

THIS INSTRUMENT PREPARED BY:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Jonathan Gill & Daniel Holcombe
~~298 Hwy 62~~ 9192 Hwy 55
Harpersville, AL 35078

CORPORATION FORM WARRANTY DEED

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

That in consideration of **FIVE HUNDRED AND NO/100-----DOLLARS (\$500.00)**, to the undersigned grantor, **G & H LAND DEVELOPMENT, LLC**, an Alabama limited liability company, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **JONATHAN GILL and DANIEL HOLCOMBE** (herein referred to as **GRANTEE**), the following described real estate, situated in **SHELBY** County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

G & H LAND DEVELOPMENT, LLC and G AND H LAND DEVELOPMENT, LLC, are one and the same company.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD, To the said Grantees, his, her, their (its), heirs and assigns forever.

And said **Grantor**, does for itself, its successors and assigns, covenant with said **Grantees**, their heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said **Grantees**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Jonathan Gill, as managing member of **G & H LAND DEVELOPMENT, LLC**, and who are authorized to execute this conveyance, have hereto set their signature and seal, this the 20th day of February, 2020.

G & H LAND DEVELOPMENT, LLC, an Alabama Limited Liability Company

BY: 
Jonathan Gill, Managing Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jonathan Gill, whose name as managing member of **G & H Land Development, 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 for and as the act of said company.

Given under my hand and official seal, this the 20th day of February, 2020.


Notary Public

My Commission Expires: 9-12-22



20200220000069040 1/3 \$123.50
Shelby Cnty Judge of Probate, AL
02/20/2020 03:32:52 PM FILED/CERT

Shelby County, AL 02/20/2020
State of Alabama
Deed Tax: \$95.50

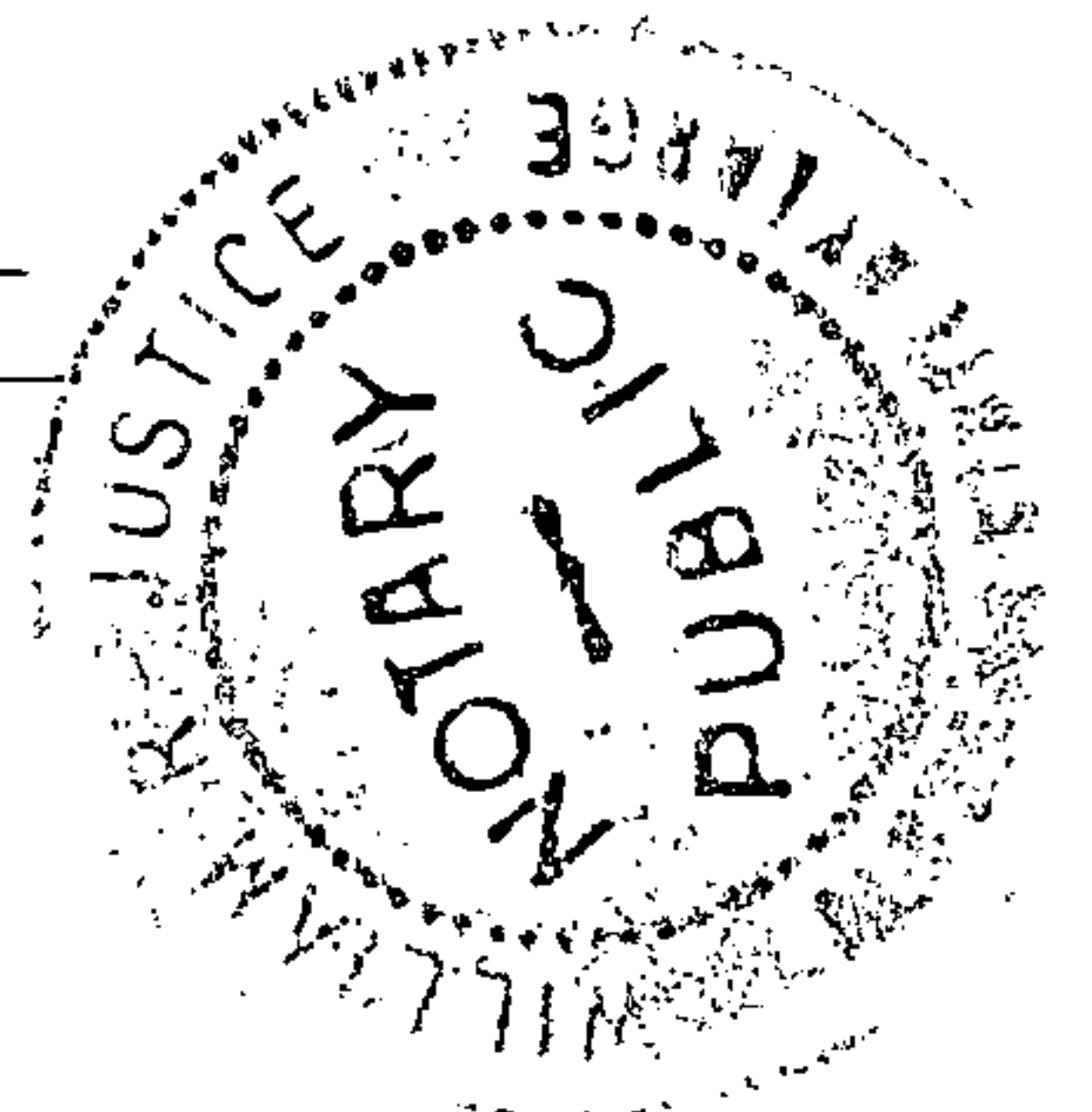



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 1" pipe in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 16 minutes 26 seconds West along the South boundary of said quarter-quarter section for a distance of 1043.33 feet to a point on the easterly right of way of Shelby County Highway No. 83; thence proceed North 35 degrees 12 minutes 50 seconds West along the Easterly right of way of said highway for a distance of 577.21 feet to a 1/2" rebar in place, said point being the point of beginning and said point also being located in the centerline of a 20 foot ingress and egress easement being existing easement B non-exclusive easement for ingress and egress. From this beginning point, continue North 35 degrees 12 minutes 50 seconds West along the easterly right of way of said highway for a distance of 140.36 feet; thence proceed North 03 degrees 45 minutes 46 seconds East along a Court Decreed Boundary line (Case No. CV-2001-984) for a distance of 95.53 feet; thence proceed South 88 degrees 03 minutes 24 seconds East for a distance of 455.73 feet; thence proceed South 01 degree 44 minutes 25 seconds West for a distance of 70.59 feet to a point in the centerline of said easement B being 10 feet in equal width on each side of the following described line; thence proceed South 78 degrees 04 minutes 01 second West along the centerline of said easement for a distance of 24.46 feet; thence proceed South 73 degrees 21 minutes 51 seconds West along the centerline of said easement for a distance of 91.66 feet; thence proceed South 69 degrees 57 minutes 21 seconds West along the centerline of said easement for a distance of 101.02 feet; thence proceed South 70 degrees 21 minutes 07 seconds West along the centerline of said easement for a distance of 137.72 feet; thence proceed South 74 degrees 28 minutes 22 seconds West along the centerline of said easement for a distance of 43.91 feet to the point of beginning which is also the termination of said easement.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

JG



20200220000069040 2/3 \$123.50
Shelby Cnty Judge of Probate, AL
02/20/2020 03:32:52 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

