

Prepared by:
Ben Robbins
Attorney at Law
Talladega, Alabama

Shelby County, AL 07/07/2020
State of Alabama
Deed Tax: \$120.00

Barcode
20200707000280350 1/2 \$145.00
Shelby Cnty Judge of Probate, AL
07/07/2020 11:53:12 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

)
)
WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and Twenty Thousand and No/100 (\$120,000.00) Dollars to **Gorilla Capital AL TYGRE, LLC**, a limited liability company with an address of *2 North Jackson Street, Montgomery, AL 36104*, hereinafter referred to as Grantor, does grant, bargain, sell and convey unto **TYGRE, LLC**, a limited liability company with an address of *295 Blue Eye Springs Road, Lincoln, AL 35096*, herein referred to as Grantee, the following real estate, lying and being in Shelby County, Alabama, to-wit:

Parcel I:

Commence at the NE corner of the NE Quarter of the NW Quarter of Section 6, Township 21 South, Range 1 East; thence run South along the East line of said Quarter-Quarter Section a distance of 77.20 feet; thence turn an angle of 81 degrees, 47 minutes, to the right and run a distance of 330.00 feet to the South right of way line of Alabama Highway No. 25, and the point of beginning; thence turn an angle of 00 Degrees, 37 minutes to the left and run along said right of way a distance of 210.0 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees, 00 minutes to the left and run a distance of 210.00 feet; to the point of beginning situated in the NE Quarter of the NW Quarter of Section 8, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

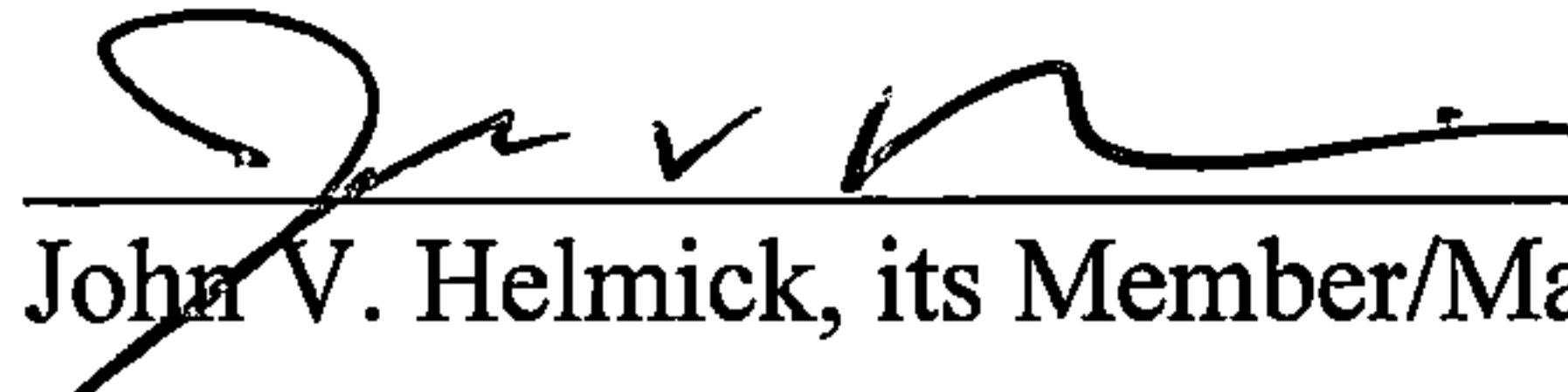
1. Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.
2. Ad valorem Taxes for the current tax year, which Grantee herein assumes and agrees to pay.
3. Easements, set back lines, restrictions, covenants, mineral rights.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to gas, oil, sand and gravel, in on or under subject property.
5. Restrictions, reservations, agreements, covenants, conditions, easements, set back lines, right of ways, and limitations shown of record.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
7. Less and except any portion of the premises in question lying in the roadway.

The above-described property has a physical address of 25900 Hwy 25, Wilsonville, AL 35186.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee, in fee simple, its heirs and assigns forever. And for itself and its heirs, executors, and administrators, covenant with the said Grantee, its heirs and assigns, that are lawfully seized in fee simple of said premises; that the said premises are free from all encumbrances, unless otherwise noted above; that all have a good right to sell and convey the same as aforesaid; that itself and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, John V. Helmick, who is authorized to execute this conveyance on behalf of Gorilla Capital AL TYGRE, LLC, has hereunto set his signature and seal on this the 29 day of June, 2020.

Gorilla Capital AL TYGRE, LLC


John V. Helmick, its Member/Manager

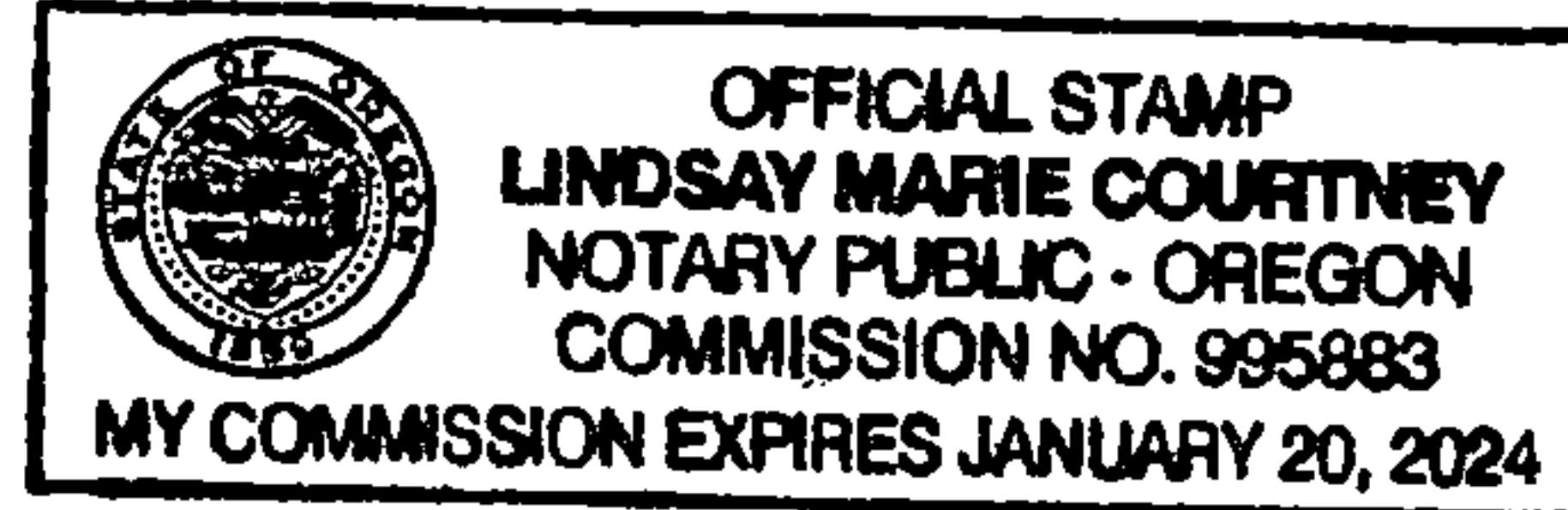
(L.S)

STATE OF OREGON
COUNTY OF Lane

) GENERAL ACKNOWLEDGEMENT

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that, John V. Helmick as Member/Manager of Gorilla Capital AL TYGRE, LLC, who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing document, he, with full authority, executed the same voluntarily.

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



NOTARY PUBLIC


Lindsay Courtney
Commission Expires: January 20, 2024

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