



20191106000411500 1/2 \$144.00
Shelby Cnty Judge of Probate, AL
11/06/2019 08:34:40 AM FILED/CERT

PROPERTY ADDRESS:

1130 1st St. N
Alabaster, AL 35007
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

Fairway Properties, L.L.C.
1841 Montclair Lane, Suite 101
Birmingham, AL 35216

THIS INSTRUMENT WAS PREPARED BY:

Walter F. Scott III, Esq.
Galloway, Scott, Moss & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
205.949.5580

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of SEVEN HUNDRED NINETY THOUSAND FIVE HUNDRED and 00/100 Dollars (\$790,500.00), pursuant to written agreement of the parties, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **HORN PROPERTIES, LLC, an Alabama limited liability company** whose mailing address is 1125 Lakeridge Drive, Birmingham, AL 35244 (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **FAIRWAY PROPERTIES, L.L.C. an Alabama limited liability company** whose mailing address is 1841 Montclair Lane, Suite 101, Birmingham, AL 35216 (hereinafter referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot No. 6 and the North One-half of Lot No. 7, all in Block 1, according to the Map of Cedar Grove Estates, as recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, Page 53 in said Probate Office of Shelby County, Alabama, Birmingham, Division.

Tax Parcel ID #13-00-35-1-001-036.000

Commonly known as: 1130 1st Avenue North, Alabaster, AL 35007

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

*\$671,925.00 being paid by the mortgage being filed
Page 1 of 2 Simultaneously.*

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

IN WITNESS WHEREOF, the Grantor by the undersigned who is authorized to execute this conveyance, hereunto set his hand and seal on this 1st day of November, 2019.

HORN PROPERTIES, LLC
an Alabama limited liability company

Shelby County, AL 11/06/2019
State of Alabama
Deed Tax:\$119.00

By: Gregory L Horn
Gregory L Horn
Its: Member

STATE OF ALABAMA)
JEFFERSON COUNTY)


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I, the undersigned authority, a Notary Public in and for said County, hereby certify that Gregory L. Horn, whose name as Member of Horn Properties, LLC, an Alabama limited liability company 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 member and with full authority executed the same voluntarily as and for the act of said limited liability company.

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

Elizabeth Vines Cather
NOTARY PUBLIC
My Commission Expires _____

