

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
AR Properties, LLC
2909 County Rd 1005
Jemison, AL 35085

20200925000433670
09/25/2020 02:51:49 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Forty-Two Thousand Five Hundred and 00/100 Dollars ~~(~~345,500.00~~)~~, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, Becky Lee H. Bolton, unmarried, herein referred to as Grantor, whose mailing address is P. O. Box 661424, Vestavia, AL 35266 (whether one or more), does hereby grant, bargain, sell and convey unto A R Properties, LLC, (herein referred to as Grantee, whether one or more) whose mailing address is 2909 County Road 1005, Jemison, AL 35085, the following described real estate, situated in Shelby County, Alabama, the address of which is Parcel ID # 27-6-14-0-000-004.002, to-wit:

Begin at the NE corner of the SE ¼ of the NW1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning; thence N 87°46'30" W a distance of 245.27'; thence S 04°39'01" W a distance of 886.35'; thence S 54°23'07" E a distance of 130.74'; thence N 37°09'00" E a distance of 235.11'; thence S 86°47'11" E a distance of 55.01'; thence N 01°01'42" E a distance of 765.85' to the point of beginning.

Grantor does hereby remise, release, quitclaim, grant, sells and conveys to Grantee all of that real property west of the Property described herein to the fence as shown on Exhibit A, attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2020 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Less and except any part of subject property lying within any road right-of-way; (4) Mineral and mining rights not owned by the Grantor

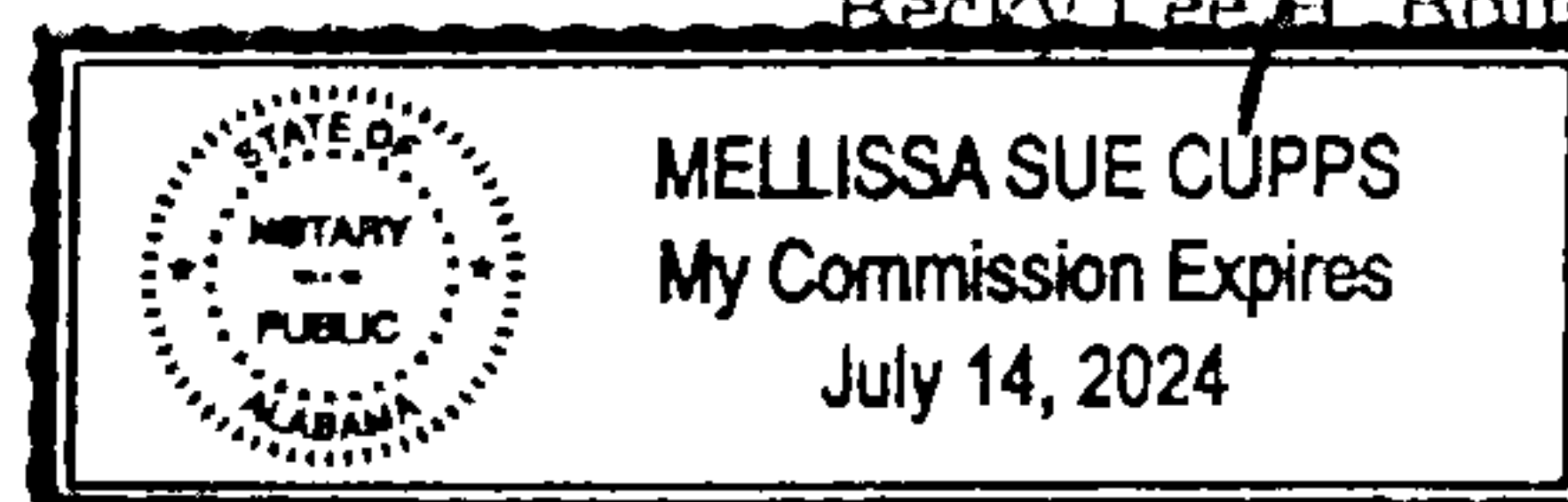
TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal, this the 9/10/20 day of 2020.

Becky Lee H. Bolton
Becky Lee H. Bolton

STATE OF ALABAMA)
Jefferson COUNTY)



I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Becky Lee H. Bolton, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of 09, 2020.

Melissa Sue Cupps
Notary Public
My Commission Exp. 7/14/2024

