

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Madison Earl Development, LLC  
3649 Forrest Trace  
Trussville, AL 35173

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STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )                   **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,200,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **ROYAL MANORS & ASSOCIATES, LLC, an Alabama limited liability company a/k/a ROYAL MANORS & ASSOCIATES LLC** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **MADISON EARL DEVELOPMENT, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$960,000.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with its 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 hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 4th day of February, 2020.

**ROYAL MANORS & ASSOCIATES, LLC**

Fran W. Anderson Manager  
By: **Fran W. Anderson**  
Its: **Manager/Member**

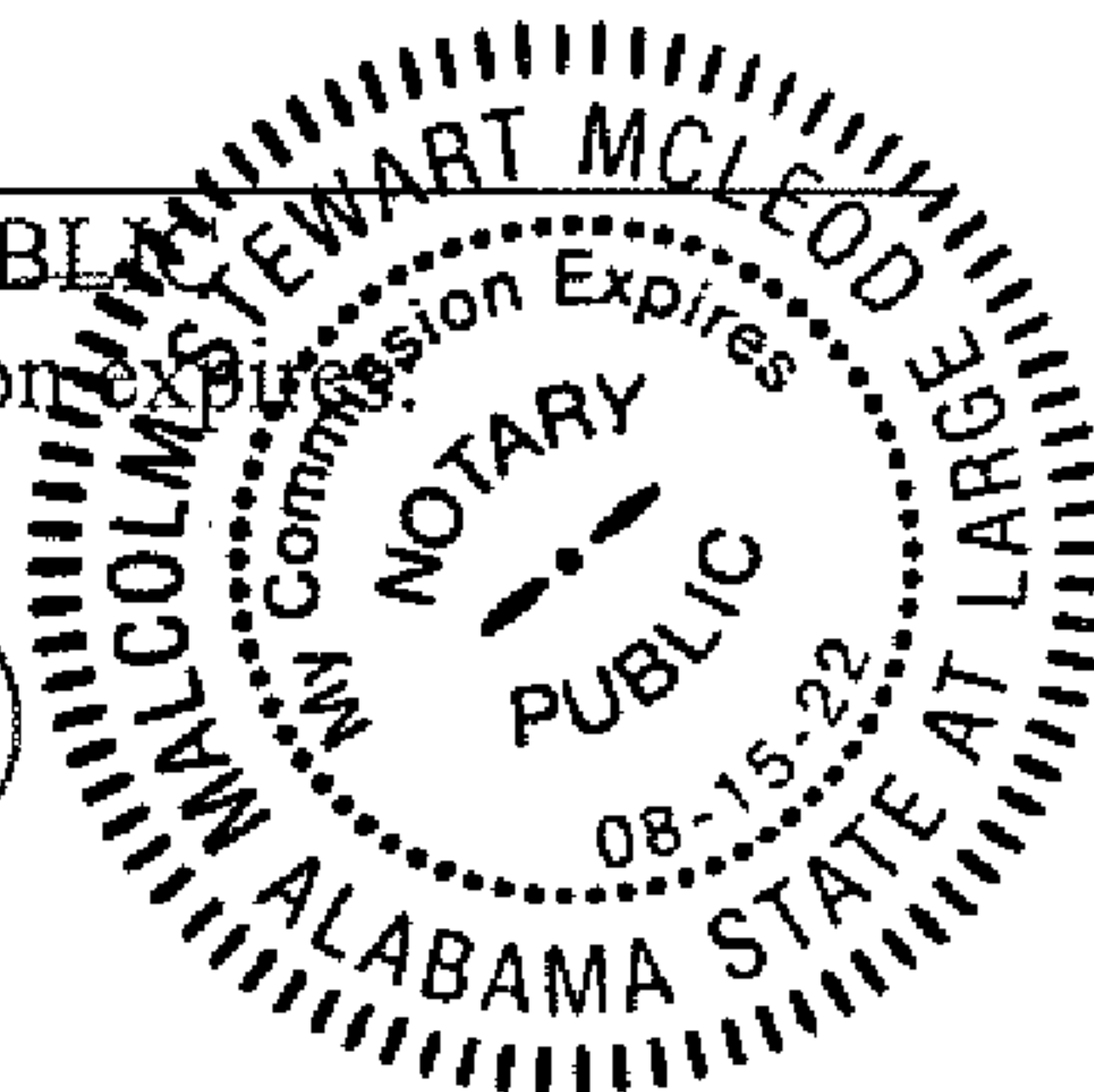
STATE OF ALABAMA       )  
  )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **FRAN W. ANDERSON, Manager/Member of ROYAL MANORS & ASSOCIATES, 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 instrument, she, as said Manager/Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of February, 2020.

NOTARY PUBLIC

My commission expires



**EXHIBIT A, LEGAL DESCRIPTION**

**PARCEL 1:**

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, and run South along the East line of said 1/4 – 1/4 289.16 feet to a point on the North line of Green Valley Subdivision as recorded in Map Book 5, Page 94 in the Shelby County Probate Office; thence turn 91 degrees right and run West along the said North line of said subdivision 575 feet to the Point of Beginning: Thence continue along last described course 579.15 feet to a point on the East right of way line of Alabama Highway 119; thence run 84 degrees 04 minutes 05 seconds right to tangent and run North – Northwest along the arc of a highway curve to the left, having a central angle of 14 degrees 09 minutes 05 seconds a radius of 1072.35 feet and a tangent of 133.24 feet, an arc distance of 265.12 feet to an existing property corner: thence run 105 degrees 17 minutes 33 seconds right from tangent and run East along a monumented (by corners and fences) adversely occupied property line accepted by surveyor Conn 139.27 feet to an existing property corner; thence turn 6 degrees 20 minutes 35 seconds right and run 150 feet to an existing property corner; thence turn 1 degree 39 minutes left and continue along adversely occupied property line 350 feet to an existing property corner; thence run 90 degrees 08 minutes 04 seconds right and run South 265.97 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

**PARCEL 2:**

Commence at the NE corner of the NE 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West and run South along the East line of said 1/4 – 1/4 289.16 feet to a point on the North line of the Green Valley Subdivision as recorded in Map Book 5, Page 94 in the Shelby County Probate Office; thence turn 91 degrees right and run West along the said North line of said subdivision 180.03 feet to the Point of Beginning: Thence continue along last described course 394.97 feet to an existing property corner; thence turn 90 degrees 00 minutes 19 seconds right and run North 265.97 feet to an existing property corner along a monumented (by corners and fences) adversely occupied property line accepted by surveyor Conn; thence turn 89 degrees 51 minutes 56 seconds right and run East along said adversely occupied property line 180.73 feet to an existing property corner; thence turn 00 degrees 48 minutes 17 seconds right and continue along said property line 167.01 feet to an existing property corner; thence turn 0 degrees 32 minutes 06 seconds right and continue along said adversely occupied line 47.23 feet to an existing property corner; thence turn 88 degrees 47 minutes 22 seconds right and run South 263.41 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name ROYAL MANORS & ASSOCIATES, LLCGrantee's Name MADISON EARL DEVELOPMENT, LLCMailing Address 8218 HWY 119 APARTMENTS  
ALABASTER, AL 35007Mailing Address 8218 HWY 119 APARTMENTS  
ALABASTER, AL 35007Property Address 8218 HWY 119 APARTMENTS  
ALABASTER, AL 35007Date of Sale February 4, 2020Total Purchase Price \$1,200,000.00

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 February 4, 2020Print Malcolm S. McLeod           UnattestedSign                                     

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/06/2020 10:53:47 AM  
 \$271.00 MIST  
 20200206000049980

*Allen S. Bayl*