

THIS INSTRUMENT PREPARED BY:  
M. Lee Johnsey, Jr.  
Balch & Bingham LLP  
P.O. Box 306  
Birmingham, Alabama 35201-0306

STATE OF ALABAMA                    )  
                                                  )  
COUNTY OF SHELBY                )

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 15th day of April, 2020, by **STONEY RIDGE DEVELOPMENT CORP.**, an Alabama corporation (hereinafter referred to as the “Grantor”), to **THE VIEW, LLC**, an Alabama limited liability company (hereinafter referred to as the “Grantee”).

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of Ten and 00/100 Dollars and (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the “Property”);

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

Stoney Ridge Development Corp.  
2105 Montgomery Highway  
Pelham, AL 35124

The View, LLC  
505 3<sup>rd</sup> Street NE  
Alabaster, AL 35007  
Attn: Dixie Walker

Property Address:    See Exhibit A

Purchase Price:      \$ 66,330.00

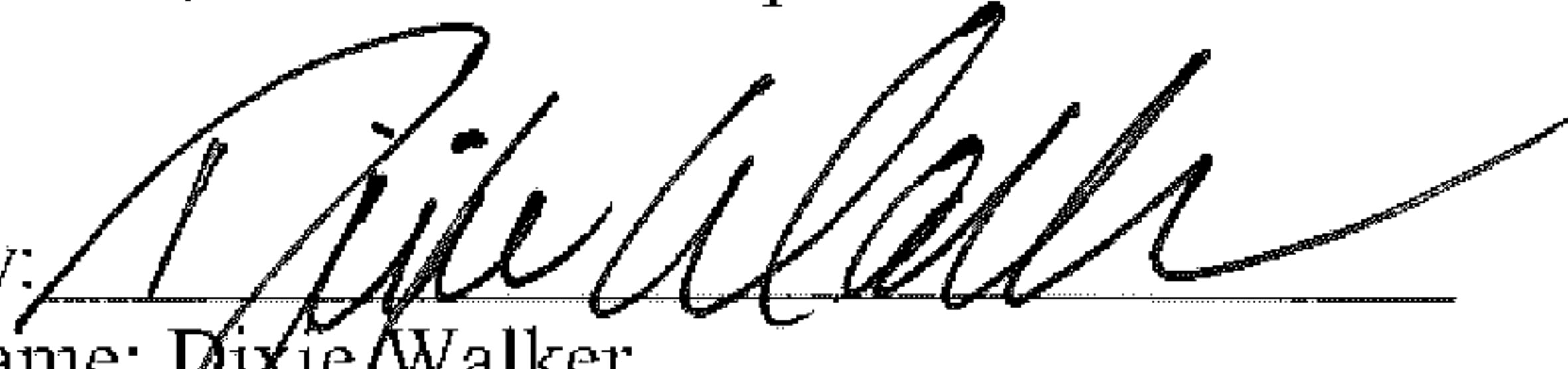
The Purchase Price of the Property can be verified by Tax Assessor's Records.

[Signature appears on following page.]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

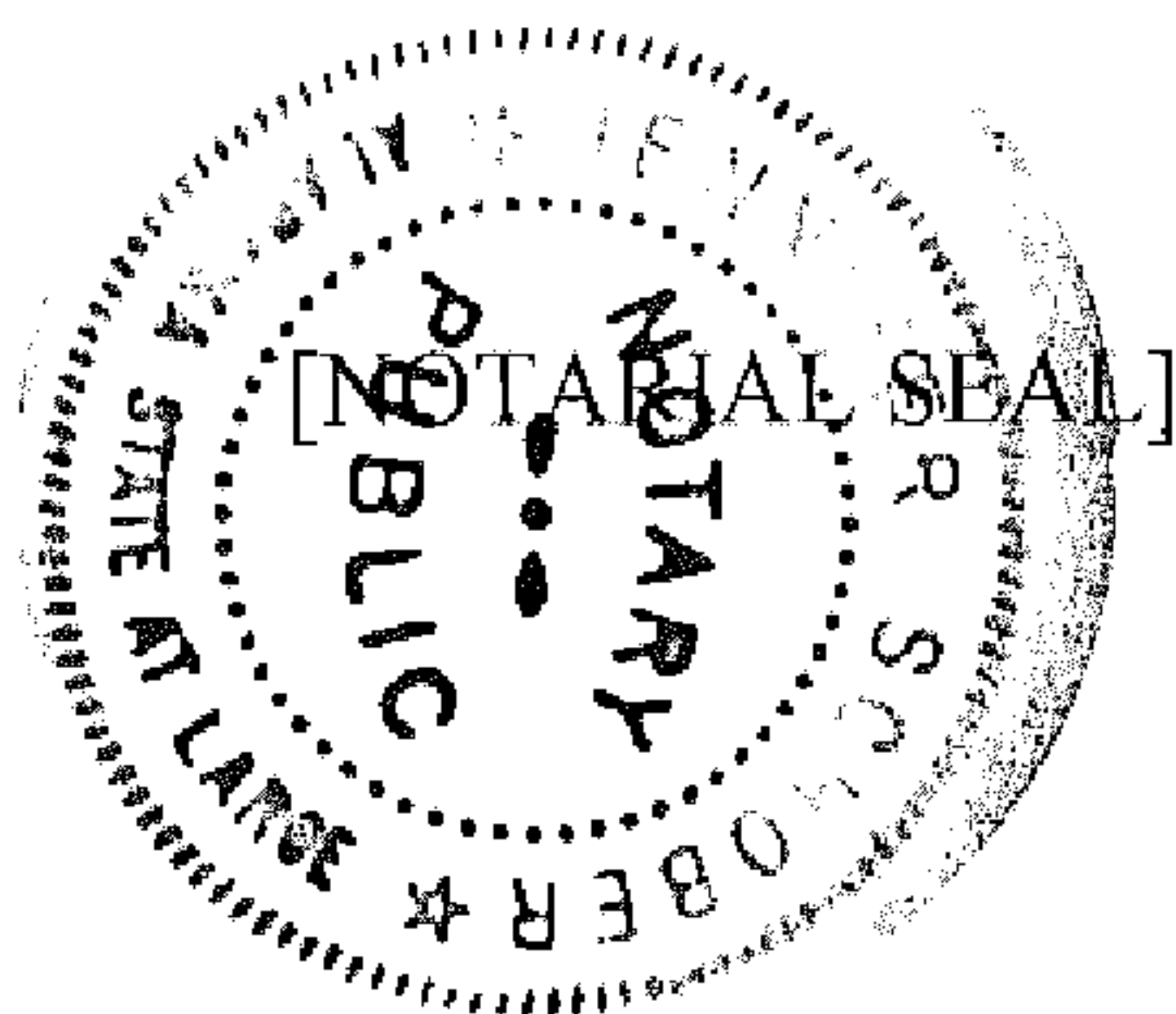
**STONEY RIDGE DEVELOPMENT  
CORP.**, an Alabama corporation

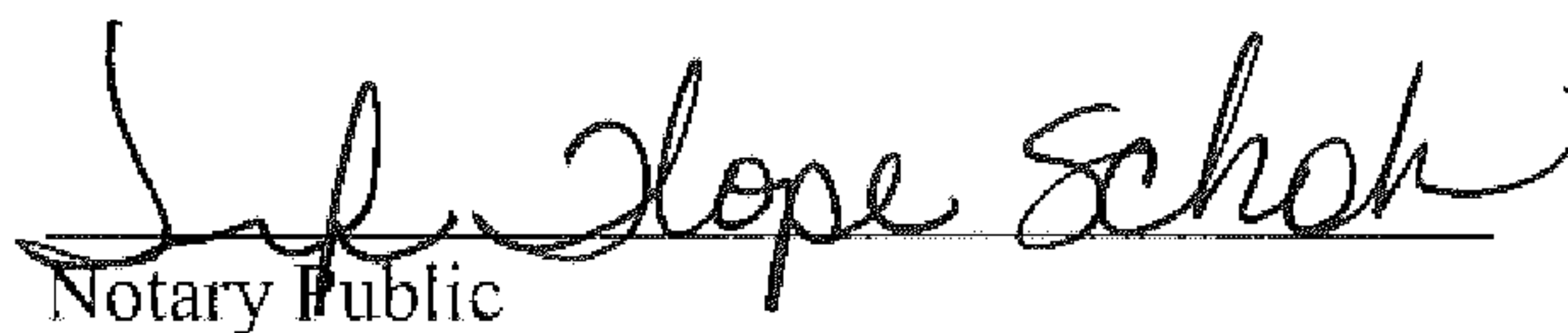
By:   
Name: Dixie Walker  
Title: Authorized Signatory

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dixie Walker, whose name as Authorized Signatory of **STONEY RIDGE DEVELOPMENT CORP.**, an Alabama corporation, 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 such instrument, s/he, in such capacity and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 14 day of April, 2020.



  
Notary Public

My Commission Expires: 6/21/21

**EXHIBIT A****Legal Description of Property****Parcel 1:**

A parcel of land located in the Northwest Quarter of the Southwest Quarter in Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described' as follows:

**COMMENCE** at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 36, township 20 South, Range 3 West, Shelby County, Alabama, said point being a 1 inch crimped found, thence from said point run **east** along the south line of Quarter – Quarter a distance of **317.10 feet** to an illegible capped rebar found; thence turn an angle of **72°34'48"** to the left and run northeasterly for a distance of **32.00 feet** to an illegible capped rebar found; thence turn an angle of **6°25'09"** to the right and run northeasterly for a distance of **279.44 feet** to an illegible capped rebar found and the **POINT OF BEGINNING**; thence continue along the aforementioned course and run northeasterly for a distance of **44.92 feet** to a point; thence turn an angle of **90° 00'00"** to the right and run southeasterly a distance of **134.85 feet** to a point; thence turn an angle of **97°09'51"** to the right and run southwesterly a distance of **45.27 feet** to a mag nail and washer found; thence turn an angle of **82°50'09"** to the right and run northwesterly a distance of **129.20 feet** along the North boundary of The View Apartments to the **POINT OF BEGINNING**. Said parcel contains 5,930.40 square feet of 0.136 acres more or less.

**Parcel 2:**

A parcel of land located in the Southwest Quarter of the Southwest Quarter in Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described' as follows:

**COMMENCE** at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, said point being a 1 inch crimped pipe found, thence from said point run **south** along the west line of said Quarter a distance of **663.25 feet** to point; thence leaving said west line turn an angle of **71°49'30"** to the left and run southeasterly for a distance of **79.54 feet** to a point; thence **continue** along the aforementioned course and run southeasterly for a distance of **120.00 feet** to a mag nail with washer found; thence turn an angle of **83°26'15"** to the left and run northeasterly a distance of **22.00 feet** to the **POINT OF BEGINNING**; thence **continue** along the aforementioned course and run northeasterly for a distance of **104.80 feet** to a mag nail with washer found; thence turn an angle of **82°52'39"** to the right and run southeasterly along the South boundary of The View Apartments (through an illegible capped rebar at a distance of 82.29 feet) a distance of **112.30 feet** to a point; thence turn an angle of **90°33'32"** to the right and run southwesterly a distance of **104.00 feet**; thence turn an angle of **89°26'28"** to the right and run northwesterly a distance of **124.28 feet** to the **POINT OF BEGINNING**. Said parcel contains 12,301.12 square feet or 0.282 acres more or less.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

Nonexclusive Installation and Service Agreement between Marcus Cable of Alabama, LLC and The View, LLC, dated April 21, 2015, and recorded June 17, 2015, in the Probate Office of Shelby County, Alabama, as Instrument No. 20150617000202950.

Easement to BellSouth Telecommunications, Inc., a Georgia corporation, d/b/a AT&T Alabama, dated January 22, 2010, and recorded July 12, 2010, in the Probate Office of Shelby County, Alabama, as Instrument No. 20100712000219800.

Right of Way Grant to the American Telephone and Telegraph Company of Alabama, dated September 3, 1940, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 109, at Page 191.

Line Permit to Alabama Power Company, dated May 4, 1948, and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 133, at Page 82.

INTENTIONALLY DELETED.

Easement to Alabama Power Company dated April 24, 1952, and recorded in the Probate Office of Shelby County, Alabama, in Book 153, at Page 399.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/15/2020 03:44:38 PM  
\$100.50 CHERRY  
20200415000148030

*Allen S. Bayl*