

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Southern Investments & Rentals, LLC
4385 Heritage View Road
Birmingham, AL 35242

WARRANTY DEED

Shelby County, AL 10/29/2019
State of Alabama
Deed Tax: \$2.50

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

That in consideration of FOURTEEN THOUSAND and 00/100 Dollars (\$14,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Perry Vaughn Hudson, as Personal Representative of the Estate of Billy Vaughn Hudson, deceased, Case No. PR-2018-000833 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Southern Investments & Rentals, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

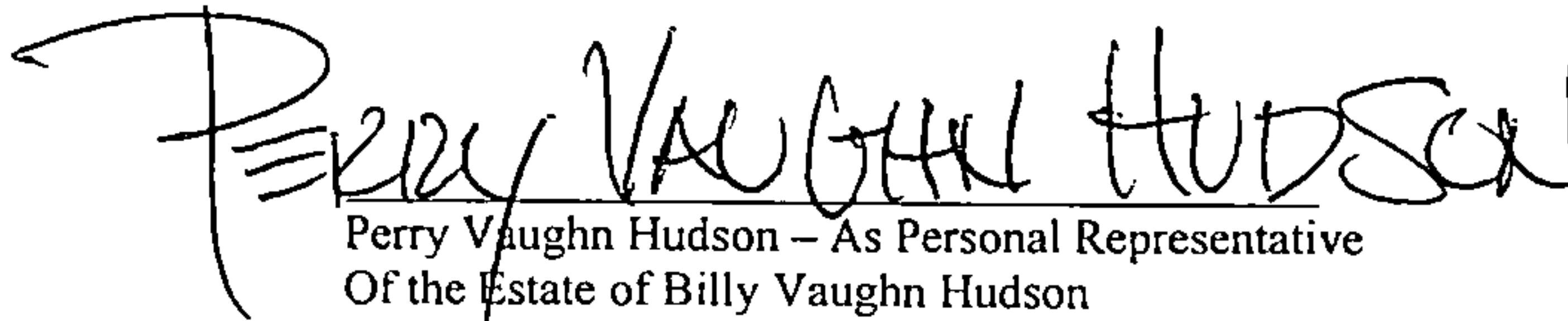
Source of Title: Subject property is the same property as conveyed to Billy V. Hudson in Deed recorded at Inst. # 1998-4711 in the Probate Office of Shelby County, Alabama.

\$11,900.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

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

And the Grantor does for itself and for its heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

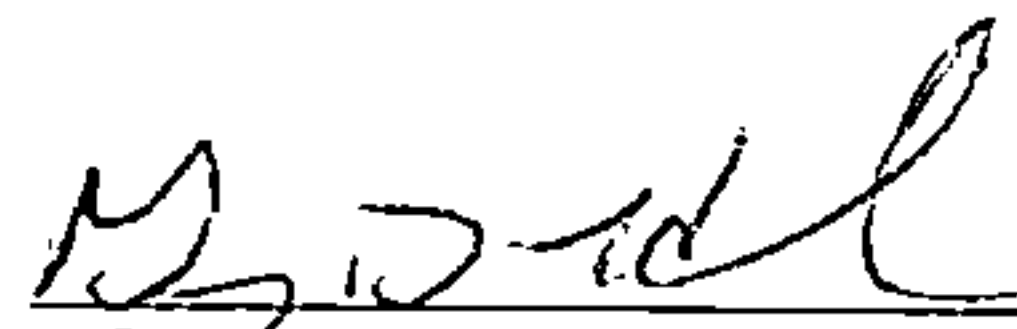
IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 17th day of October, 2019.


Perry Vaughn Hudson – As Personal Representative
Of the Estate of Billy Vaughn Hudson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Perry Vaughn Hudson, whose name as Personal Representative of the Estate of Billy Vaughn Hudson, 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 the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand, this 17th day of October, 2019.


NOTARY PUBLIC

My Commission Expires 8-21-23



20191029000396620 1/3 \$30.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

Legal Description:

Parcel I :

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section, run in a Northerly direction along the West line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 199.82 feet; thence turn an angle to the right for $140^{\circ} 37' 25''$ and run in a Southeasterly direction for a distance of 165.83 feet to the point of beginning; thence turn an angle to the right of 180° and run in a Northwesterly direction for a distance of 165.83 feet; thence turn an angle to the right of $39^{\circ} 22' 35''$ and run in a Northerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 245.00 feet; thence turn an angle to the right of $87^{\circ} 29' 34''$ and run in an Easterly direction for a distance of 547.80 feet; thence turn an angle to the right of $86^{\circ} 50' 03''$ and run in a Southerly direction for a distance of 58.62 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius 221.57 feet and a central angle of $23^{\circ} 26'$; thence turn an angle to the left and run in a Southeasterly direction along the arc of said curve for a distance of 90.62 feet; thence turn an angle to the right and run in a Southwesterly direction for a distance of 538.12 feet, more or less, to the point of beginning.

Parcel II :

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, all in Section 29, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said section, run in a Northerly direction along the West line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ for a distance of 199.82 feet; thence turn an angle to the right of $140^{\circ} 37' 25''$ and run in a Southeasterly direction for a distance of 165.83 feet to the point of beginning; thence continue along last mentioned course for a distance of 307.00 feet; thence turn an angle to the left of $88^{\circ} 28' 20''$ and run in a Northeasterly direction for a distance of 527.75 feet; thence turn an angle to the left of $92^{\circ} 36' 20''$ and run in a Northwesterly direction for a distance of 172.69 feet to a point of curve, said curve being concave in a Northeasterly direction and having a radius of 221.57 feet and a central angle of $11^{\circ} 20' 52''$; thence turn an angle to the right and run in a Northwesterly direction along the arc of said curve for a distance of 43.88 feet; thence turn an angle to the left and run in a Southwesterly direction for a distance of 538.12 feet, more or less, to the point of beginning.



20191029000396620 2/3 \$30.50
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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 Estate of Billy Vaughn Hudson
Mailing Address 343 Wixford Place
Alabaster AL 35007

Grantee's Name Southern Investors Realty I
Mailing Address 4385 Heritage View Road
Birmingham AL 35242

Property Address See Legal Description
on Deed

Date of Sale 10-17-2019
Total Purchase Price \$ 14,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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).

Date 10-17-19

Print Gregory D Harrison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

verified by)



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Form RT-1