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04/30/2020 03:21:37 PM
DEEDS 1/5

This instrument was prepared by:
William C. Byrd, II
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203

Send Tax Notice To:
Colonial Fireplace Co., Inc.
3300 Highway 11
Pelham, Alabama 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED executed and delivered this 29 day of April, 2020, by **KMG REAL ESTATE HOLDINGS, LLC**, an Alabama limited liability company (the "Grantor"), to **COLONIAL FIREPLACE CO., INC.**, an Alabama corporation (the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 Dollars (\$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 the Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, the following described property (the "Property");

See Exhibit "A" attached hereto and made a part hereof.

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.

This conveyance is subject to the following:

1. Ad Valorem Taxes due and payable in 2020.
2. All matters of record.

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

The Grantor hereby covenants and agrees with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise. The Property is not Grantor's homestead.

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

Grantor's Names and Mailing Addresses:

KMG Real Estate Holdings, LLC
400 Hillwood Park South
Alabaster, Alabama 35007

Grantee's Name and Mailing Address:

Colonial Fireplace Co., Inc.
3300 Highway 11
Pelham, Alabama 35124

Property Address: 210 Hillwood Park South, Alabaster, Alabama

Purchase Price: \$350,000.00

The Purchase Price of the Property can be verified by the Closing Statement.

Purchase Money Mortgage in the amount of \$350,000.00 being filed simultaneously herewith.

[Signature pages to follow]

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

KMG REAL ESTATE HOLDINGS, LLC,
an Alabama limited liability company

By: Kenneth M. Graves
Name: Kenneth M. Graves
Its: Member

STATE OF ALABAMA)

Shelby COUNTY)

I, the undersigned Notary Public in and for said State at Large, hereby certify that Kenneth M. Graves whose name as Member of KMG REAL ESTATE HOLDINGS, LLC, an Alabama limited liability company, 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 said instrument, he as such Member and with full authority, executed the same for and as the act of said Member of such limited liability company.

Given under my hand and official seal this 29 day of April, 2020.

[NOTARIAL SEAL]

Quincy D. Blain
NOTARY PUBLIC

My Commission Expires:
MY COMMISSION EXPIRES
DECEMBER 20, 2020

EXHIBIT A

The Land is described as follows:

A portion of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the SE corner of Lot 2 of Circle Hill Subdivision, as recorded in Map Book 5, page 112, in the Probate Judge's Office of Shelby County, Alabama. (Said SE corner of Lot 2 is also the SE corner of the Lot 2-A of a Re-survey of Circle Hill Subdivision, as recorded in the Probate Office of Shelby County, Alabama.); from said point of beginning run Northeasterly along the East side of Lot 2 of said subdivision for 192.00 feet to a point on the Southwest right of way of Shelby County road No. 68; thence turn an angle of 90°00' to the right and run Southeasterly along the said right of way for 35.80 feet to the point of beginning of a tangent curve concave Southwesterly and having a radius of 349.73 feet; thence continue Southeasterly along the said curved right of way through a central angle of 6°58'33" for 42.54 feet; thence an angle from the chord of said curve segment of said right of way of 90°22'05" to the right and run Southwesterly along the West side of a 50 foot wide access easement for 233.78 feet to a point on the North side of a water tank site owned by the City of Alabaster; thence turn an angle of 90°00' to the right and run Northwesterly along the North side of said tank site for 58.58 feet to a point on the East side of Lot 3-A of Circle Hill Subdivision; thence turn an angle of 85°08'38" to the right and run Northeasterly along the East side of Lot 3-A for 38.53 feet back to the point of beginning.

LESS AND EXCEPT

Cell Tower Lease Area

A portion of the SE 1/4 of the SW 1/4 of Section 25, Township 20 South, Range 3 West, described as follows:

Begin at a 1/2" rebar found at the Southeast corner of Lot 2-A, according to a Resurvey of Lots 2 & 3 of Circle Hill Subdivision, as recorded in Map Book 6, page 29, in the Probate Judge's Office of Shelby County, Alabama; thence S60°31'23"E a distance of 61.88 feet to a 5/8" capped rebar set (#19753), said point on the East line of a tract of land as recorded in Instrument 1997-42582, in the Probate Office; thence S27°25'59"W and along said East line a distance of 36.17 feet to 5/8" capped rebar set (#19753) at the Southeast corner of said tract; thence N62°34'01"W and along the South line of said tract a distance of 58.58 feet to a 1/2" rebar found at the Southwest corner of said tract; thence N22°34'37"E and along the West line of said tract a distance of 38.53 feet to the point of beginning.

Cell Tower Ingress/Egress & Utility Easement

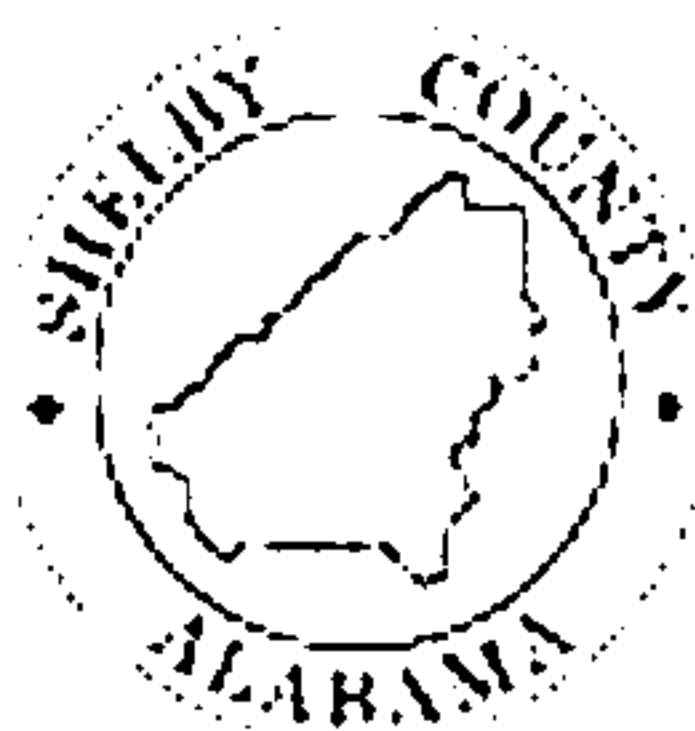
Commencing at a 1/2" rebar found at the Southeast corner of Lot 2-A, according to a Resurvey of Lots 2 & 3 of Circle Hill Subdivision, as recorded in Map Book 6, page 29, in the Probate Judge's Office of Shelby County, Alabama; thence S60°31'23"E a distance of 44.45 feet to the Point of Beginning of a Ingress/Egress & Utility Easement; thence N29°50'21"E a distance of 197.38 feet, more or less, to a point on the South right of way of County road No 68; thence along an arc of a curve to the right, with a chord bearing and distance of S61°15'02"E for 9.13 feet to a point at the

Northeast corner of a tract of land as recorded in Instrument 1997-42582 in the Probate Office; thence S27°25'59"W and along said East line a distance of 233.78 feet to 5/8" capped rebar set (#19753); thence N60°31'23"W a distance of 17.43 feet to the point of beginning.

LESS AND EXCEPT

That portion conveyed to the Alabaster Water Board recorded in Instrument 20041028000596910 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence North 89 degrees 30 minutes 00 seconds East along the North line of said quarter-quarter section a distance of 481.21 feet to a point; Thence run South 00 degrees 30 minutes 00 seconds East a distance of 612.65 feet to a point; Thence run South 66 degrees 03 minutes 00 seconds East a distance of 58.58 feet to a point; Thence run North 54 degrees 15 minutes 53 seconds East a distance of 86.24 feet to a set rebar corner and the point of beginning of the property being described; Thence run North 20 degrees 55 minutes 49 seconds parallel to the side of the pump house a distance of 33.03 feet to a set rebar corner; Thence run South 69 degrees 17 minutes 05 seconds East parallel with the North end of said building a distance of 21.12 feet to a set rebar corner; Thence run South 20 degrees 15 minutes 26 seconds West a distance of 33.10 feet to a set rebar corner; Thence run North 69 degrees 06 minutes 42 seconds West a distance of 21.51 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2020 03:21:37 PM
\$35.00 MISTI
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Alex S. Bayl