

Send tax notice to:
JEFFREY K HEIBERGER
813 GRIFFIN PARK VIEW
BIRMINGHAM, AL, 35242

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

STATE OF ALABAMA

2020610T

Shelby COUNTY

20200807000338850
08/07/2020 01:35:55 PM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Sixty-Seven Thousand Five Hundred and 00/100 Dollars (\$367,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SUGAR BEACH INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 1600 Holcomb LN Marietta GA 30067 (hereinafter referred to as "Grantor") by **JEFFREY K HEIBERGER** whose property address is: **813 GRIFFIN PARK VIEW, BIRMINGHAM, AL, 35242** (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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot B-38, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 1, as recorded in Map Book 48, page 98, A, B, C, D & E, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Deerwood Lake, 2nd Sector, as recorded in Map Book 21, page 57, in the Probate Office of Shelby County, Alabama.
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 including those recorded in Deed Book 331, page 612; Deed Book 243, page 372 and Deed Book 325, page 546.
4. Right of way to Shelby County recorded in Deed Book 104, page 449; Deed Book 95, page 524 and Deed Book 95, page 537.
5. Right of way and easements recorded in Deed Book 285, page 678; Deed Book 290, page 390; Deed Book 245, page 10 and Misc. 7, page 453.
6. Easements in favor of Colonial Pipeline Company recorded in Deed Book 222, page 334.

\$294,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SUGAR BEACH INVESTMENTS, LLC, by Paul T Barrett and Timothy N Barrett, its Co-Managers, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 5 day of August, 2020.

Sugar Beach Investments, LLC

Paul T Barrett

BY: Paul T Barrett

ITS: Co-Manager

Timothy N Barrett

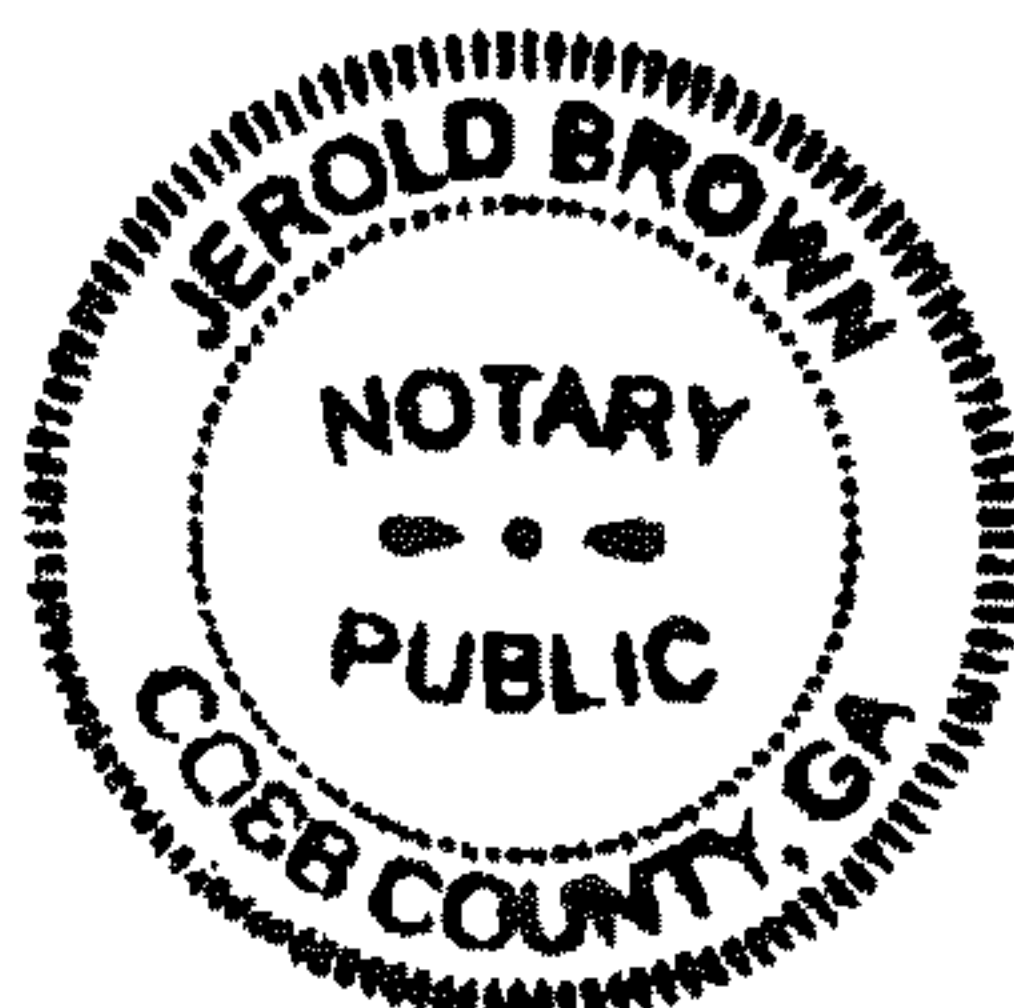
BY: Timothy N. Barrett

ITS: Co-Manager

STATE OF Georgia
COUNTY OF Cobb

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul T Barrett and Timothy N Barrett, whose name as Co- Managers of SUGAR BEACH INVESTMENTS, 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 an act of said corporation.

Given under my hand and official seal this the 5 day of August, 2020.



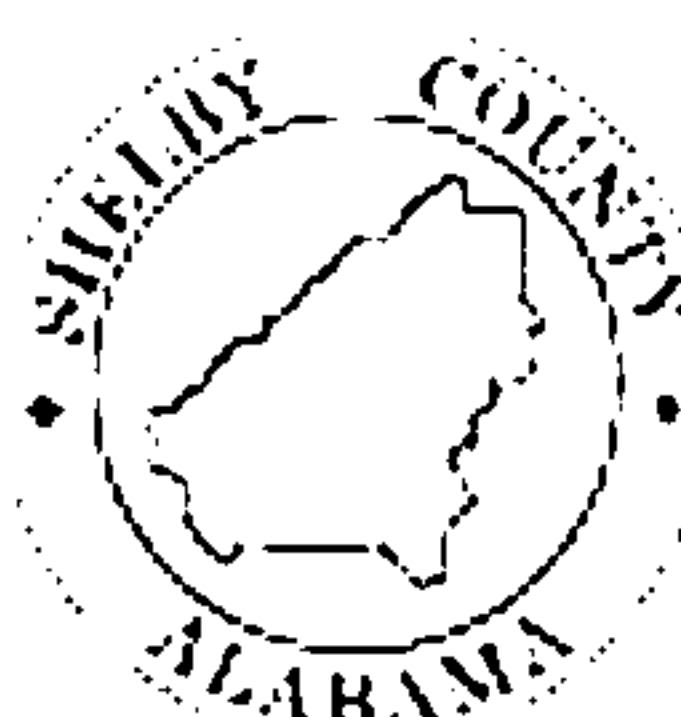
My Commission Expires
March 8, 2024

Jerold Brown

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2020 01:35:55 PM
\$98.50 CHERRY
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Allen S. Bayl