

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
Birmingham, AL 35209

My Sister's Place, Inc
P.O. Box 1153
Calera, AL 35040

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)** 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 where is acknowledged. I or we, **HDC, LLC, a Alabama Limited Liability Company** whose mailing address is: 7154 Cahaba Valley Rd, Birmingham, AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell, and convey unto **My Sister's Place, Inc.** whose mailing address PO Box 1153 Calera, AL 35040 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **8051 Highway 31, Calera, AL 35040**

A lot in the Town of Calera, Alabama, described as follows:

Commencing at the point of intersection of the East right of way line of the Birmingham Montgomery Highway, being U.S. Highway #31, with the center line of the L & N Railroad Company "Y" track in the Town of Calera and run thence North 2 degrees 53 minutes East for a distance of 662.13 feet to an iron pin for point of beginning of the lot herein described: thence run South 88 degrees 45 minutes East along the North line of lot belonging to Calera Motor Company a distance of 240.10 feet to an iron pin on West right of way line of the "Y" tract of the said L & N Railroad Company thence North 13 degrees 15 minutes East (North 13 degrees 16 minutes East, measured) along the West right of way line of said "Y" track for a distance of 76.64 feet (76.65 feet, measured) to an iron pin; thence run North 88 degrees 45 minutes West (North 88 degrees 44 minutes 58 seconds West, measured) for a distance of 253.92 feet to an iron pin on East right of way line of 12th Street or Montgomery Avenue; run thence South 2 degree 53 minutes West for a distance of 75 feet to point of beginning, and being part of land described as Blocks 2 and 3 of the Map of Calera, Alabama, drawn by the South and North Alabama Railroad Company and showing the division of the lands between said Railroad Company and others, as shown of record in Deed Book 3, Page 112, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to 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.

\$212,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

To Have and To Hold to the said grantee, its successor and/or assigns forever. Grantor does for itself its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assigns shall warrant and defend the same to the said grantees, its successors and/or assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of September, 2020.

HDC, LLC


Nathanael Hunt
Its Sole Member

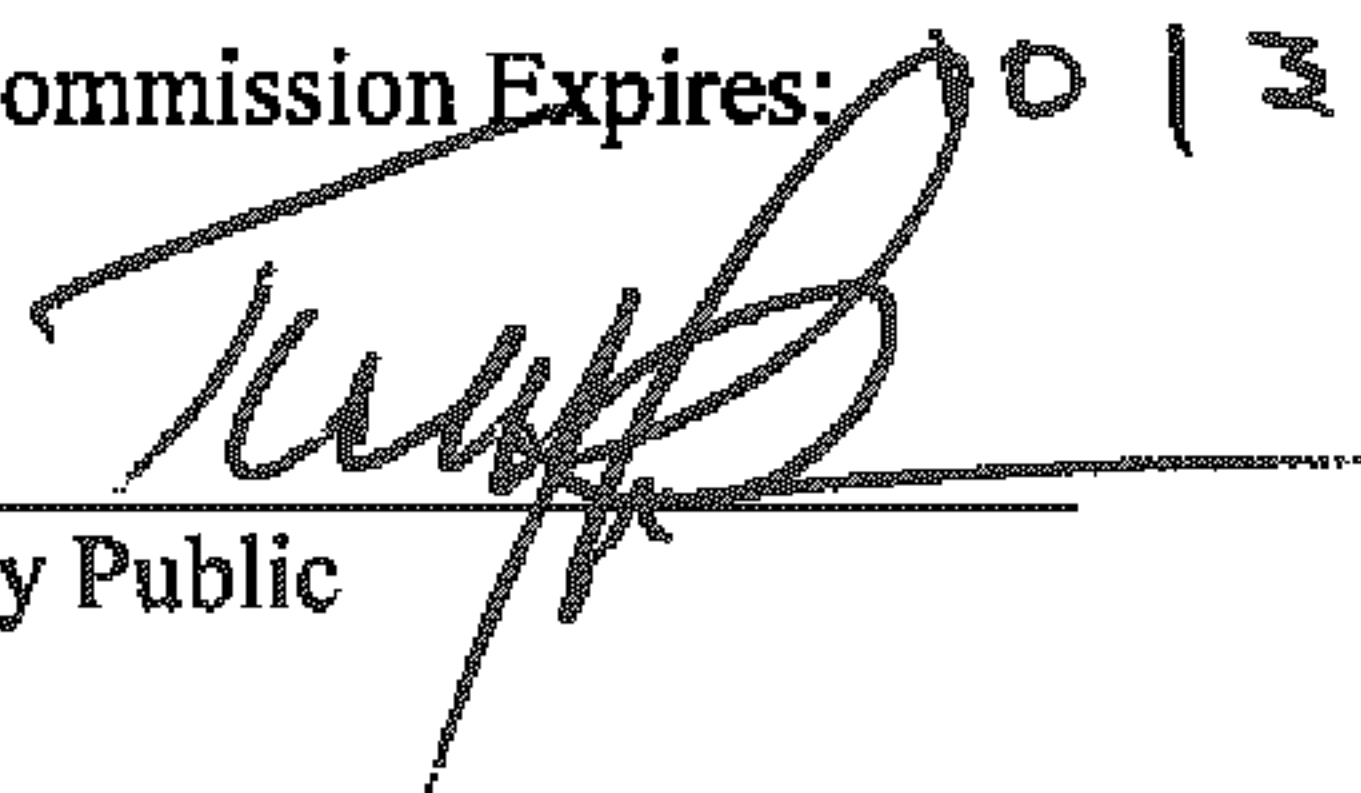
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Nathanael Hunt as sole member of HDC, LLC, a Alabama Limited Liability Company** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

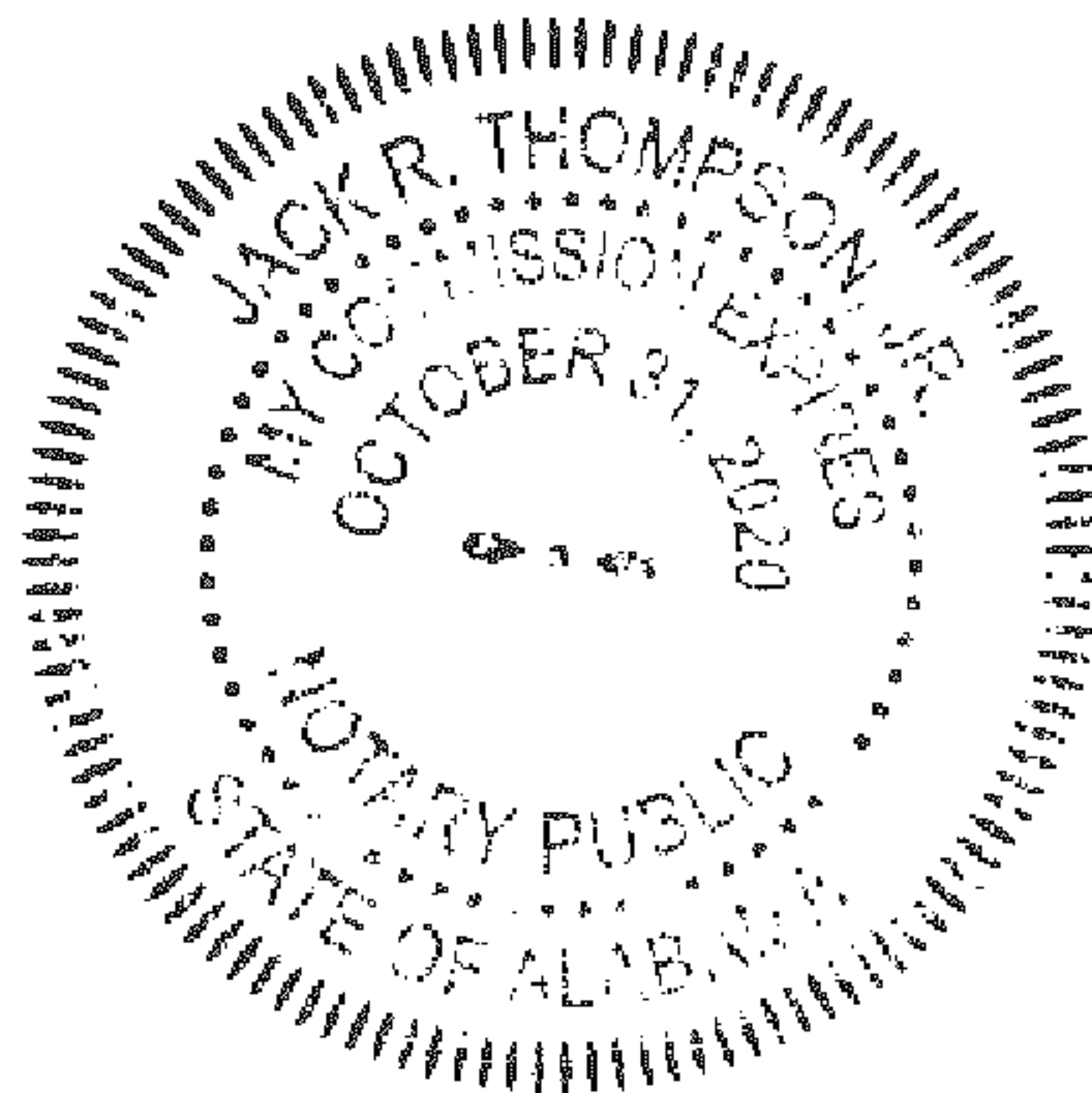
WITNESS my hand and official seal in the county and state aforesaid this the 30th day of Sept, 2020

My Commission Expires: 10/31/2020


Notary Public

(SEAL)

ATB 1893A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/05/2020 01:09:44 PM
\$62.50 MISTI
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