

20201009000460040
10/09/2020 03:03:15 PM
DEEDS 1/3

Grantor: MAM, LLC 1990 McCain Parkway Pelham, AL 35124	Property Address: 1990 McCain Parkway Pelham, AL 35124
Grantee: GHJ Family Properties, LLC 300 Union Hill Drive, Ste 100 Birmingham, AL 35209	Date of Sale: <u>SEPTEMBER 30</u> 2020 Total Purchase Price: \$365,000.00 Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
GHJ Family Properties, LLC
300 Union Hill Drive, Ste 100
Birmingham, AL 35209

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of THREE HUNDRED SIXTY FIVE THOUSAND and No/100, (\$365,000.00) DOLLARS, in hand paid to the undersigned, MAM, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTOR"), by GHJ Family Properties, LLC, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes for the current year, 2020, and all future years.
2. Transmission line permit to Alabama Power Company, recorded in Deed Book 126, page 303, in the Probate Office of Shelby County, Alabama.
3. Right of way to State of Alabama, recorded in Deed Book 282, page 413, in the Probate Office of Shelby County, Alabama.
4. Right of way of Seaboard Coast Line Railroad and Right of Way for I-65 as the same now are located as referenced in Deed recorded in Shelby Real 56, page 481 in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 331, page 699, in the Probate Office of Shelby County, Alabama.
6. Denial of access to I-65.
7. Less and except any portion of subject property lying within a public/private road or road right of way.

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

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, GRANTOR has hereunto set its hand and seal, this 30TH day of SEPTEMBER, 2020.

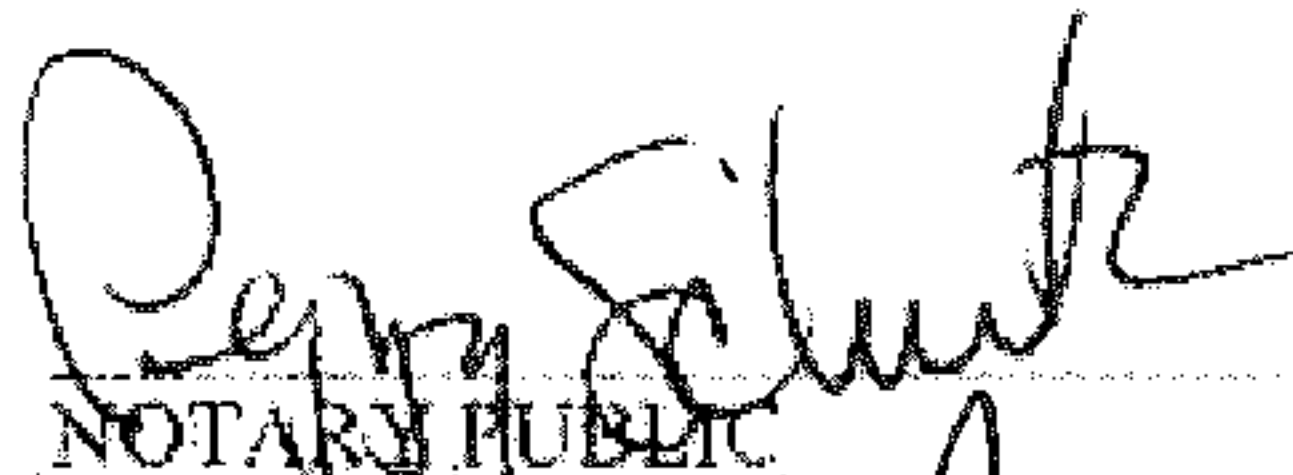
MAM, LLC

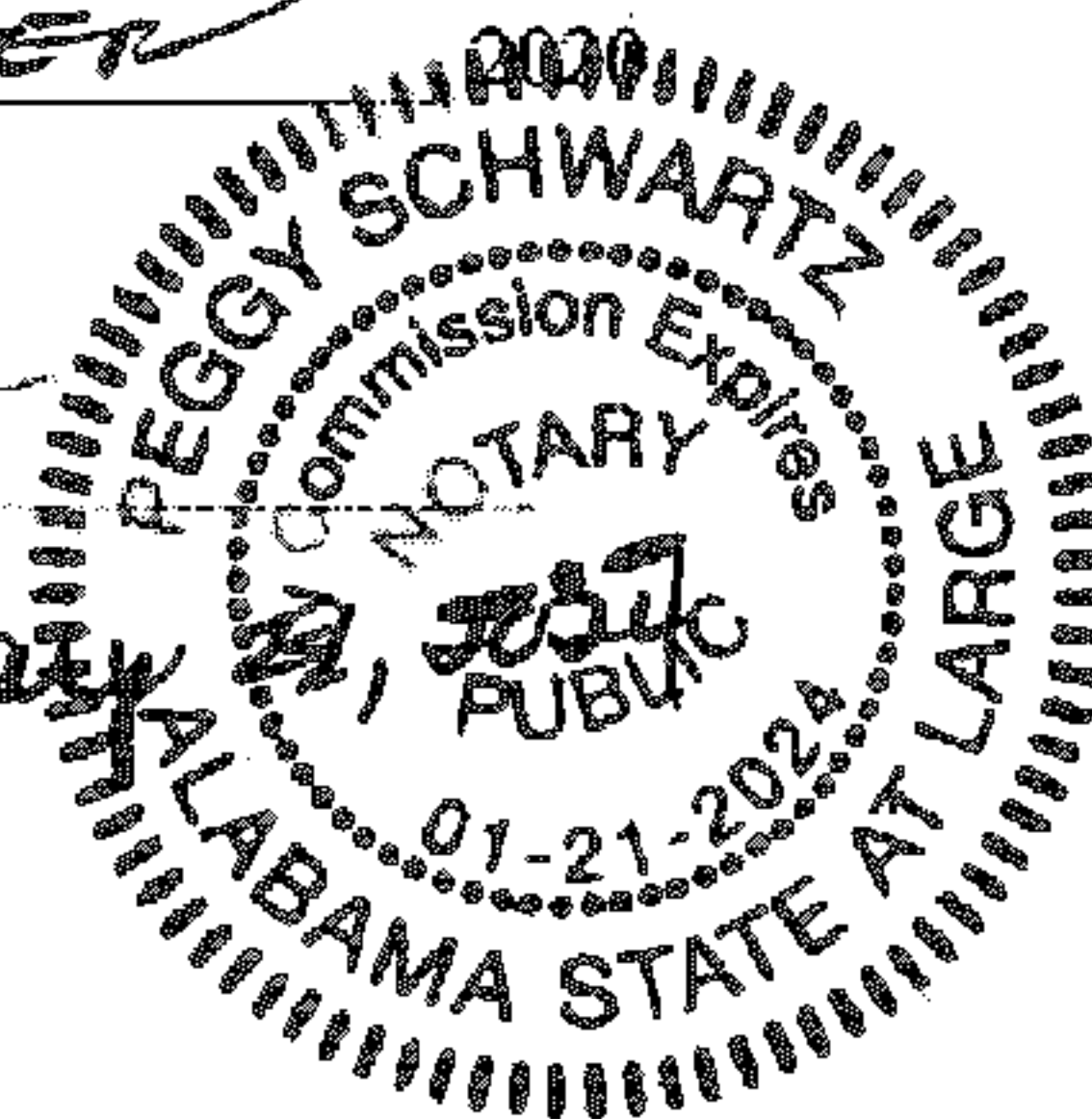

By: Mark Maloof
Its: Manager

THE STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Mark Maloof, whose name as Manager of MAM, LLC, 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 document, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 30TH day of SEPTEMBER, 2020.


NOTARY PUBLIC
My commission expires January 21, 2024



	First American Title™	ALTA Commitment for Title Insurance
		ISSUED BY Land Title Company of Alabama
Exhibit A		3271R-20

Commitment No.: 3271R-20

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

A parcel of land in the East 1/2 of the East 1/2 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 25; thence run South along the East Section line 1680.48 feet; thence turn 87°44'16" right and run West 438.44 feet to a point on the Westerly right of way of McCain Parkway and the POINT OF BEGINNING; thence continue last course 236.13 feet to a point on the easterly right of way of Interstate 65; thence turn 90°00'00" left and run South along said right of way 133.71 feet; thence turn 90°00'00" left, leaving interstate right of way easterly 414.17 feet to a point on the westerly right of way McCain Parkway, being a counterclockwise curve having a delta angle of 16°30'19" and a radius of 111.91 feet; thence turn 128°31'41" left to tangent and run along the arc of said curve 32.23 feet; thence continue along tangent 149.55 feet to a point on a clockwise curve having a delta angle of 8°08'01" and a radius of 291.07 feet; thence run along the arc of said curve 41.32 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2020 03:03:15 PM
\$393.00 CHERRY
20201009000460040

Allen S. Bayel

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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