

NOTE: 100% OF THE CONSIDERATION FOR THE
CONVEYANCE HEREIN IS MADE PURSUANT
TO A LOAN SECURED BY A MORTGAGE
RECORDED SIMULTANEOUSLY HEREWITH


20190814000295380 1/5 \$28.00
Shelby Cnty Judge of Probate, AL
08/14/2019 01:12:30 PM FILED/CERT

Send tax notice to:
Scotty Properties, LLC
2785 Pelham Parkway
Pelham, Alabama 35124

This Instrument Prepared By:
Crystal Holmes, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 9th day of August, 2019 by **T&B Investments, Inc.**, an Alabama corporation, whose address is 3185 Bradford Place, Birmingham, Alabama 35242 (the "Grantor"), to **SCOTTY PROPERTIES, LLC**, an Alabama limited liability company, whose address is 2785 Pelham Parkway, Pelham, Alabama 35124 (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of One Million Eight Thousand Eight Hundred and no/100 Dollars (\$1,008,800.00), which can be verified by the Closing Statement, and other valuable consideration in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, the following described real estate situated in Shelby County, Alabama, **having an address of 2785 Pelham Parkway, Pelham, Alabama 35124**; to-wit:

SEE EXHIBIT A

TOGETHER WITH all appurtenances and improvements thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding the Property.

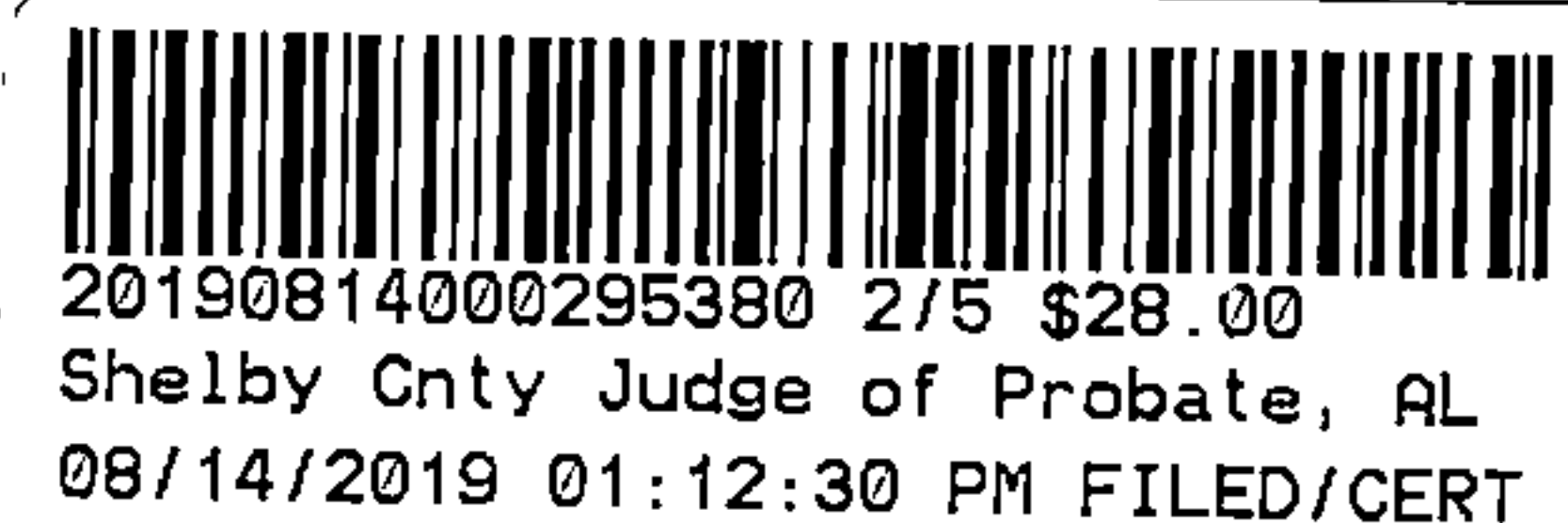
This conveyance is subject to the following:

1. Ad valorem taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.
2. Mineral and mining rights to the extent not owned by the Grantor.
3. Sanitary Sewer Easement as recorded in Shelby Real 110, page 939, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company as recorded in Deed Volume 227, page 108 in the Probate Office of Shelby County, Alabama.
5. Any part of the Property that is in the right of way of U.S. Highway 31.

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

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of the Grantors' knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be delivered this 11th day of July, 2019.

GRANTOR:

T&B INVESTMENTS, INC.

By: Roger Massey
Name: Roger Massey
Title: President

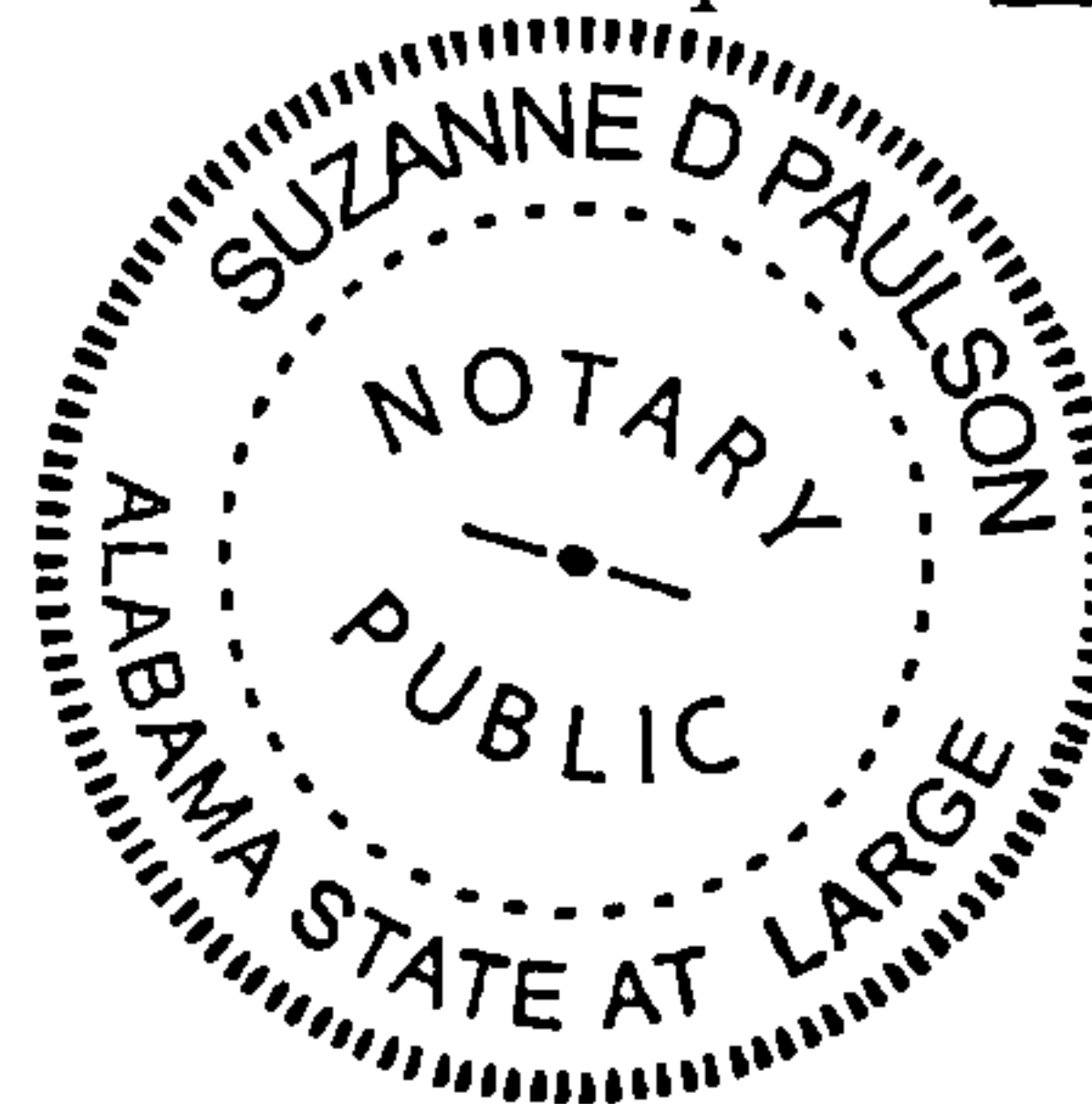
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Roger Massey**, whose name the President of T&B Investments, Inc., an Alabama corporation, 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 for and as the act of said corporation.

Given under my hand and official seal this 11th day of July, 2019.

Suzanne D. Paulson
Notary Public
My Commission Expires: 12/16/21

[NOTARIAL SEAL]




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Exhibit A
Legal Description

Parcel IV:

Tract A:

Begin at the Southeast Corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West; thence run Westerly along the South boundary line of the said SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West for 663.08 feet; thence turn an angle of 115°33'40" to the right and run Northeasterly for 420.0 feet, thence turn on angle of 64°26'20" to the right and run Easterly 472.02 feet, more or less, to a point on the east boundary line of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, thence turn an angle of 88°30'45" to the right and run Southerly along the East boundary line of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West for 379.02 feet, More or less, to the point of beginning.

The land being a part of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West.

Tract B:

Tract of land situated in the SW 1/4 of the NE 1/4, Section 12, Township 20, Range 3 West described as commencing at a point where the East right of way of U.S. (new four lane) Highway 31 intersects the South boundary of said SW 1/4 of NE 1/4 and run thence Northerly along the East right of way of said U.S. Highway 31 420 feet to a point; thence Easterly and parallel with the South boundary of said SW 1/4 of the NE 1/4 210 feet thence Southerly and parallel with the East boundary of said highway 420 feet to the South boundary of said SW 1/4 of NE 1/4, thence West along the South boundary of said SW 1/4 of NE 1/4 210 feet to the point of beginning.

Tract C:

A triangular parcel of land more particularly described as follows; Commence at the SW corner of SW 1/4 of NE 1/4, Section 12, Township 20 South, Range 3 West, and run thence Easterly along the South boundary of said quarter section for 658.54 feet to a point, which said point constitutes the SE corner of that certain lot conveyed to Grantee by Grantor herein by deed dated April 19, 1963, recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, page 82. thence turn an angle of 64°26'20" to the left and run thence Northeasterly along the East boundary of said lot heretofore conveyed Grantee by Grantors, 420 feet to the point of beginning of the lot herein described and conveyed, which said point is marked by an iron pipe thence turn an angle of 115°33'40" left and run thence westerly along the North boundary of sold lot heretofore described, and along the North boundary of a lot conveyed Grantee by Grantors herein by Deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, page 301, 299.93 feet to the East boundary of U.S, Highway 31 (new four lane highway), which said point is marked by an iron pipe: thence Northeasterly along the east boundary of said U.S. Highway 31 right of way 100 feet to a point, thence Southeasterly to the point of beginning.

Being situated in the SW 1/4 of the NE 1/4, Section 12, Township 20 South, Range 3 West.

Tract D:

From the Southwest corner of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West, run Easterly along the South boundary line of the said SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West for 638.61 feet to the point of beginning of the land herein



described thence turn an angle of $64^{\circ}26'20''$ to the left and run Northeasterly for 420.0 feet; thence turn an angle of $64^{\circ}26'20''$ to the right and run easterly for 19.93 feet; thence turn an angle of $115^{\circ}33'40''$ to the right and run Southwesterly for 420.0 feet to a point on the South boundary line of the SW 1/4 of the NW 1/4 of Section 12, Township 20 South, Range 3 West; thence turn an angle of $64^{\circ}26'20''$ to the right and run Westerly along the South boundary line of the said SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West for 19.93 feet to the point of beginning.

This land being a part of the SW 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 3 West.

Less and Except any part of Parcel IV conveyed to Grantee by Thornton Family Trust, Lucy Nell Thornton Harris a/k/a Lucy Nell Thornton Miles, or Patrick Earl Warren, personal representative of the estate James Frederick Thornton contemporaneously herewith.



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