

Prepared By:
South Oak Title Trussville, LLC
5582 Apple Park Drive
Birmingham, Alabama 35235

Send Tax Notice To:
Absolute One Properties, LLC
1873 Kelly Loop Road
Mount Olive, Alabama 35117

STATE OF ALABAMA) **20191114000423220 11/14/2019 03:16:52 PM DEEDS 1/2**
) CORPORATION FORM WARRANTY DEED
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred Eighty Thousand Dollars and 00/100 (\$580,000.00) and other good and valuable consideration to the undersigned, Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, New South Developers, Inc., an Alabama Incorporation, whose address is 500 SOUTHLAND DR, STE 212, BHAM, AL, (hereinafter referred to as Grantor), does hereby grant, bargain, sell and convey unto Absolute One Properties, LLC, an Alabama Limited Liability Company, whose address is 1873 Kelly Loop Road, Mount Olive, Alabama 35117, (hereinafter referred to as Grantee), its heirs and assigns, the following described real estate, lying and being in the County of Shelby, State of Alabama, with an address of 2070 Valleydale Road, Hoover, Alabama 35244, to wit:

LOT 2B, ACCORDING TO A RESURVEY OF LOT 2, RIVERCHASE EAST FIRST SECTOR, AS RECORDED IN MAP BOOK 46, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$464,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

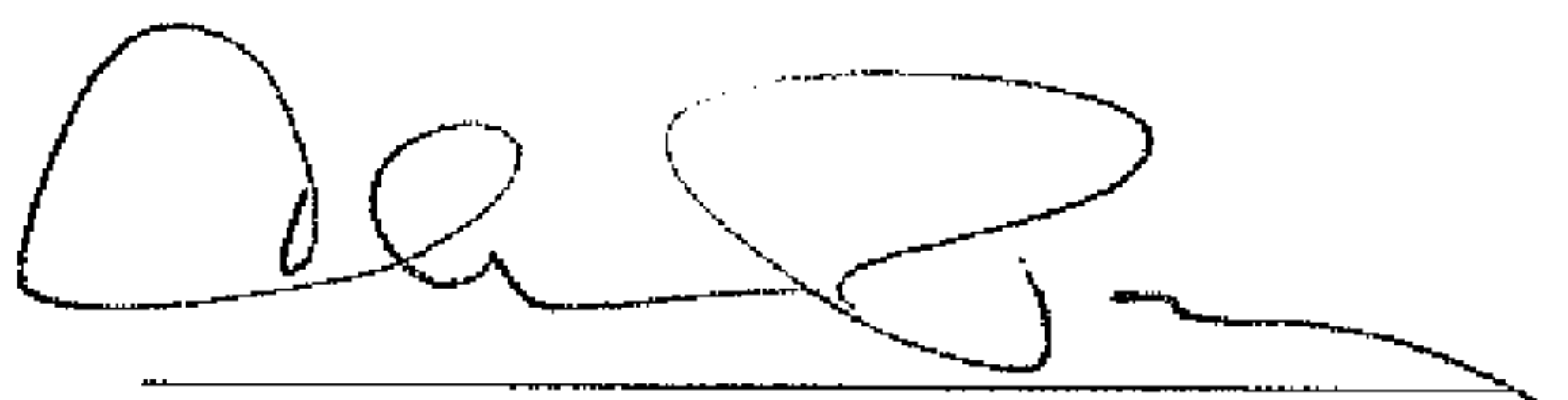
SUBJECT TO: (1) Taxes for the year 2020, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

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

And said Grantor, for said Grantor, Grantor's heirs, successors, executors and administrators, covenants with Grantee, and with Grantee's heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate, that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that Grantor will, and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, by its Member who is authorized to execute this conveyance, has executed this instrument on this, the 14th day of November, 2019.

New South Developers, Inc.



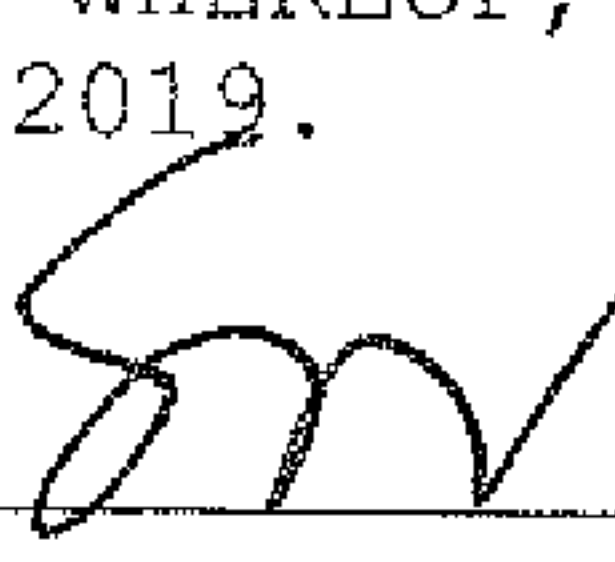
Charles Poe
Secretary and Shareholder

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

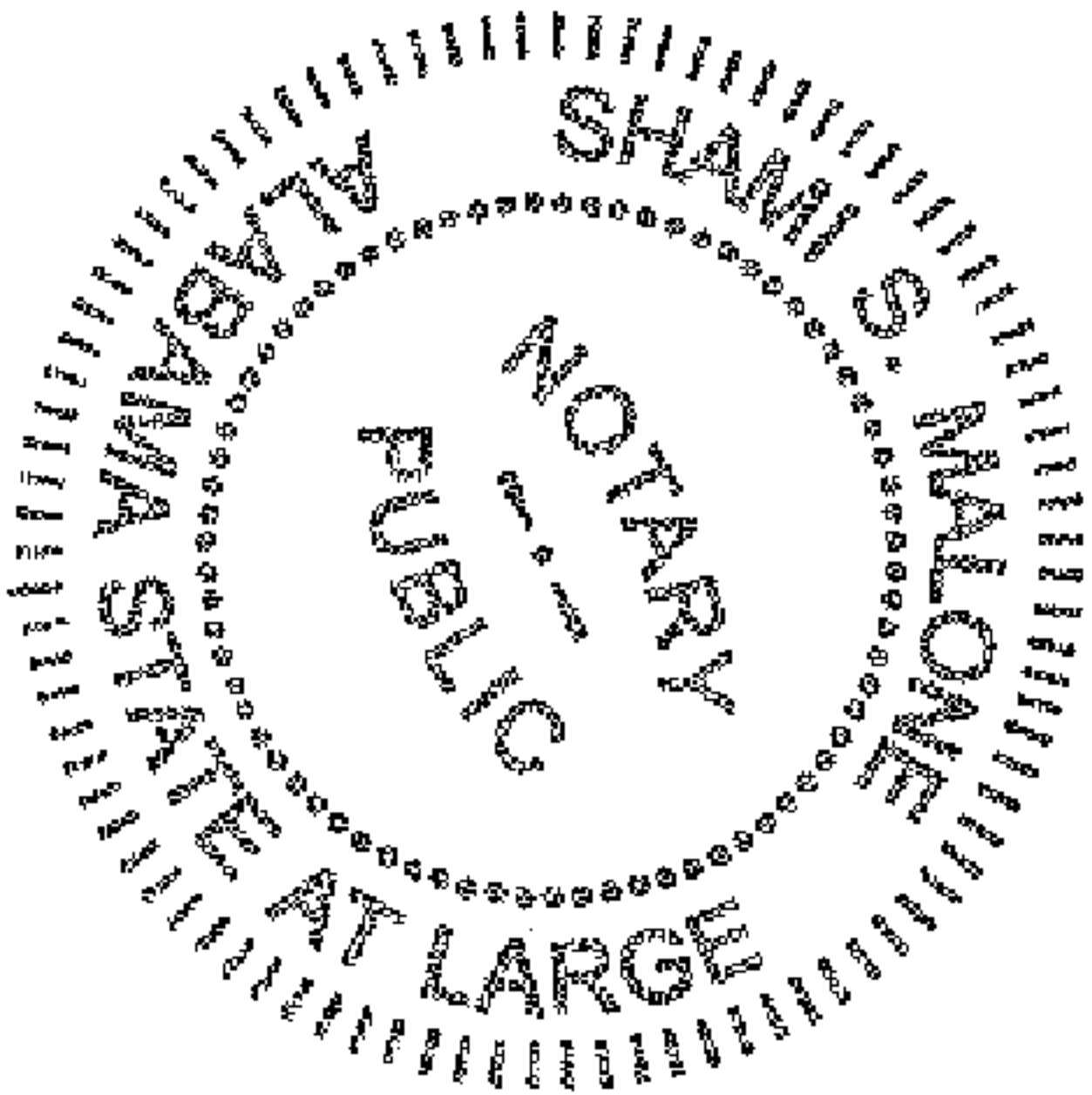
20191114000423220 11/14/2019 03:16:52 PM DEEDS 2/2

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Poe, whose name as Secretary and Shareholder of New South Developers, Inc., 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 conveyance, he as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14th day of November, 2019.



Notary Public
My Commission Expires: 11/3/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2019 03:16:52 PM
\$141.00 CHERRY
20191114000423220

Allie S. Boyd