



20190813000292380 1/4 \$184.00
 Shelby Cnty Judge of Probate AL
 08/13/2019 09:11:22 AM FILED/CERT

Upon recording return this instrument to:

Shane Weeks
 6150 Rock Mountain Lake Road
 McCalla, AL 35111

This instrument was prepared by:

Michael M. Partain, Esq.
 Attorney at Law
 Michael M. Partain, LLC
 The Kress Building
 301 Nineteenth Street, Suite 501
 Birmingham, Alabama 35203

Mail tax notice to:

Shane Weeks
 6150 Rock Mountain Lake Road
 McCalla, AL 35111

RECORDING USE ONLY:

The following information is offered in lieu of submitting
 an RT-1 Real Estate Sales Validation Form pursuant to
 Ala. Code (1975) §40-22-1

Grantor's Name and Mailing Address:
 Shelby Investments, LLC
 1511 Highway 13
 Helena, Alabama 35080

Grantee's Name and Mailing Address:
 Shane Weeks
 6150 Rock Mountain Lake Road
 McCalla, AL 35111

Property Address:
 260 Spring Water Farms
 Bessemer, Alabama 35022

Date of Sale:
 August 9, 2019

Purchase Price:
 \$160,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:
☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, a Georgia limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Shane Weeks**, an adult person (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference.

Shelby County, AL 08/13/2019
 State of Alabama
 Deed Tax: \$160.00

TO HAVE AND TO HOLD unto to the Grantee, its heirs and assigns forever.

And the Grantor does for itself and for its successors and assigns covenants with the Grantee, its heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 9th day of August, 2019.

Grantor:

Shelby Investments, LLC

By: [Signature]

Name: Tom Webster

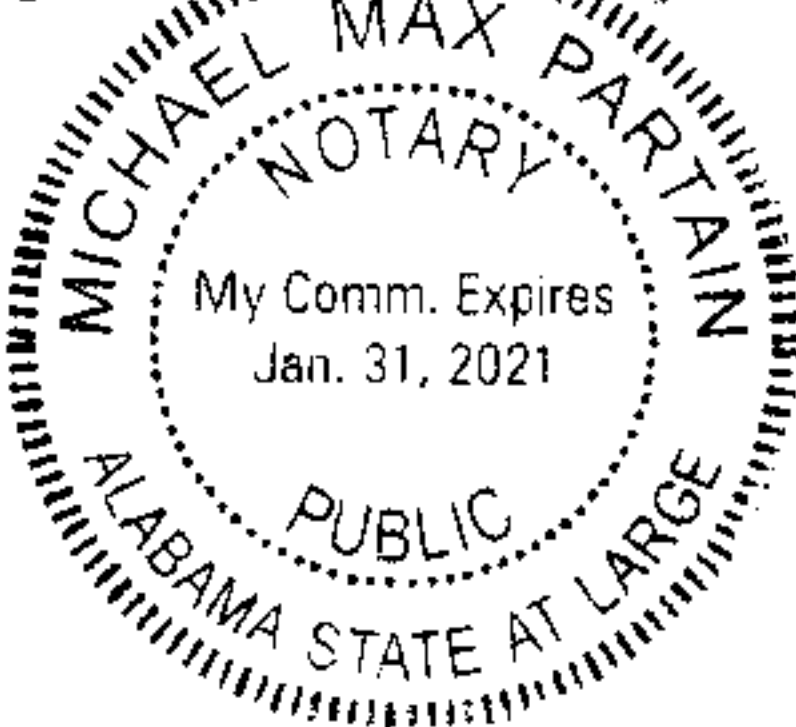
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster whose name as Manager of **Shelby Investments, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 9th day of August, 2019.

[NOTARY SEAL]



[Signature]

Notary Public

My commission expires: _____

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EXHIBIT A

Legal Description of the Property

Lot 5, according to the Survey of Spring Water Farms, Phase 2, as recorded in Map Book 51, Page 21, in the Office of the Judge of Probate of Shelby County.




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EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2019, a lien, but not yet payable, until October 1, 2019, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. A 60 foot wide ingress, drainage, and utility easement as shown by recorded plat.
5. Restrictions, conditions, and utility easement as shown by recorded plat.
6. Declaration of Protective Covenants as recorded in Instrument No. 2018-34990 and amended in Instrument No. 20190201000034660.
7. Right-of-way in favor of Alabama Power Company as recorded in Volume 368, Page 244, in the Probate Office of Shelby County, Alabama.
8. Right-of-way in favor of Jefferson County recorded in Volume 205, Page 146, in the Probate Office of Jefferson County, Alabama.
9. Subject to any public utility easements within the boundary of the Property.


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