

*This instrument prepared by
and upon recording return to:*
JONES WALKER LLP
Robert C. Walthall
420 20th St N
Suite 1100
Birmingham, AL 35203


20200713000288430 1/5 \$579.50
Shelby Cnty Judge of Probate, AL
07/13/2020 10:41:21 AM FILED/CERT

STATUTORY WARRANTY DEED

COUNTY OF SHELBY
STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS, that Mitchell Investments, L.L.P.; Mitchell Investments, an Alabama general partnership now known as Mitchell Investments, L.L.P.; William B. Mitchell, Robert R. Mitchell and J.E. Mitchell, d/b/a Mitchell Investments, a partnership now known as Mitchell Investments, L.L.P. (herein together referred to as “**Grantor**”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration acknowledged to have been paid to the said Grantor by M3 Properties, LLC, an Alabama limited liability company (“**Grantee**”), does GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee a one third (1/3) Interest in all of that real property in the County of Shelby, State of Alabama, described in Exhibit “A” attached hereto (the “**Property**”) as follows, to-wit:

The Property is conveyed subject to the following:

1. Taxes and assessments for the current year and subsequent years not yet due and payable.
2. All exceptions, easements, restrictions, rights-of-way and other matters located of record.
3. Encroachments, overlaps, overhangs, unrecorded easements, roadways, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, limestone, and gravel in, on, or under the property.

TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same unto the said GRANTEE, and its successors and assigns forever.

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

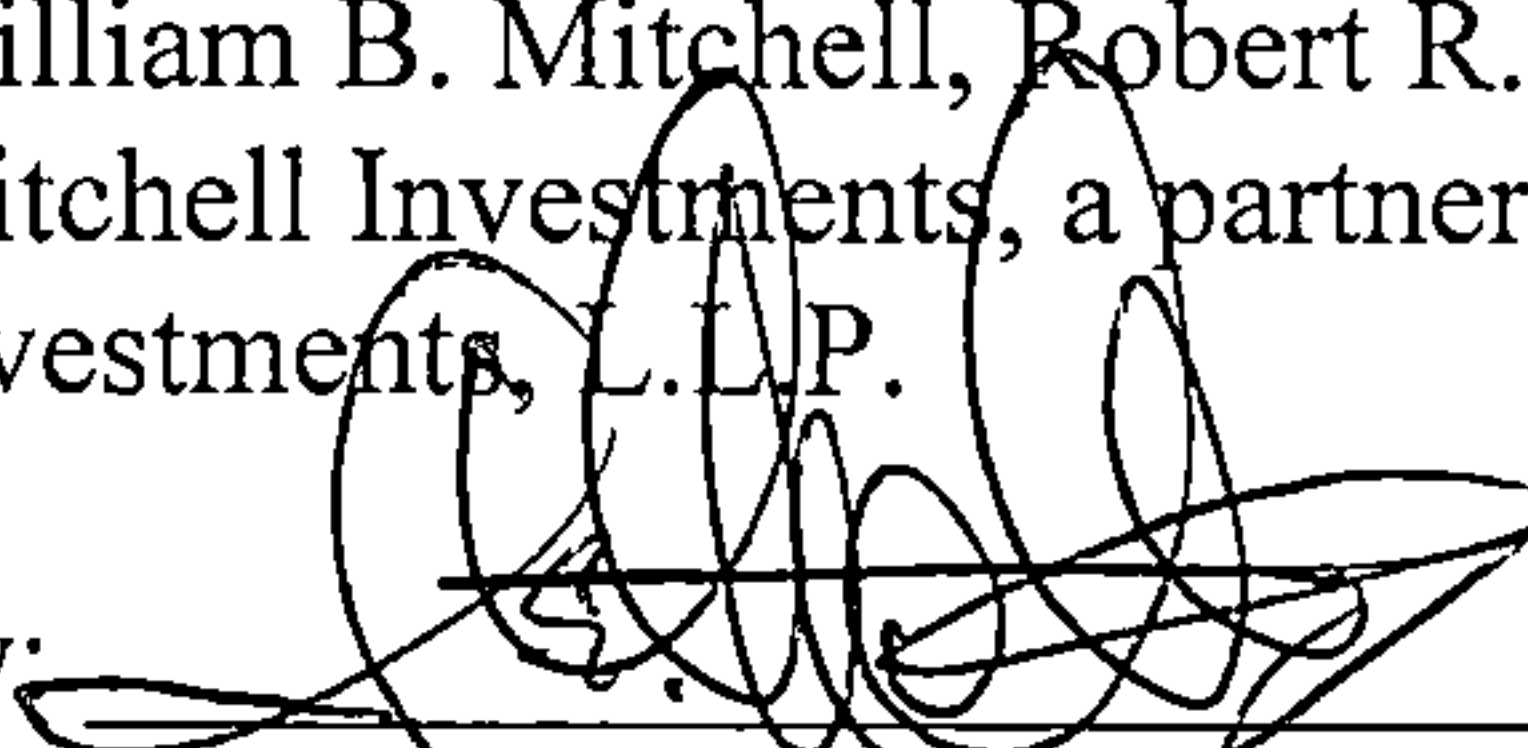
Grantor's Name and Mailing Address:	Grantee's Name and Mailing Addresses:
Mitchell Investments, L.L.P.; Mitchell Investments, an Alabama general partnership now known as Mitchell Investments, L.L.P.; William B. Mitchell, Robert R. Mitchell and J.E. Mitchell, d/b/a Mitchell Investments, a partnership now known as Mitchell Investments, L.L.P.	M3 Properties, LLC
960 Forestdale Blvd	960 Forestdale Blvd
Birmingham, AL 35214	Birmingham, AL 35214

Property Address:	Metes and Bounds—See Legal Description – Exhibit A
Date of Transfer:	Date of this Deed
Fair Market Value:	\$542,500.00
The Fair Market Value can be verified in:	☒ Appraisal

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of December 31, 2019.

Mitchell Investments, L.L.P.; Mitchell Investments, an Alabama general partnership now known as Mitchell Investments, L.L.P.; William B. Mitchell, Robert R. Mitchell and J.E. Mitchell, d/b/a Mitchell Investments, a partnership now known as Mitchell Investments, L.L.P.

By:



J.E. Mitchell, II
Authorized Representative


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STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County in said State, hereby certify that J.E. Mitchell, II, whose name as an Authorized Representative of Mitchell Investments, L.L.P.; Mitchell Investments, an Alabama general partnership now known as Mitchell Investments, L.L.P.; William B. Mitchell, Robert R. Mitchell and J.E. Mitchell, d/b/a Mitchell Investments, a partnership now known as Mitchell Investments, L.L.P., 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 instrument, he, as such Authorized Representative and with full authority, executed the same voluntarily for and as the act of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of December, 2019.

Kathi L. Mann
Notary Public

Print Name: Kathi L. Mann

My Commission Expires: 6/14/20

(SEAL)


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EXHIBIT "A"
The Property

PELHAM CENTER
3569 PELHAM PKWY
PELHAM, AL 35124

LEGAL DESCRIPTION

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 327.40 feet to a point on the Easterly right of way line of U.S. Highway No. 31; thence turn a deflection angle $75^{\circ}52'$ to the left and run Southwesterly along the said Easterly right of way line of said Highway No. 31 a distance of 514.00 feet to the point of beginning of the property being described; thence continue along last described course a distance of 280.00 feet to a point marking the intersection of the Easterly right of way line of said U.S. Highway No. 31 and the Northerly right of way line of Shelby County Road No. 68; thence turn a deflection angle of $80^{\circ}24'10''$ to the left and run Southeasterly along the said Northerly line of said Shelby County Road No. 68 a distance of 196.85 feet to a point; thence turn a deflection angle of $99^{\circ}41'18''$ to the left and run Northeasterly a distance of 361.32 feet to a point; thence turn a deflection angle of $103^{\circ}58'40''$ to the left and run Westerly a distance of 199.50 feet to the point of beginning; being situated in Shelby County, Alabama.



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FATIC-351
Schedule A
ALTA Owner's Plain Language Policy

First American Title Insurance Company

LEGAL DESCRIPTION

GRAHAM CENTER
1123 FIRST STREET NORTH
ALABASTER, AL 35007

Issuing Office File No.: 161271

Policy No. FA-83-164032

The North 45 feet of Lot 13, all of Lots 12, 11, and 10, and the South 25 feet of Lot 9, all in Block Z Cedar Grove Estates, as recorded in Map Book 3, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Shelby County, AL 07/13/2020
State of Alabama
Deed Tax: \$542.50


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