

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Royal Investment Group LLC  
3054 Arbor Bend  
Birmingham, AL 35244

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WARRANTY DEED

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STATE OF ALABAMA        )  
COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINE THOUSAND AND 00/100 Dollars (\$209,000.00 ) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, Westwinds Holdings LLC, an Alabama Limited Liability Company (herein referred to as grantor), does hereby grant, bargain, sell and convey unto Royal Investment Group LLC (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**See Exhibit A attached hereto and incorporated herein by reference.**

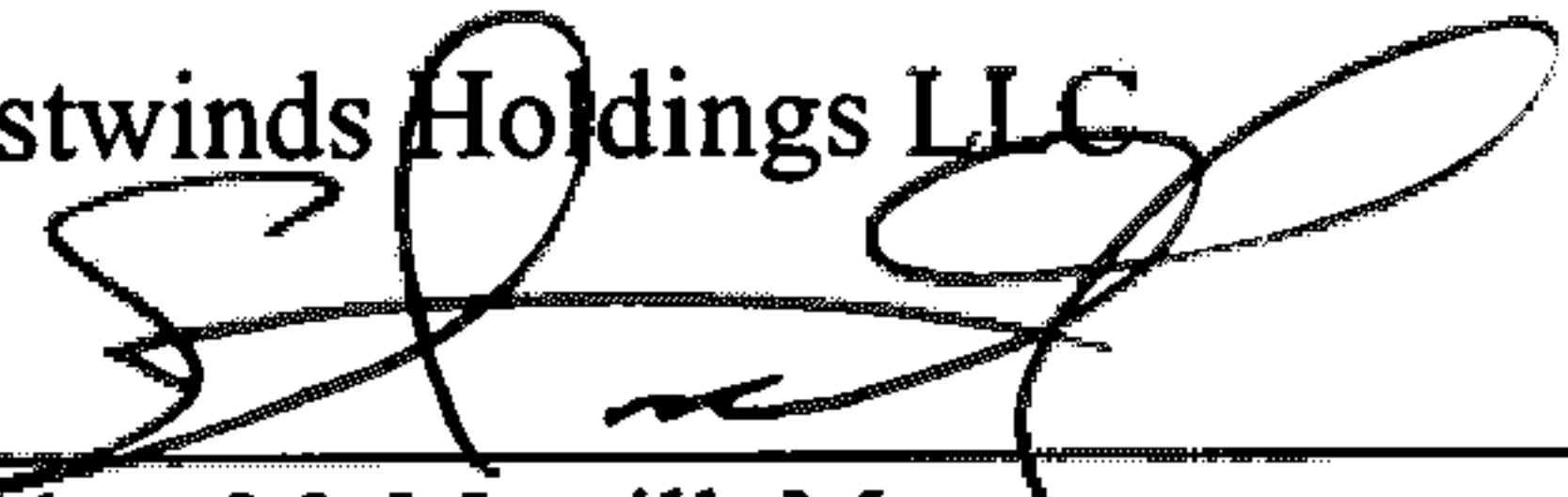
Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing easements, encumbrances, encroachments, restrictions, rights of way, and limitations, if any, of record.

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

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, its successors and assigns forever, that it is lawfully seized and possessed of said premises, that it is free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Westwinds Holdings LLC has caused these presents to be executed by Stephen M. Morrill, its Manager, who is authorized to execute this conveyance, and has hereto set its signature and seal, this 6th day of October, 2020.

Westwinds Holdings LLC  
  
\_\_\_\_\_  
Stephen M. Morrill, Manager (Seal)

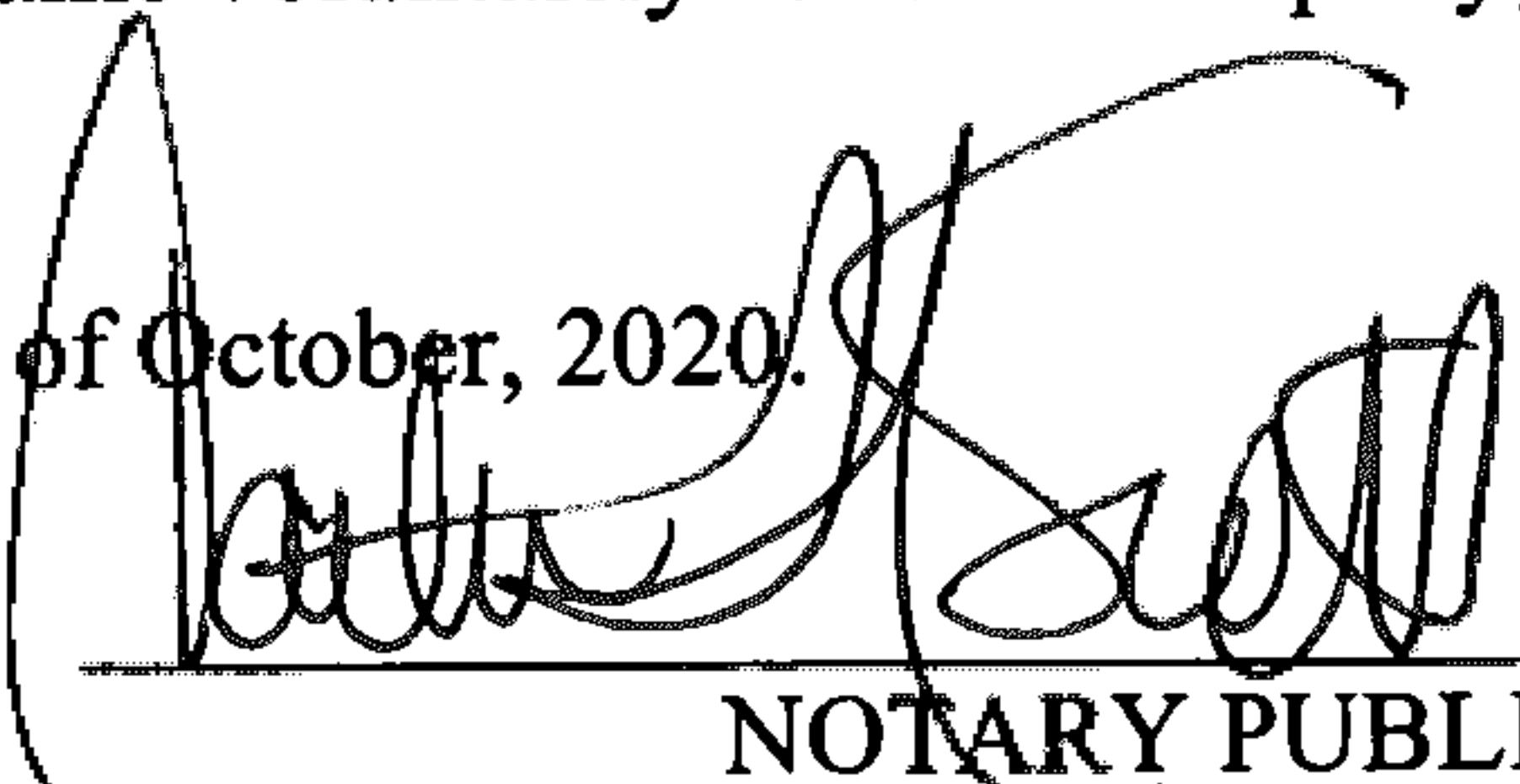
ACKNOWLEDGEMENT

STATE OF ALABAMA )

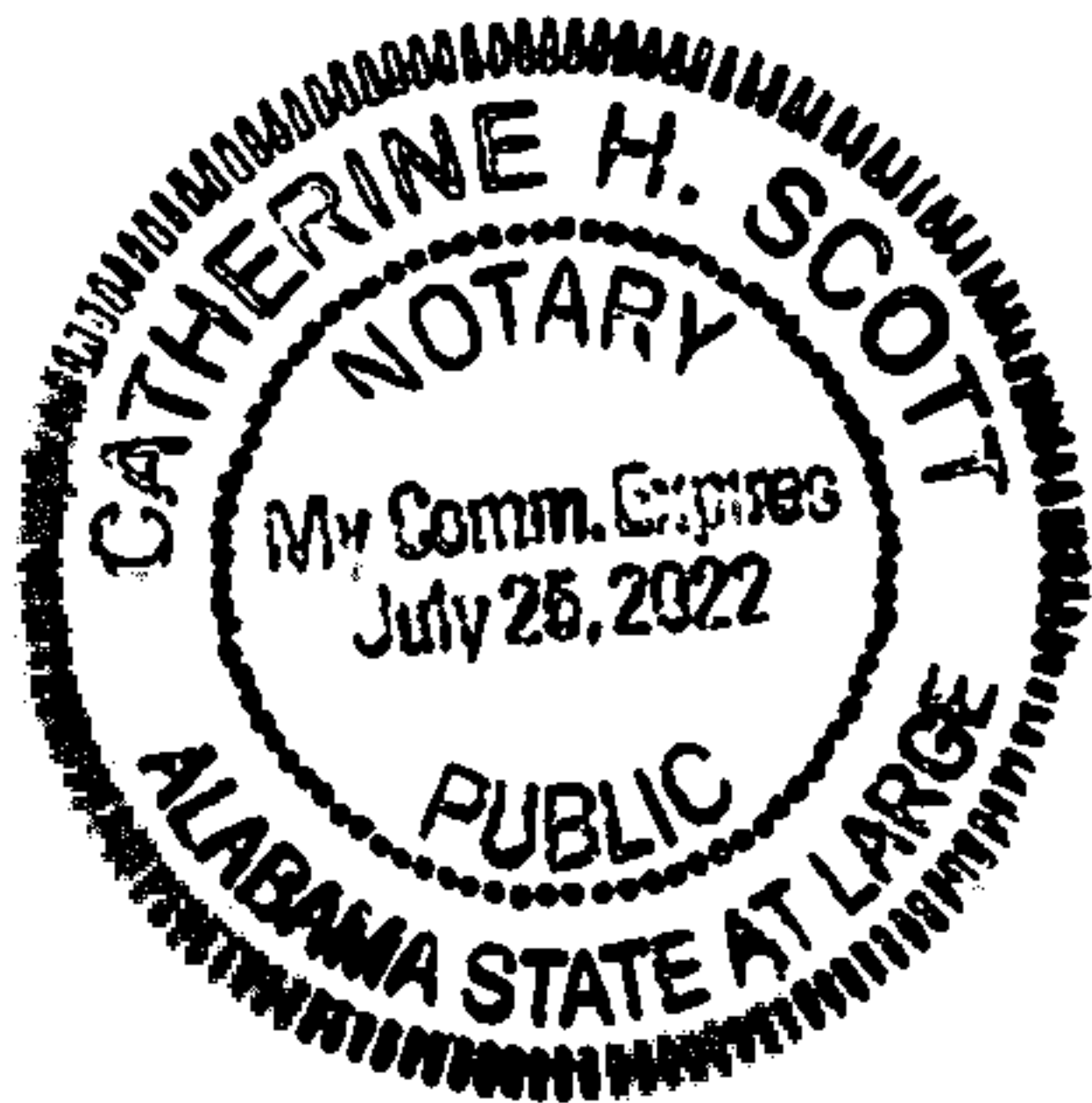
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen M. Morrill, whose name as Manager of Westwinds Holdings LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such Manager and with full authority, executed the same voluntarily for said company, on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 7-25-2022



**EXHIBIT "A"**  
**Property Description**

**Closing Date:** October 6, 2020  
**Buyer(s):** Royal Investment Group LLC  
**Property Address:** 17 Acres County Rd 52, Helena, AL 35080

**PROPERTY DESCRIPTION:**

Beginning at a found 1/2 inch rebar corner representing the Southwest corner of the North one half of the Northeast quarter of the Southeast quarter of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama and run thence North 00 degrees, 36 minutes, 08 seconds West along the West line of said quarter-quarter section a distance of 664.85 feet to a found 1 inch open top pipe corner; thence run North 79 degrees, 09 minutes, 24 seconds East a distance of 521.03 feet to a found rebar corner; thence run North 36 degrees, 01 minutes, 46 seconds West a distance of 420.07 feet to a found rebar corner on the Southerly margin of Shelby County Highway No. 93; thence run North 54 degrees, 08 minutes, 59 seconds, East along said margin of said road a distance of 292.98 feet to a found rebar corner; thence run South 26 degrees, 26 minutes, 47 seconds East a distance of 241 .81 feet to a found rebar corner; thence run North 53 degrees, 53 minutes, 10 seconds East a distance of 241.03 feet to a found rebar corner on the Westerly margin of Alabama Highway No. 52 in a curve to the left having a central angle of 09 degrees, 19 minutes, 01 second and a radius of 2,495.70 feet; thence run Southeasterly along the arc of said curve an arc distance of 405.83 feet to a found 1/2 inch rebar corner; thence run South 50 degrees, 05 minutes, 12 seconds West a distance of 589.34 feet to a found rebar corner; thence run South 00 degrees, 33 minutes, 17 seconds East a distance of 425.68 feet to a found rebar corner; thence run North 88 degrees, 45 minutes, 19 seconds East a distance of 672.50 feet to a rebar corner; thence run South 00 degrees, 29 minutes, 31 seconds East a distance of 49.64 feet to a rebar corner on the South line of said one half quarter-quarter section; thence run South 88 degrees, 53 minutes, 38 seconds West along said one half quarter-quarter line a distance of 1,248.29 feet to the point of beginning.

Situated in Shelby County. Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Westwinds Holdings LLC
Mailing Address 3212 Brookhill Cr Birmingham, AL 35210
Property Address 17 Acres County Rd 52 Helena, AL 35080

Grantee's Name Royal Investment Group LLC
Mailing Address 3054 Arbor Bend Birmingham AL 35244
Date of Sale October 6, 2020
Total Purchase Price \$209,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale Appraisal
Sales Contract Other:
Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-6-2020 Print Sherry Singleton Sign Sherry Singleton (Grantor/Grantee/Owner/Agent) circle one



(verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 10/12/2020 11:08:33 AM \$240.00 JESSICA 20201012000461740

Alvin S. Reed