


20190813000293760 1/4 \$59.50
Shelby Cnty Judge of Probate, AL
08/13/2019 03:24:36 PM FILED/CERT

Grantor: SOBELWINS, LLC 1976 McCain Parkway Pelham, AL 35124 Grantee: ARIA BURNS INVESTMENTS LLC 1600 Chateau Crest Lane Vestavia Hills, AL 35216	Property Address: 1976 McCain Parkway Pelham, AL 35124 Date of Sale: July 30, 2019 Total Purchase Price: \$405,000.00 Purchase Price Verification: Purchase Agreement
--	--

This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Sent Tax Notice To:
ARIA BURNS INVESTMENTS, LLC
1600 Chateau Crest Lane
Vestavia Hills, AL 35216

GENERAL WARRANTY DEED

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

KNOW ALL PERSONS BY THESE PRESENTS, that SOBELWINS, LLC, an Alabama limited liability company ("Grantor") for and in consideration of Four Hundred Five and no/100 Dollars (\$405,000.00) and other good and valuable consideration, to Grantor paid by ARIA BURNS INVESTMENTS, LLC ("Grantee"), an Alabama limited liability company, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the current year and subsequent years and not yet due and payable.
- (2) Mineral and mining rights not owned by Grantor.
- (3) Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
- (4) Easement(s), restrictions, rights-of-way as shown by recorded map.
- (5) Matters that would be revealed by an accurate survey or that may be shown on any recorded map or plat.
- (6) Any applicable zoning, subdivision or other land use ordinances, laws or regulations.
- (7) Right of Way granted to South Central Bell as recorded in Real Book 133, Page 43.

- (8) Lease to Dowdy Outdoor Advertising referenced in Real Book 327, Page 623 and Real Book 373, Page 380.
- (9) Right of Way granted to City of Pelham as recorded in Real Book 135, Page 777.
- (10) Right of Way granted to Alabama Power Company by instrument(s) recorded in Transmission Line Permit Deed Book 126, Page 303.
- (11) Right of Way granted to State of Alabama as recorded in Deed Book 282, Page 413.
- (12) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 56, Page 481.
- (13) Release of Damages as recorded in Deed Book 282, Page 413.

And said Grantor does for itself and for its assigns, covenant with the said Grantee and its assigns, that it is lawfully seized in fee simple of said premises, that it is 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 assigns shall warrant and defend the same to the said Grantee and its assigns, forever against the lawful claims of all persons.

The purchase price recited above was paid by a mortgage loan in the amount of \$369,750.00 closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, in fee simple forever.

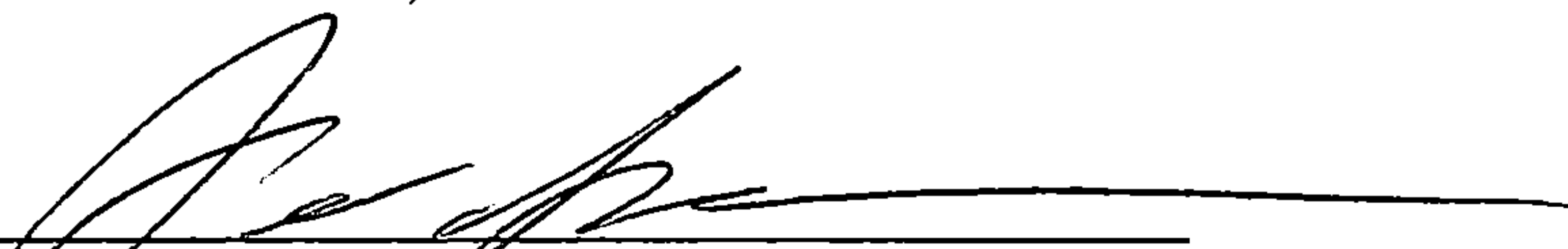
Given under our hands and seals, the 30th day of July, 2019.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]


20190813000293760 2/4 \$59.50
Shelby Cnty Judge of Probate, AL
08/13/2019 03:24:36 PM FILED/CERT

SELLER:

SOBELWINS, LLC

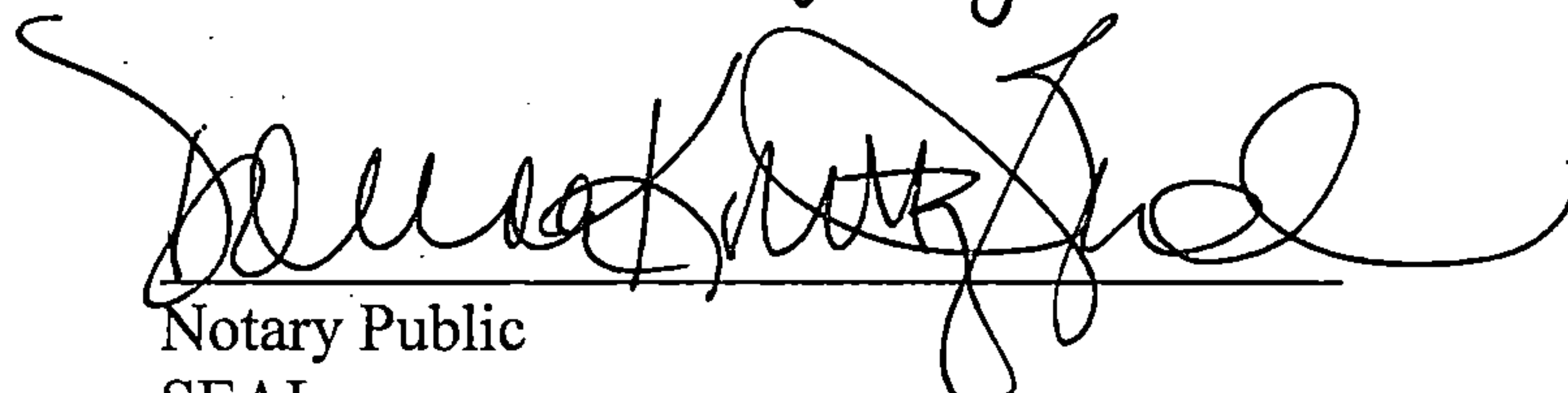

BY: JORDAN TODD SOBEL
ITS: SOLE MEMBER/MANAGER

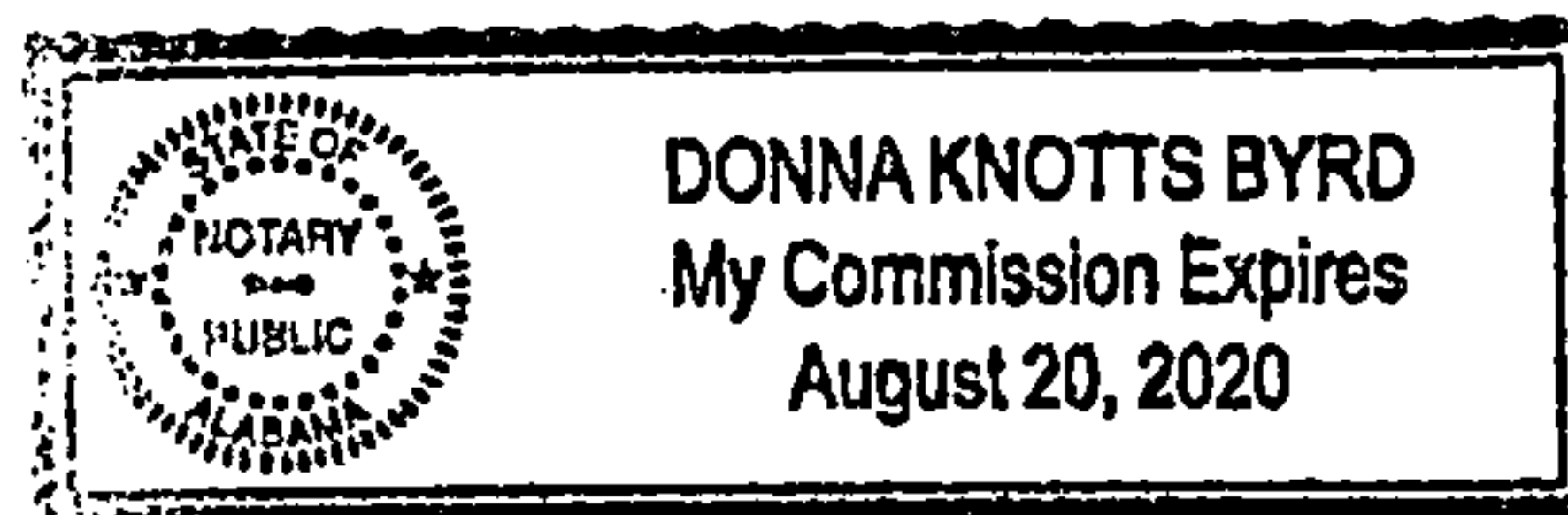
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN TODD SOBEL, as the Sole Member/Manager of SOBELWINS, LLC, an Alabama limited liability company, and whose name 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 such instrument, he executed the same voluntarily and with full authority as the Sole Member/Manager of SOBELWINS, LLC.

Given under my hand and official seal, this 30th day of July, 2019.


Notary Public
SEAL:




20190813000293760 3/4 \$59.50
Shelby Cnty Judge of Probate, AL
08/13/2019 03:24:36 PM FILED/CERT

EXHIBIT "A"

Lot 15-A, McCain Industrial Park, being more particularly described as follows:

Commence at the Northeast corner of Section 25, Township 20 South, Range 3 West and run Westerly along the North line of said Section, 782.14 feet; thence turn left 84 degrees, 35 minutes, 57 seconds and run 69.26 feet; thence turn left 9 degrees, 09 minutes, 18 seconds and run 411.47 feet; thence turn right 0 degrees, 17 minutes, 46 seconds and run 594.24 feet; thence turn left 26 degrees, 44 minutes, 06 seconds and run 37.82 feet to the point of beginning; thence turn left 59 degrees, 48 minutes, 24 seconds and run 201.54 feet to a point on the Westerly right of way of McCain Parkway; thence turn right 90 degrees, 19 minutes, 12 seconds and run along said right of way 285.50 feet; thence turn right 73 degrees, 18 minutes, 07 seconds and run 154.41 feet; thence turn right 102 degrees, 53 minutes, 58 seconds and run 268.50 feet; thence turn left 26 degrees, 42 minutes, 53 seconds and run 70.61 feet to the point of beginning.

All lying and being situated in Shelby County, Alabama.

Shelby County, AL 08/13/2019
State of Alabama
Deed Tax:\$35.50

