
20191022000388430 1/6 \$88.00
Shelby Cnty Judge of Probate, AL
10/22/2019 11:07:24 AM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
WK Real Properties LLC
3540 Kingshill Road
Birmingham, Alabama 35223-1422

SOURCE OF TITLE: Inst. #20190607000199710

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 7th day of October, 2019, for and in consideration of the **sum of Fifty Thousand and No/100 Dollars (\$50,000.00)**, as can be **verified by agreement between Grantors and Grantee**, and other good and valuable consideration to

WILLIAM CLARKE MORRISON, JR., a married man,
whose mailing address is **35 Auburndale Drive, Ashville, North Carolina 28806-9519**,
(as to an undivided 5.5556% interest in the Properties),

LESLIE MORRISON HILTON, a married woman,
whose mailing address is **1001 High Trail Court, Wake Forest, North Carolina 27587-4737**,
(as to an undivided 5.5556% interest in the Properties)

and

ANDREA MORRISON, an unmarried woman,
whose mailing address is **4933 Cedarforest Drive, Charlotte, North Carolina 28226-7836**
(as to an undivided 5.5556% interest in the Properties)

(herein referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by

WK REAL PROPERTIES LLC, an Alabama limited liability company,
whose mailing address is **3540 Kingshill Road, Birmingham, Alabama 35223-1422**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee all of each respective Grantor's undivided 5.5556% interest (the "**Property Interests**") in and to the following described real properties situated in Shelby County, Alabama (herein collectively referred to as the "**Properties**"; the Properties having a **property address of 3883 Hwy. 39, Chelsea, Alabama 35043**; and being identified as Parcel No. 15 2 04 0 001 031.000 by the Shelby County, Alabama Property Tax Commissioner), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR LEGAL DESCRIPTIONS**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of any Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. All taxes for the year 2019 and subsequent years, not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under any of the Properties, together with all rights in connection therewith (however, minerals are conveyed as a part of the Properties to the extent owned by any Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any, affecting any of the Properties; any rights of parties in possession; all recorded or unrecorded leases affecting any of the Properties, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of the Properties.


TO HAVE AND TO HOLD all of the said Property Interests to the said Grantee, and to Grantee's successors and assigns, in fee simple forever.

NOTE: The Property is NOT the homestead of any Grantor or any Grantor's spouse.

NOTE: Notwithstanding the amount of the Property Interests hereinabove set forth, it is the intention of each of the Grantors by this Deed to convey to the Grantee all of the undivided interest in the Property owned by each of the Grantors, whether the amount thereof is accurately set forth herein or not.

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 each Grantor's 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).

**[Remainder of Page Intentionally Left Blank -
Signature Pages Follow]**


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IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hands and seals effective as of the date first above written.

GRANTOR:

William Clarke Morrison Jr.
William Clarke Morrison, Jr.

Date of Execution: 10-1-19

STATE OF North Carolina
COUNTY OF Buncombe

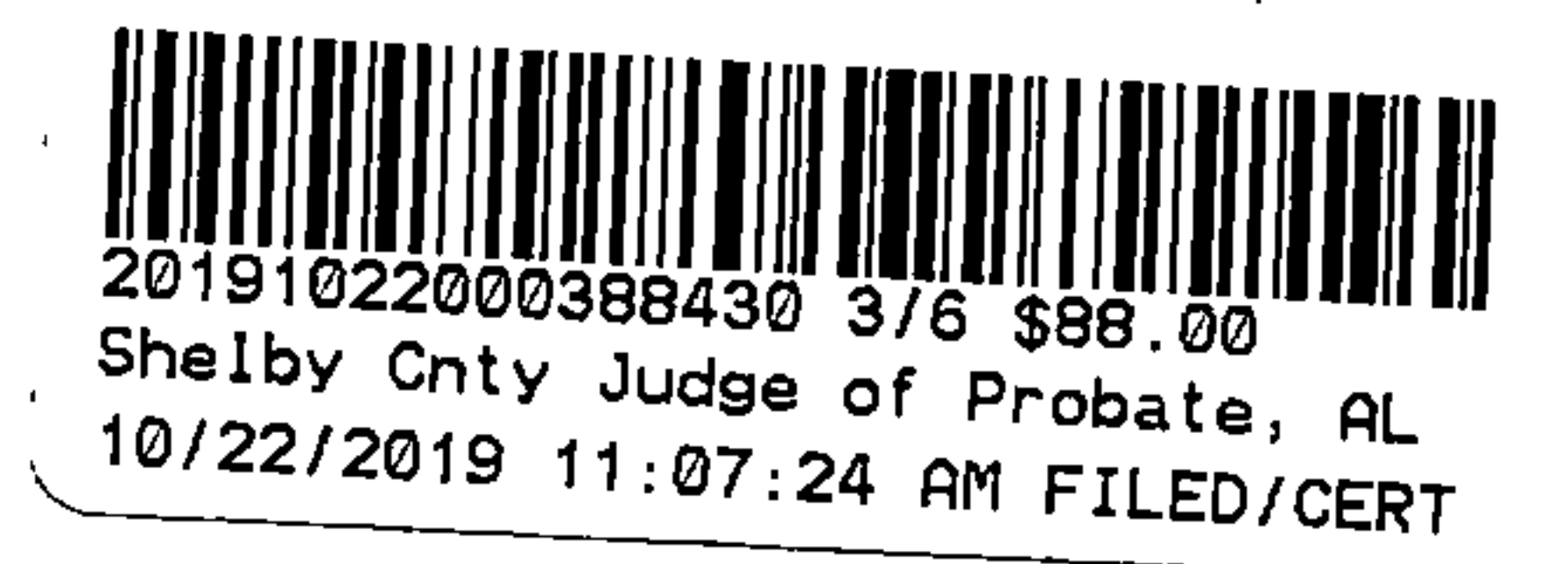
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that William Clarke Morrison, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2019.



Marjorie D. Harvey
Notary Public
My Commission Expires: 12-3-2022

[Signatures of Grantors Continued on Next Page]



GRANTOR:

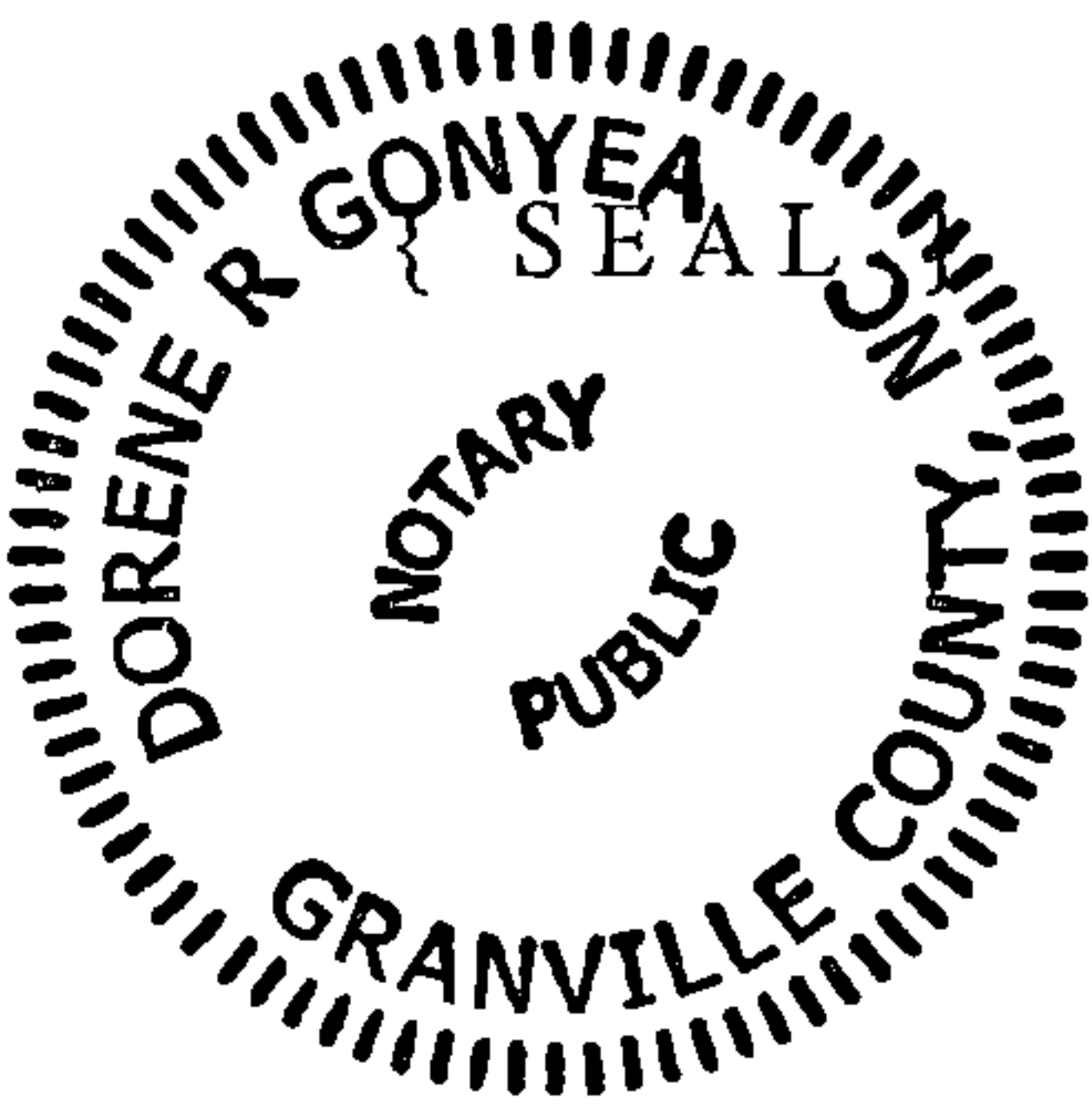
Leslie Morrison Hilton
Leslie Morrison Hilton

Date of Execution: 10/1/19

STATE OF North Carolina
COUNTY OF Wake

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Leslie Morrison Hilton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2019.



Dorene R. Gonyea
Notary Public
My Commission Expires: 4/10/2021

[Signatures of Grantors Continued on Next Page]



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GRANTOR:

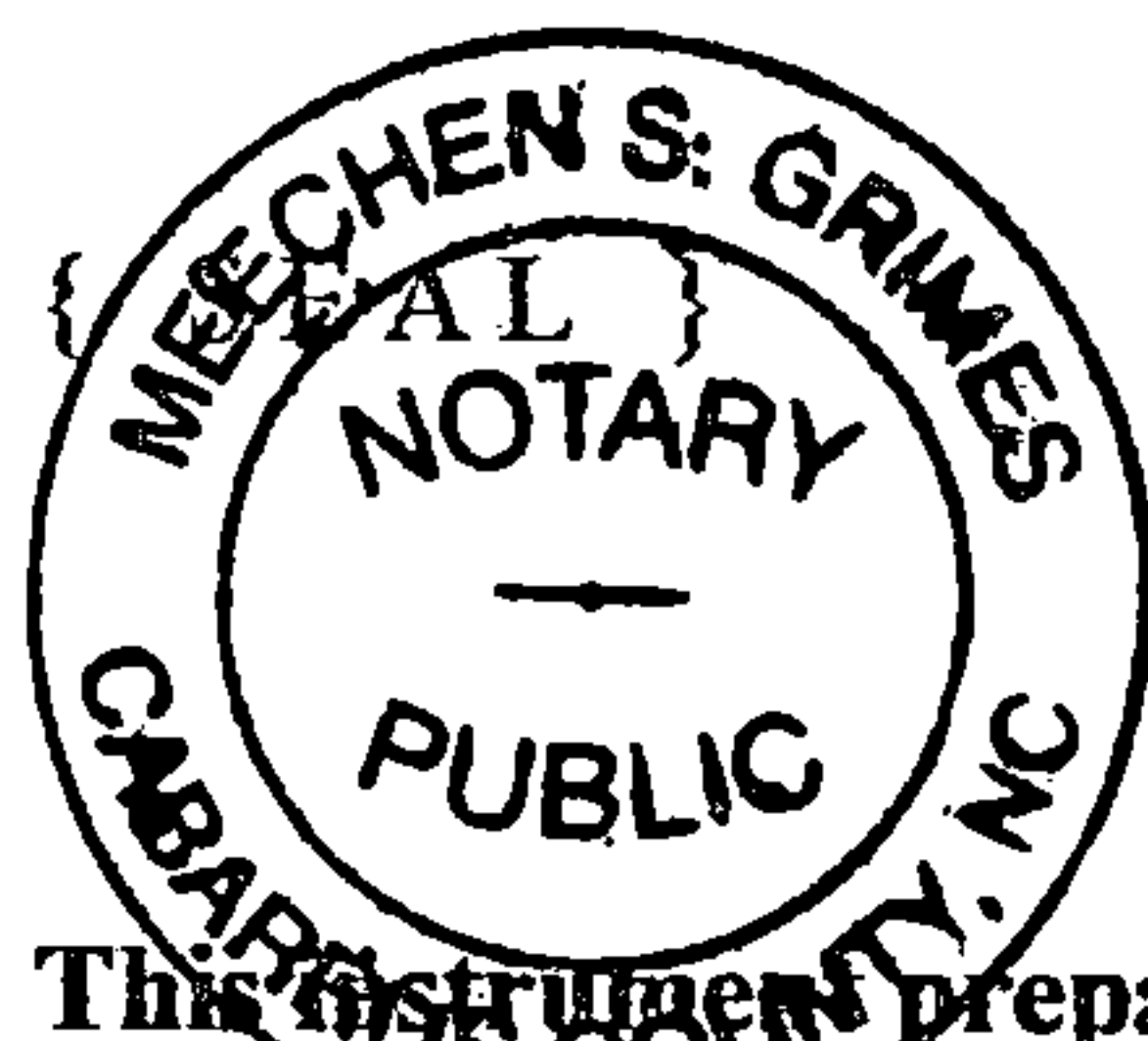
Andrea Morrison
Andrea Morrison

Date of Execution: Oct. 1, 2019

STATE OF North Carolina
COUNTY OF CABARRUS

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Andrea Morrison, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2019.



Meechen S. Grimes
Notary Public
My Commission Expires: October 30 2023

This instrument prepared by:
Greggory M. Deitsch, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P.O. Box 55727
Birmingham, Alabama 35255-5727



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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTIES

Tract I:

A tract of land consisting of approximately 4-7/10 acres described as commencing at the NE corner of the NW 1/4 of SW 1/4 of Section 4-T-20 R-1 west. Run west along 40 line a distance of 78.68 feet to an iron pipe on 40 line for the point of beginning. Continue west along 40 line a distance of 210 feet to an iron pipe. Then run south 5° east a distance of 1088 feet to an iron pipe on the north boundary line of K.Springs Cemetery property. Then run 20° north of east along cemetery property line a distance of 210 feet and being the NE corner of cemetery property marked by iron pipe. Then run north 5° to west a distance of 932 feet to an iron pipe on 40 line and the point of beginning.

Tract II:

Begin at the southeast corner of the NW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West, thence run north along the east line of said 1/4-1/4 Section a distance of 1310.97 feet to the northeast corner of said 1/4-1/4 Section corner; thence turn an angle of 90 deg. 49 min. 08 sec. to the left and run west along the north line of said 1/4-1/4 Section a distance of 78.68 feet; thence turn an angle of 92 deg. 27 min. to the left and run a distance of 1385.86 feet to the north R.O.W. line of a paved County Highway; thence turn an angle of 112 deg. 10 min. to the left and run along the north R.O.W. line of said Highway a distance of 1.37 feet to the east line of the SW 1/4 of the SW 1/4 of Section 4, Township 20 South, Range 1 West; thence run north along the east line of the SW 1/4 of the SW 1/4 a distance of 72.56 feet to the point of beginning; situated in the W 1/2 of the SW 1/4 of Section 4, Township 20 South, Range 1 West.

Tract III:

The West Half of the Northeast Quarter of the Southwest Quarter of Section 4, Township 20, Range 1 West; also, that certain tract beginning at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 4, Township 20, Range 1 West, and run thence East 260 feet, more or less, to the old Calera Road, and now known as the Chelsea-East Saginaw paved road; run thence in a Southwesterly direction along the Northwest right of way line of said public road to the West line of said Southeast Quarter of the Southwest Quarter of said Section 4; run thence North 160 feet, more or less, to the point of beginning.

Tract IV:

The East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 4, Township 20, Range One, West, situated, lying and being in the County of Shelby and State of Alabama.



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Shelby County, AL 10/22/2019
State of Alabama
Deed Tax: \$50.00