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01/22/2020 10:12:16 AM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Brian J. Cobb
1445 Stoneykirk Rd
Pelham, AL 35124

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, the amount of **which can be verified in the Sales Contract between the parties** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Riha Development, LLC, an Alabama Limited Liability Company, whose mailing address is:

875 Yeager Parkway, Birmingham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brian J. Cobb, whose mailing address is: 1445 Stoneykirk Rd., Pelham, AL 35124

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 0 Airpark Industrial Road, Alabaster, AL 35007** to-wit:

Parcel I

Lot 11 of the Airpark Industrial Complex, an industrial subdivision situated in the SW 1/4 of the SE 1/4 Section 18 and the NW 1/4 of the NE, NE 1/4 of the NE 1/4, Section 19, all in Township 21 South Range 2 West, Alabaster, as recorded in Map Book 19, Page 116 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel II

Beginning at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Southerly along the East line of said quarter-quarter a distance of 648.91 feet to a steel rebar corner; thence turn 92°16'54" right and run Westerly a distance of 301.08 feet to a steel rebar corner on the Northeasterly right-of-way line of Interstate Highway no. 65 (I-65); thence turn 63°10'30" right and run Northwesterly along said Highway right-of-way line a distance of 775.09 feet to a steel rebar corner on the North line of said Southeast quarter of the Southwest quarter line a distance of 698.82 feet to the Point of Beginning.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 9th day of January, 2020.



Allen F. Riha
Manager



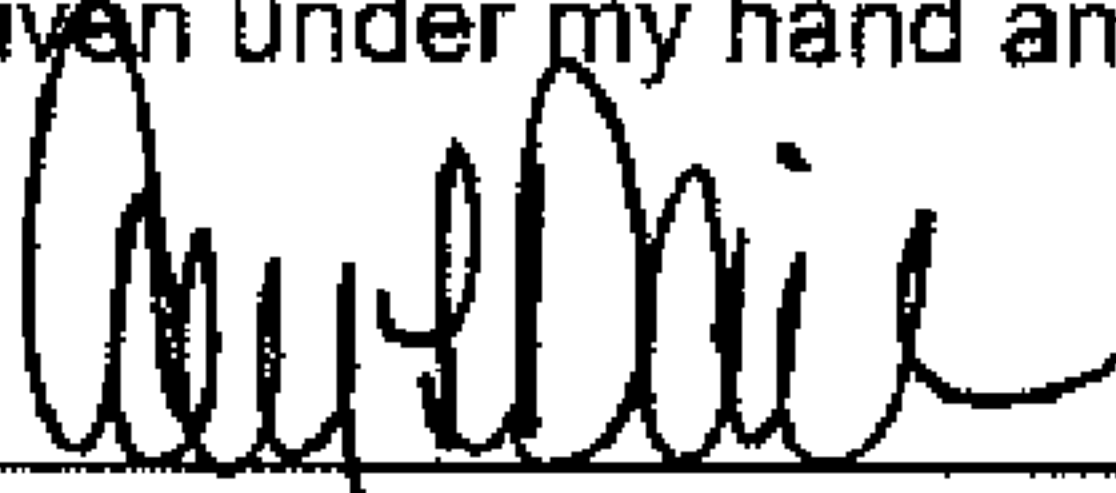
Deborah L. Riha
Manager

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Allen F. Riha and Deborah L. Riha, Managing Members of Riha Development, LLC, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of January, 2020.

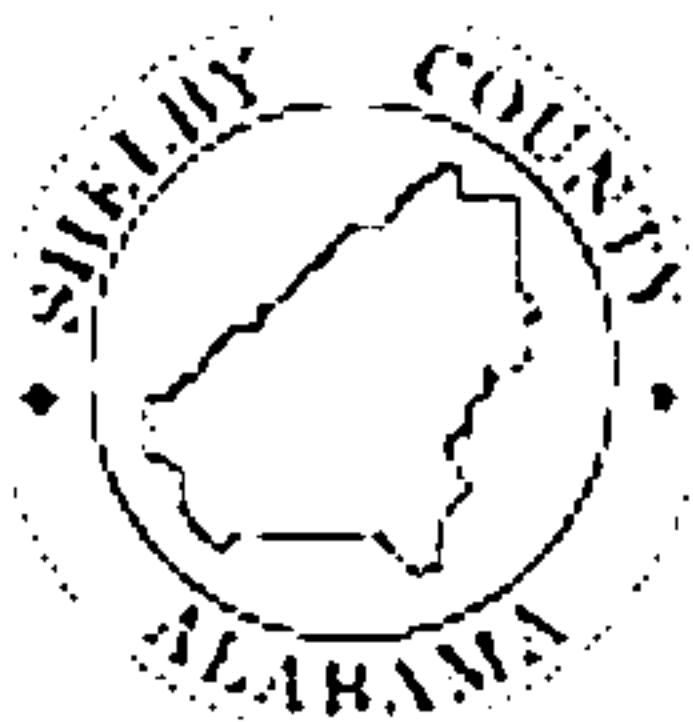


Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2020 10:12:16 AM
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