

Send tax notice to:
CHARLES R BEECH
159 OAK VIEW LANE
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2020512T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Ninety-Five Thousand and 00/100 Dollars (\$295,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AH HOLDINGS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 5529 PARKVIEW CIRCLE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantor") by **CHARLES R BEECH** and **WENDY W BEECH** whose property address is: 404 JASMINE HILL ROAD, INDIAN SPRINGS, AL, 35124 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to the point of beginning of the herein described parcel; thence continue along last described course in a Southerly direction a distance of 267.51 feet to a point; thence turn an interior angle of 90°31'30" and run to the right in a Westerly direction a distance of 406.23 feet to a point thence turn an interior angle of 90°00'00" seconds Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to the point of beginning of the herein described parcel; thence continue along last described course in a Southerly direction a distance of 267.51 feet to a point; thence turn an interior angle of 90°31'30" and run to the right in a Westerly direction a distance of 406.23 feet to a point thence turn an interior angle of 90°00'00" seconds and run to the right in a Northerly direction a distance of 267.50 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in an Easterly direction a distance of 408.68 feet to the point of beginning.

The above described parcel includes and is subject to a 60 foot easement for ingress/egress and utilities along Jasmine Hill Road, said easement lying 30 feet on either side of and parallel to the following described centerline:

Commence at the Northwest corner of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama and run in an Easterly direction along the North line of said section a distance of 840.21 feet to a point; thence deflect 87°44'20" and run to the right in a Southerly direction a distance of 1193.11 feet to a point; thence deflect 89°28'30" and run to the right in a Westerly direction a distance of 408.68 feet to the point of beginning of the herein described centerline; thence deflect 90°00'00" and run to the left in a Southerly direction a distance of 913.50 feet to a point; thence run along the arc of a curve to the left having a central angle of 25°10'10" and a radius of 1450.00 feet in a Southerly to Southeasterly direction a distance of 636.97 feet to a point; thence run tangent to last described curve in a Southeasterly direction a distance of 704.54 feet to a point on the Northwesterly right of way of Alabama Highway No. 119 and the end of the herein described

centerline, and run to the right in a Northerly direction a distance of 267.50 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in an Easterly direction a distance of 408.68 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Right of way in favor of Alabama Power Company recorded in Book 101, page 524; Book 145, page 374; Book 175, page 290 and Book 186, page 215.
5. Fifty Foot transmission easement in favor of Alabama Power Company recorded in Book 107, page 424.
6. Subject to 60' easement for ingress/egress and utilities along Jasmine Hill Road.
7. Right of way in favor of South Central Bell Telephone Company recorded in Book 66, page 489.
8. Conditions, covenants and restrictions as recorded in Instrument #20170201000039180.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, AH HOLDINGS, LLC, by Jordan Huffstetler, its member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 29 day of June, 2020.

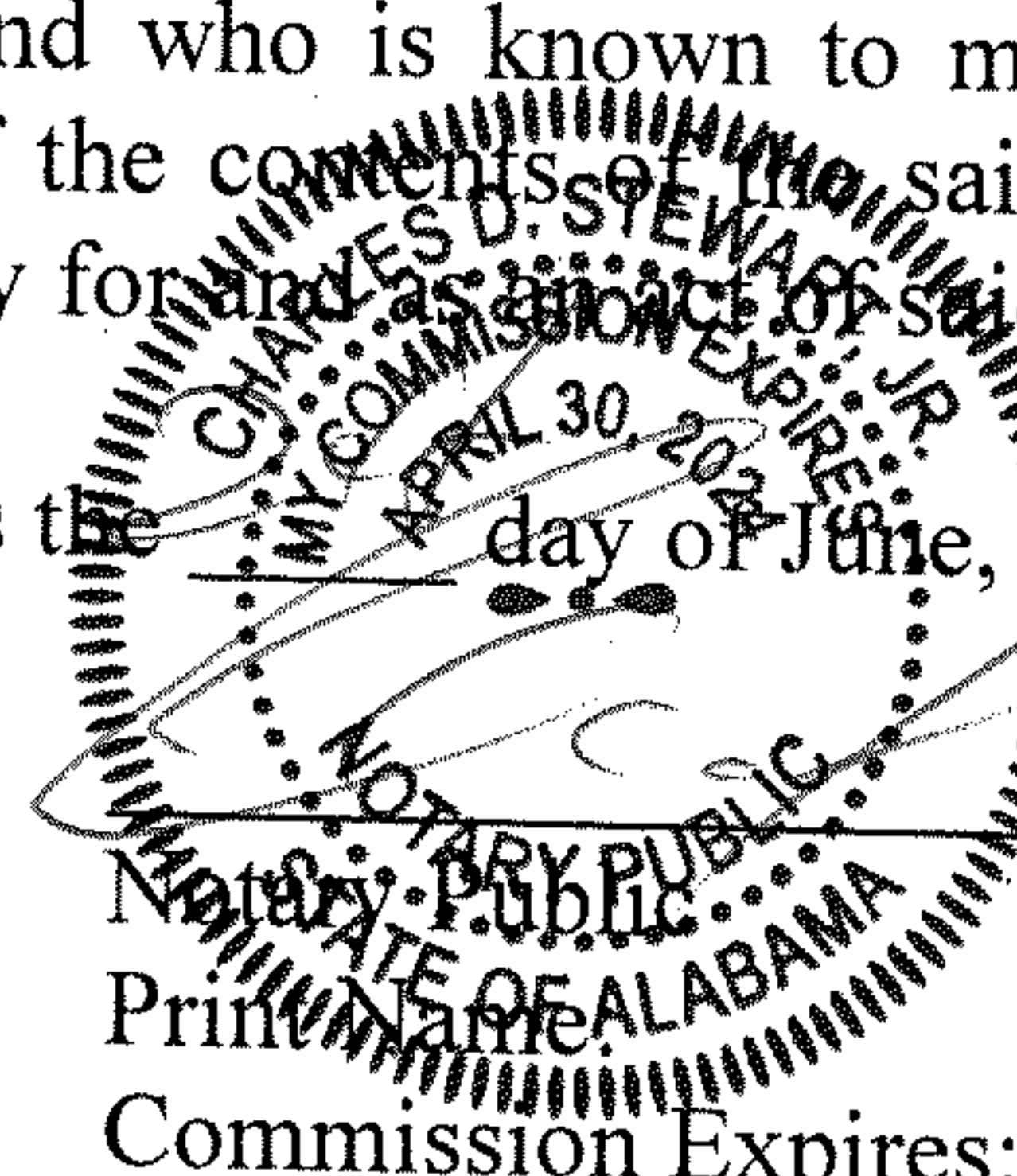
AH HOLDINGS, LLC


BY: JORDAN HUFFSTETLER
ITS: MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JORDAN HUFFSTETLER, whose name as MEMBER of AH HOLDINGS, LLC, 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 and with full authority, executed the same voluntarily for and as agent of said company.

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


Notary Public
State of Alabama
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/26/2020 10:23:54 AM
S320.00 CHERRY
20200626000262570

Allen S. Bayl