

20200402000129570

04/02/2020 01:57:39 PM

DEEDS 1/2

Value \$ 98,840.00

Send tax notice to:

FLIP Holdings, LLC

1225 Avocado Summit Dr.

El Cajon, CA 92019

BLD1900344

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten and 00/100 Dollars (\$10.00)** in hand paid to the undersigned, **Edward Fertig, Jr., a married man**, whose mailing address is 1225 Avacado Summit Dr., El Cajon, CA 92019 (hereinafter referred to as "Grantor"), by **FLIP Holdings, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 807 Mooney Rd., Columbiana, AL 35051**, to-wit:

Begin at the Northeast corner of the SE ¼ of NE ¼, Section 36, Township 21 South, Range 1 West, and run South along the East boundary line of said Section 36, a distance of 523.73 feet to the point of beginning; thence turn an angle of 90 degrees 00 minutes to the right and run West a distance of 65.0 feet to a point; thence turn an angle of 90 degrees 00 minutes to the left and run South a distance of 207.26 feet to a point; thence turn an angle of 37 degrees 25 minutes 36 seconds to the right and run South 37 degrees 35 minutes 36 seconds West a distance of 187.44 feet to a point on the Northeast right of way line of County Highway 78; thence turn an angle of 90 degrees 00 minutes 36 seconds to the left and run South 53 degrees 24 minutes 00 seconds East along said right of way line a distance of 223.39 feet to a point; thence turn an angle of 126 degrees 36 minutes 00 seconds to the left and run North a distance of 488.97 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

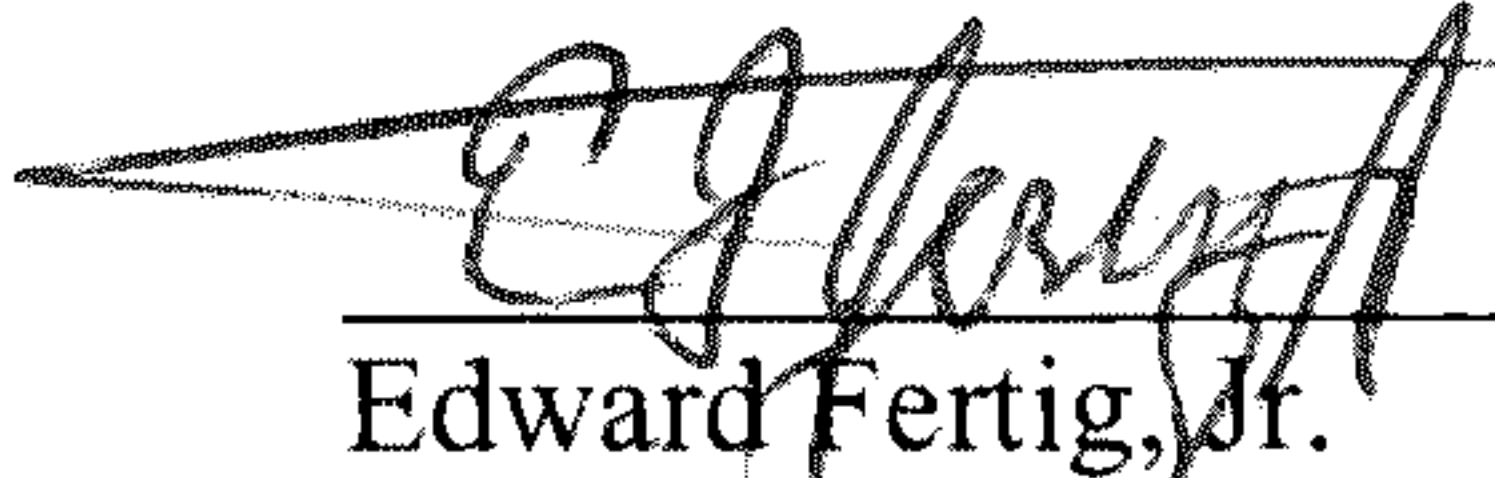
MINING AND MINERAL RIGHTS EXCEPTED.

This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

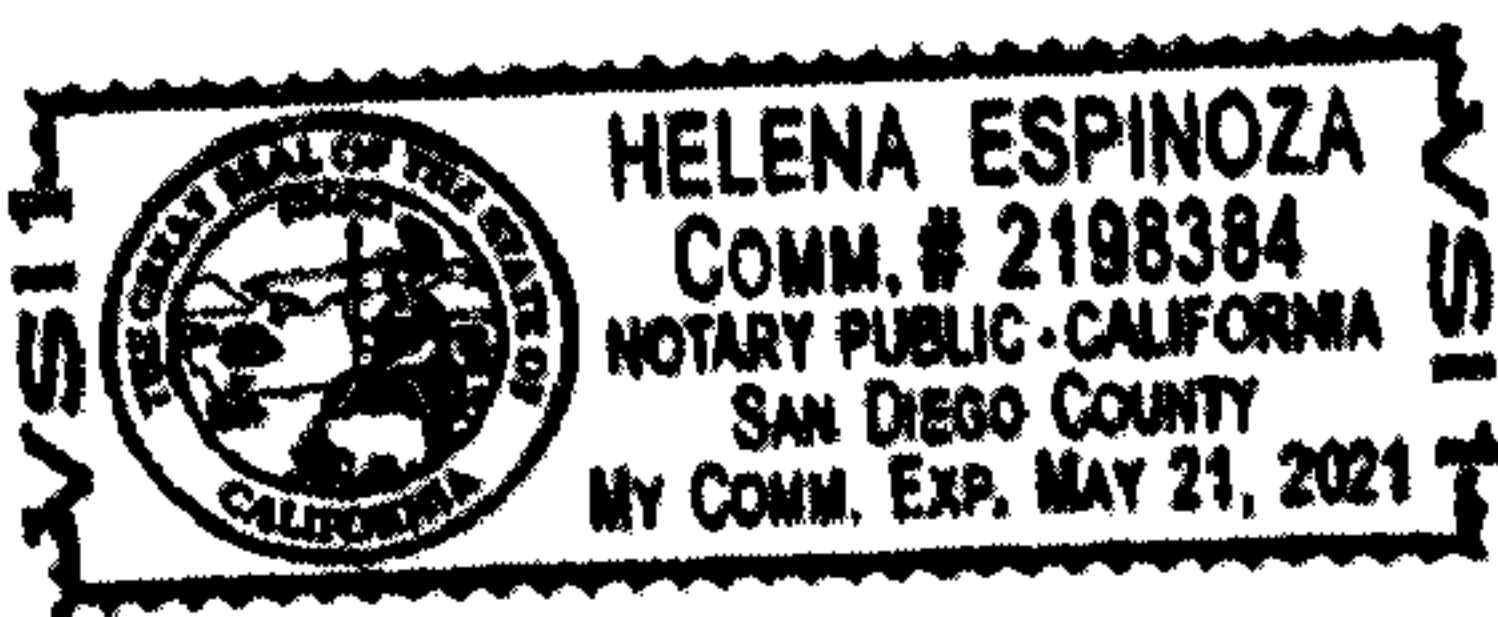
IN WITNESS WHEREOF, Grantor(s), Edward Fertig, Jr., has hereunto set his signature and seal on 2nd day of March, 2020.


Edward Fertig, Jr.

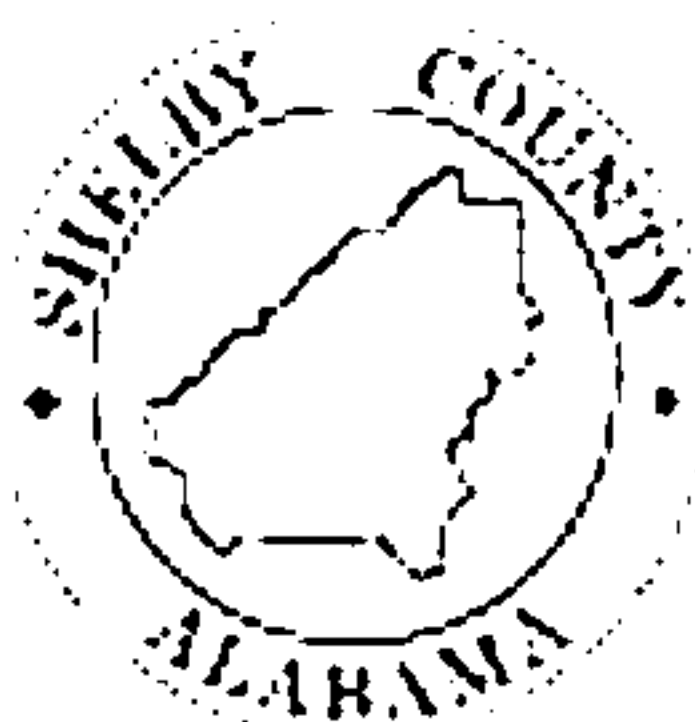
STATE OF California
COUNTY OF San Diego

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward Fertig, Jr., 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 said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of March, 2020.




Notary Public
Print Name: Helena Espinoza
Commission Expires: May 21, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2020 01:57:39 PM
\$124.00 JESSICA
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Allen S. Bayl