

20200921000421170
09/21/2020 09:00:33 AM
DEEDS 1/4

Upon recording return this instrument to:

RHaZZ, LLC
2450 Valleydale Road
Birmingham, Alabama 35344
Attn: Michael Vickery

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

RHaZZ, LLC
2450 Valleydale Road
Birmingham, Alabama 35344
Attn: Michael Vickery

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

SSS & F, L.L.C.
2450 Valleydale Road
Birmingham Alabama 354244

**Grantee's Name and Mailing
Address:**

RHaZZ, LLC
2450 Valleydale Road
Birmingham, Alabama 35344
Attn: Michael Vickery

Property Address:

2450 Valleydale Road
Birmingham, Alabama 35244

Date of Sale:

September 18, 2020

Purchase Price:

\$1,800,000.00

**STATE OF ALABAMA
COUNTY OF SHELBY**

)
)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **SSS & F, L.L.C.**, an Alabama limited liability company, formerly known as **C & S, L.L.C.**, a limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **RHaZZ, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, subject to the "Permitted Exceptions" set forth on **EXHIBIT B** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its successors and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions against which the Grantor shall not defend.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 18th day of September, 2020.

Grantor:

SSS & F, L.L.C.

By: Anthony N. Fox

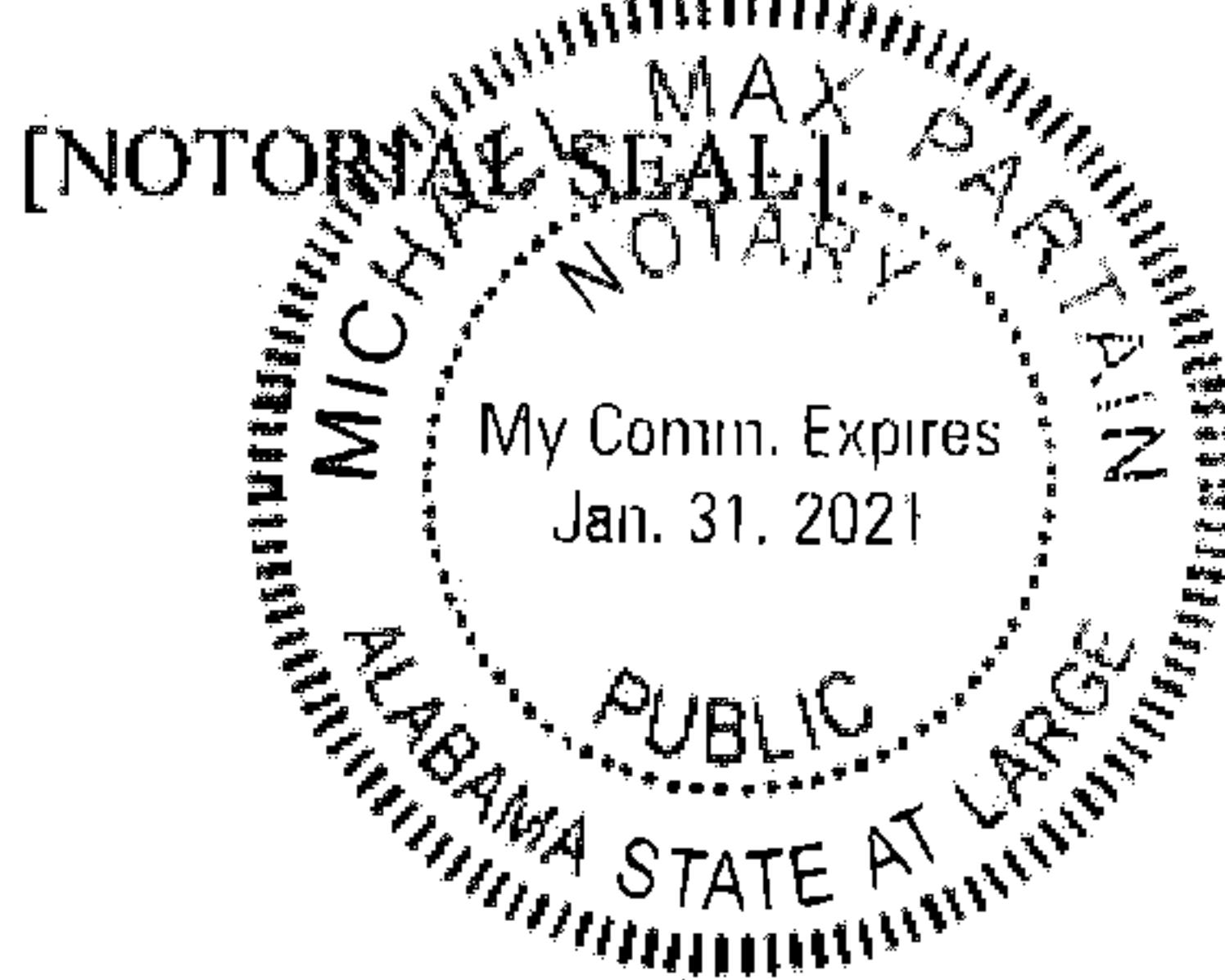
Name: Anthony N. Fox

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anthony Fox, whose name as Manager of SSS & F, L.L.C., 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, in such capacity and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 18th day of September, 2020.



Michael Max Partain
Notary Public
My commission expires: _____

EXHIBIT A

Legal Description of the Property

A portion of land situated in the NW ¼ of the NW ¼ of Section 21, and in the SW ¼ of the SW ¼ of Section 16, all being in Township 19 South, Range 2 West, and being more particularly described as follows:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run West along the North line of said Section 21 a distance of 106.31 feet to the Northwesterly right of way line of Shelby County Highway No. 17, this being the point of beginning; thence continue West along said North Section line a distance of 391.70 feet; thence turn right 134 degrees, 26 minutes, 10 seconds and run Northeasterly a distance of 44.07 feet (Map – 43.94 feet); thence turn left 73 degrees, 03 minutes and run Northwesterly a distance of 32.78 feet (Map – 32.85 feet); thence turn left 64 degrees, 11 minutes, 05 seconds and run West a distance of 208.78 feet (Map – 208.69 feet); thence turn right 2 degrees, 58 minutes, 05 seconds and continue West a distance of 366.87 feet; thence turn left 90 degrees, 00 minutes and run South a distance of 51.13 feet (Map – 50.0 feet); to the North line of said Section 21; thence turn left 90 degrees, 00 minutes and run East along said North Section line a distance of 155.38 feet; thence turn right 54 degrees, 27 minutes and run Southeasterly a distance of 75.07 feet; thence turn left 5 degrees, 12 minutes, 30 seconds and continue Southeasterly a distance of 55.87 feet; thence turn left 1 degree, 38 minutes, 30 seconds and continue Southeasterly a distance of 66.03 feet; thence turn right 9 degrees, 46 minutes, 30 seconds and continue Southeasterly a distance of 88.11 feet; thence turn left 0 degrees, 46 minutes, 30 seconds and continue Southeasterly a distance of 77.99 feet; thence turn left 1 degree, 55 minutes, 30 seconds and continue Southeasterly a distance of 77.49 feet; thence turn left 0 degrees, 39 minutes, 30 seconds and continue Southeasterly a distance of 69.91 feet; thence turn right 4 degrees, 20 minutes and continue Southeasterly a distance of 138.97 feet (Map – 138.25 feet) to the intersection with the Northwesterly right of way line of Shelby County Highway No. 17, said Right of Way being in a curve to the right running Northeasterly, having a radius of 1959.57 feet and a central angle of 9 degrees, 15 minutes, 23 seconds; thence from the last described course; turn left 116 degrees, 51 minutes, 12 seconds to the Tangent of said curve and run Northeasterly along said Right of Way line an arc distance of 316.58 feet to the point of tangency of said curve; thence continue Northeasterly along said right of way line a distance of 361.88 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2020, a lien, but not yet payable, until October 1, 2020, and subsequent years.
2. All matters affecting the Property as shown by the survey dated August 4, 2020, prepared by Barton F. Carr, AL PLS No. 16685.
3. 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, and under subject property.
4. Restrictions, conditions and limitations as set forth in Deed Book 258, Page 257 in the Probate Office of Shelby County, Alabama.
5. Transmission line permits to Alabama Power as shown in Deed Book 102, Page 55; Deed Book 111, Page 266; Deed Book 119, Page 297 and Deed Book 129, Page 565 in the Probate Office of Shelby County, Alabama.
6. Right of way granted to Shelby County, Alabama recorded in Deed Book 177, Pages 53, 30 and 35 in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and any rights incident thereto as set forth in Deed Book 261, Page 528 recorded in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2020 09:00:33 AM
\$1831.00 CHERRY
20200921000421170