

TITLE NOT EXAMINED


20190911000334770 1/6 \$187.00
Shelby Cnty Judge of Probate, AL
09/11/2019 03:30:44 PM FILED/CERT

This instrument was prepared by:
Jared C. Batte, Esq.
Bradley Arant Boult Cummings LLP
1819 5th Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
Glenn Realty, LLC
3687 Cahaba Beach Road
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 4th day of August, 2019, by **HETTIE LOUISE GLENN**, an unmarried woman and a resident of the State of Alabama ("Grantor"), to **GLENN REALTY, LLC**, an Alabama limited liability company (the "Grantee").

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee the land described on Exhibit A attached hereto and incorporated herein, together with all improvements thereon, situated in Shelby County, Alabama (the "Property").

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

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

[Signature page follows]

Statutory Warranty Deed
Page 1

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed effective as of the date first written above.

GRANTOR:

Hettie Louise Glenn (SEAL)
Hettie Louise Glenn

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Hettie Louise Glenn, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, 2019.



Lynda Lee Thomas
Notary Public

My commission expires: 8/20/23

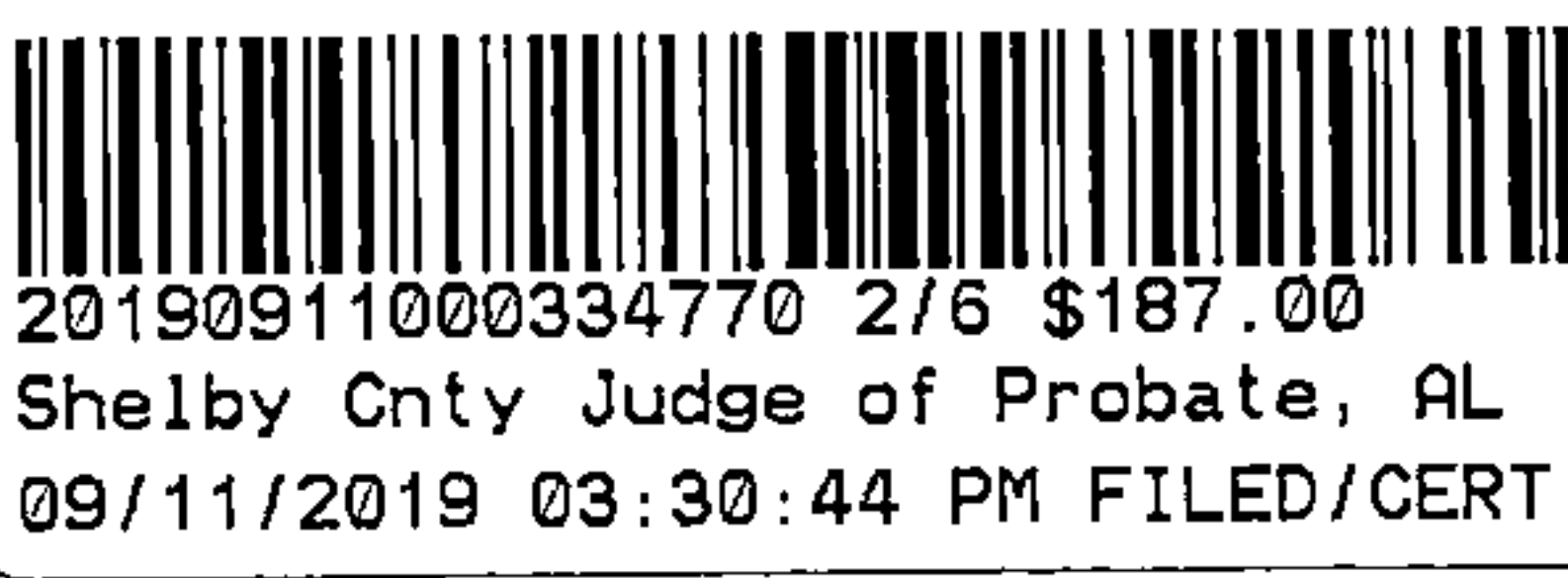


EXHIBIT A
[Legal Description]

A part of the SW ¼ of SW ¼ of Section 30, Township 18 South, Range 1 West, described as follows: Begin at the Southeast corner and run Westerly along South line to East line of a County Road; thence Northerly direction along the East line of said County Road to its intersection with the South line of a chert road running in a Southeasterly direction; thence in a Southeasterly direction along South line of said chert road to its intersection with East line of said Quarter-Quarter Section; thence South along the East line of said Quarter-Quarter Section to point of beginning, being 6.02 acres, more or less.

Subject to a Transmission Line Permit to Alabama Power Company, dated August 13, 1953, and recorded in Deed Book 163, Page 147, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

That certain parcel described as follows: Commence at the southeast corner of the SW ¼ of SW ¼ of Section 30, T18S, R1W, thence north along the East line of said ¼ - ¼ section 334.3 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 200.81 feet, thence 90°15' left parallel to the south line of said ¼ - ¼ line a distance of 386.55 feet to the centerline of a paved public road, thence 90°14' left along the tangent of a curve of said road 74.0 feet to the point of intersection of tangents of said curve, thence 8°10' left along the tangent of said curve 74.0 feet to the point of tangent of said curve, thence continue along the last mentioned course and the centerline of said paved road 54.2 feet, thence 81°36' left 366.57 feet to the point of beginning, excepting the right of way of stated paved road.

ALSO LESS AND EXCEPT:

From an existing crimp iron pin being the locally accepted southeast corner of said SW ¼ of SW ¼, run in a northerly direction along the east line of said ¼ - ¼ section for a distance of 615.23 feet to an existing iron rebar set by Ray Weygand and being the point of beginning; thence continue in a northerly direction along the east line of said ¼ - ¼ section for a distance of 76.13 feet to a point in the center of an existing chert road; thence turn an angle to the left of 41°34'44" and run in a northwesterly direction along the center of said chert road for a distance of 35.30 feet; thence turn an angle to the left of 0°14'24" and run in a northwesterly direction for a distance of 25.14 feet to a point in the centerline of an existing chert road; thence turn an angle to the left of 8°10'1" and run in a northwesterly direction for a distance of 31.61 feet to a point in the center of an existing chert road; thence turn an angle to the left of 7°50'22" and run in a northwesterly direction along the centerline of an existing chert road for a distance of 44.72 feet; thence turn an angle to the left of 1°0'43" and run in a northwesterly direction for a distance of 43.72 feet to a point in the center of an existing chert road; thence turn an angle to the left of 6°41'03" and run in a northwesterly direction for a distance of 46.29 feet to a point in the center of an existing chert road; thence turn an angle to the left of 5°1'26" and run in a northwesterly direction for a distance of 51.15 feet to a point in the center of an existing chert road; thence turn an angle to the right of 1°25'30" and run in a northwesterly direction for a distance of 62.13 feet to a point in the center of an existing chert road; thence turn an angle to the left of 7°14'27" and run in a northwesterly direction for a distance of 31.35 feet to a point in the center of an existing chert road; thence turn an angle to the left of 20°08'53" and run in a westerly direction for a distance of 77.95 feet to a point on the east right-of-way

Statutory Warranty Deed
Page 3

line of Cahaba Beach Road; thence turn an angle to the left of 106°10'11" and run in a southeasterly direction along the east line of Cahaba Beach Road for a distance of 45.42 feet; thence turn an angle to the right of 8°50'44" and run in a southeasterly direction along the east right-of-way line of Cahaba Beach Road for a distance of 11.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 82°40'33" and run in an easterly direction for a distance of 54.07 feet to an existing iron rebar set by Weygand; thence turn an angle to her right of 20°08'53" and run in a southeasterly direction for a distance of 18.10 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7°14'01" and run in a southeasterly direction for a distance of 59.64 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 1°25'04" and run in a southeasterly direction for a distance of 49.11 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 5°01'26" and run in a southeasterly direction for a distance of 40.66 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 6°41'02" and run in a southeasterly direction for a distance of 40.02 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 1°00'43" and run in a southeasterly direction for a distance of 40.47 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 7°50'23" and run in a southeasterly direction for a distance of 23.91 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 8°10'01" and run in a southeasterly direction for a distance of 21.13 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 0°-8' and run in a southeasterly direction for a distance of 47.53 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 5°29'47" and run in a southeasterly direction for a distance of 44.96 feet, more or less, to the point of beginning. Containing 0.3 acres, more or less, LESS AND EXCEPT ANY PART LYING IN A ROAD RIGHT OF WAY.

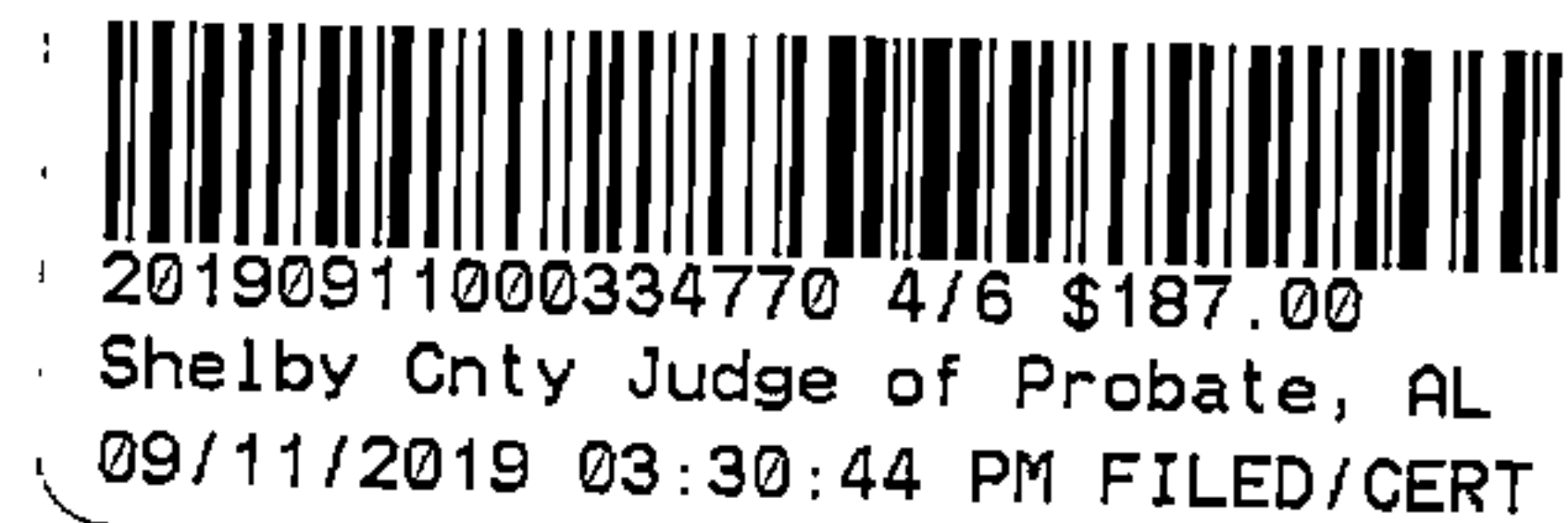


EXHIBIT B

[Permitted Exceptions]

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. All matters of record.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name:	Hettie Louise Glenn	Grantee's Name:	Glenn Realty, LLC
Mailing Address:	3687 Cahaba Beach Road Birmingham, Alabama 35242	Mailing Address:	3687 Cahaba Beach Road Birmingham, Alabama 35242
Property Address:	Cahaba Beach Road Birmingham, Alabama 35242	Date of Sale:	August 4, 2019
			Actual Value: \$150,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required):

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other: Shelby County Tax Assessor Valuation
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

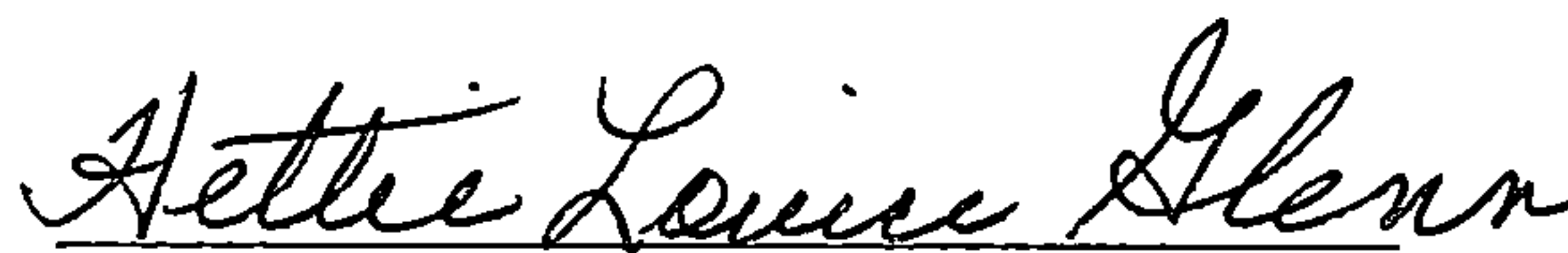
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Dated: August 4, 2019

GRANTOR:

☒ Unattested


Hettie Louise Glenn

Shelby County, AL 09/11/2019
State of Alabama
Deed Tax: \$150.00


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