/02/2019 04:04:34 PM FILED/CERT