



20201102000495370 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
11/02/2020 03:19:24 PM FILED/CERT

This instrument was prepared by:

Sylvion S. Moss, Esq.
Law Works, LLC
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, Alabama 35203

Send tax notice to:

Billy and Leslie Holliday
60 Breland Street
Wilsonville, Alabama 35186

Property Address:

35 Acres on Highway 71
Shelby County, AL 35143

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Seventy-six Thousand, Three Hundred Ninety-one and 00/100 Dollars (\$76,391.00)(pursuant to a purchase agreement between the Grantor and Grantees) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, **KAU LAND HOLDINGS, LLC**, an Alabama limited liability company (herein referred to as the "Grantor"), grants, bargains, sells and conveys, subject to the matters set forth below, unto **BILLY W. HOLLIDAY** and **LESLIE H. HOLLIDAY**, a married couple (herein referred to as the "Grantees"), as joint tenants with right of survivorship, the real property situated in Shelby County, Alabama described on **Exhibit A** attached hereto and made a part hereof, together with all improvements and fixtures thereon and all easements and other appurtenances thereto (the "Property").

TO HAVE AND TO HOLD to the Grantees, their successors and assigns forever.

The Property is conveyed to the Grantees subject to ad valorem taxes not currently due and payable and all restrictions, easements, rights of way, liens and encumbrances of record, if any.

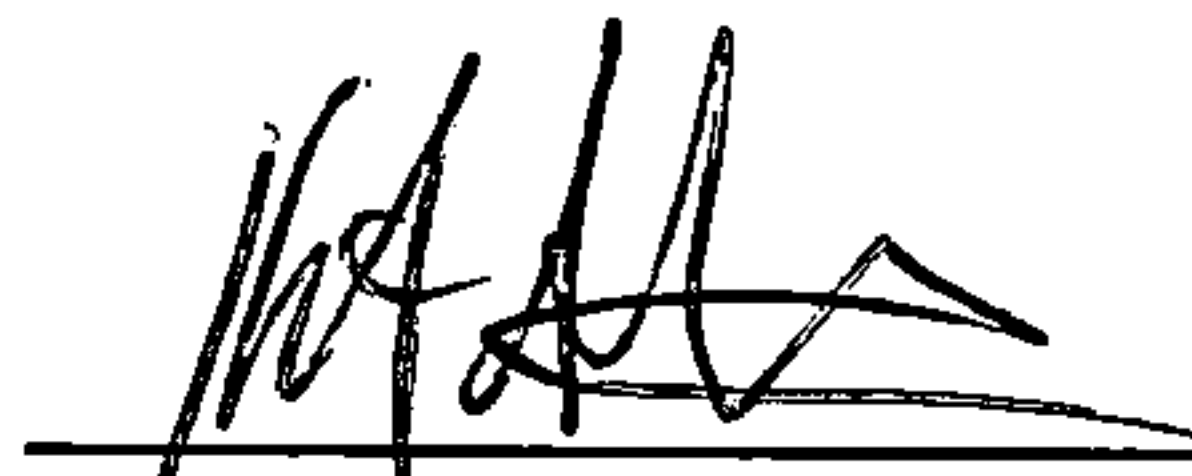
\$66,391.00 of the above-recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Further, the Property is conveyed to the Grantees "As Is", "Where Is" and "With All Faults", the Grantees having inspected the Property and determined its condition is acceptable to the Grantees.

The Grantor covenants to warrant and defend the title to the Property (subject to the matters set forth above) to Grantees, their successors and assigns against the lawful claims of those claiming by, through or under the Grantor but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed effective as of the ____ day of October, 2020.

KAU LAND HOLDINGS, LLC



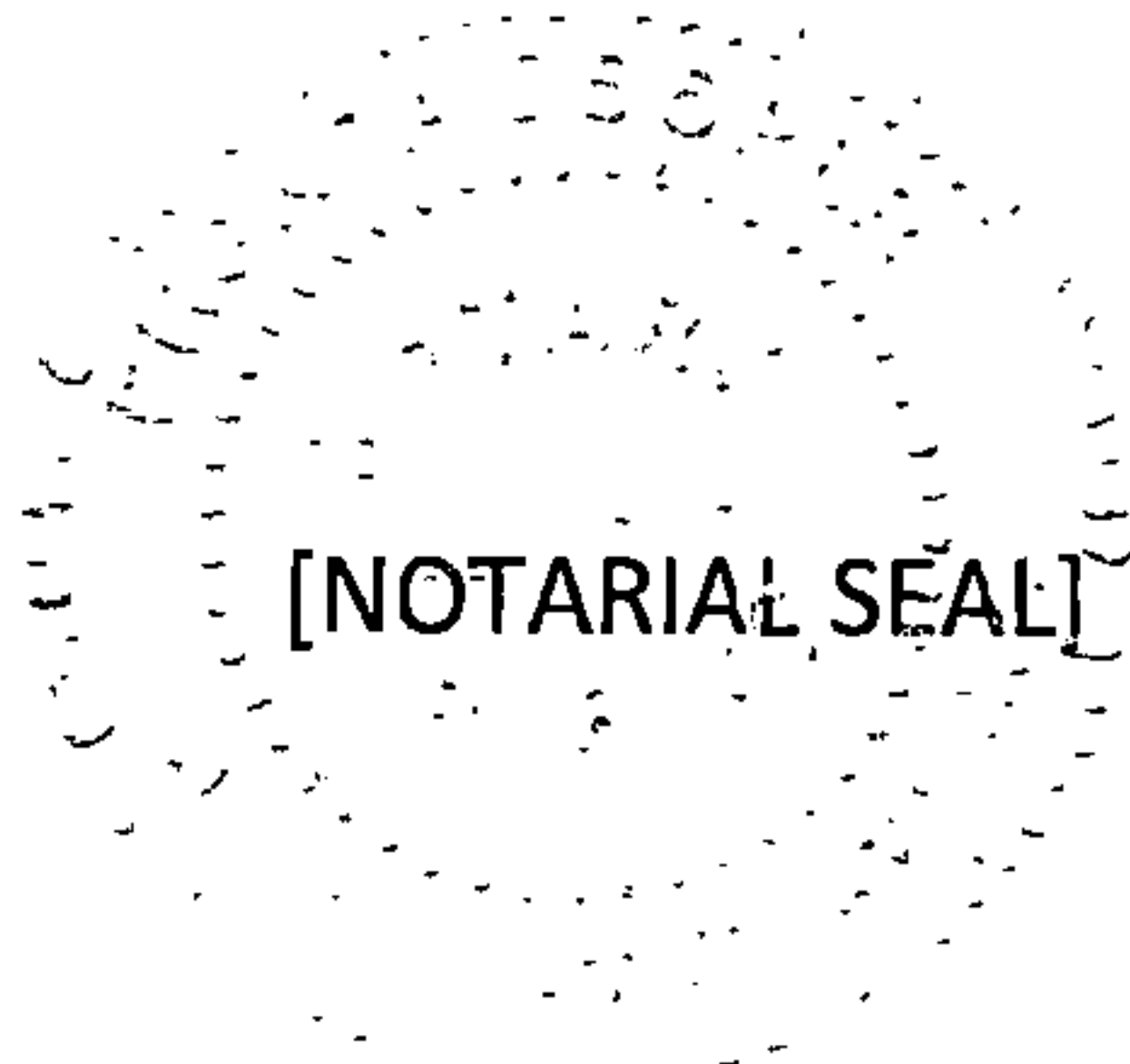
By: Kent A. Upton, as managing member

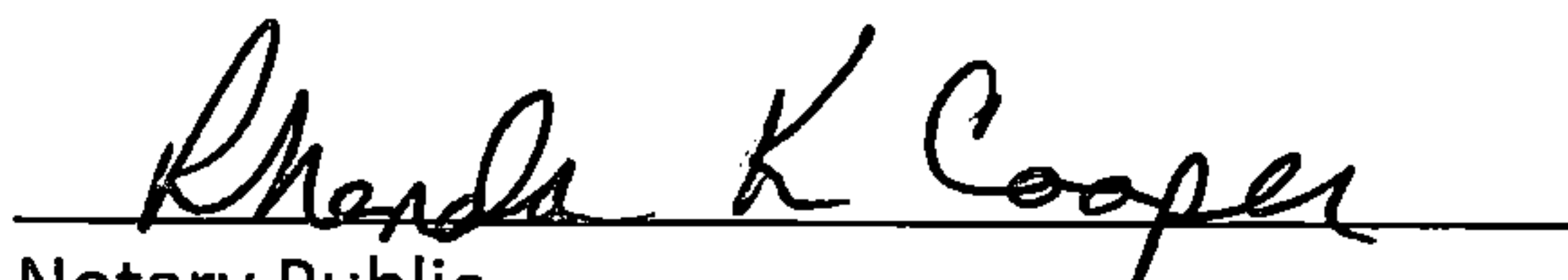
STATE OF ALABAMA)

COUNTY OF Talladega)

I, the undersigned notary for said County and in said State, hereby certify that Kent A. Upton, whose name as managing member of KAU Land Holdings, LLC ("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 the instrument, he, in his capacity as such managing member, executed the same voluntarily on the day the same bears date, for and as the act of the Company.

Given under my hand this 2nd day of November, 2020.




Notary Public
My commission expires: 6/23/24

Grantor Address:
4848 Highway 11
Pelham, AL 35124

Grantees' Address:
60 Breland Street
Wilsonville, AL 35186



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EXHIBIT A


Description of Real Property

The following described property situated in Shelby County, Alabama:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and 10 acres in Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, situated in Shelby County, Alabama. Less and except any part lying in a public right of way.

Less and Except:

That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and that part of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East, lying Northeast of Highway 71, situated in Shelby County, Alabama, less and except any part lying in a public right of way.


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Shelby County, AL 11/02/2020
State of Alabama
Deed Tax:\$10.00