

20201103000497600
11/03/2020 12:57:55 PM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
HCR PROPERTIES, LLC

398 Knightsbridge
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND NO/100 DOLLARS (\$235,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I/we, LYNN L. COX, an unmarried woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto HCR PROPERTIES, LLC, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West a distance of 473.60 feet; thence South 71 degrees 29 minutes 24 seconds West, a distance of 1007.52 feet to the point of beginning, said point lying on the Southerly right of way line of Shelby County Highway #408 (60-foot right of way); thence North 84 degrees 12 minutes 02 seconds West and along said right of way, a distance of 71.86 feet to a point, said point being the beginning of a curve to the left, having a radius of 204.45 feet, a central angle of 48 degrees 29 minutes 20 seconds and subtended by a chord which bears South 73 degrees 25 minutes 05 seconds West and chord distance of 167.92 feet; thence along the arc of said curve and said right of way line a distance of 173.02 feet; thence South 26 degrees 29 minutes 42 seconds East and leaving said right of way line, a distance of 341.96 feet; thence North 81 degrees 37 minutes 07 seconds East, a distance of 68.64 feet; thence North 02 degrees 02 minutes 00 seconds East a distance of 336.91 feet to the point of beginning.

Subject to:

Also and including a 25-foot ingress/egress and utility easement lying 12.5 feet either side of and parallel to the following described centerline: Commence at the Northeast corner of the Southeast quarter of the Northeast Quarter of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds West a distance of 473.60 feet; thence South 71 degrees 28 minutes 24 seconds West a distance of 1007.52 feet; thence North 84 degrees 12 minutes 02 seconds West a distance of 12.53 feet to the point of beginning of said easement; thence South 02 degrees 02 minutes 00 seconds West a distance of 340.03 feet to the point of ending of said easement.

SUBJECT TO:

1. Taxes for the year 2021, which are a lien but not yet due and payable until October 1, 2021.
2. Flood rights to Alabama Power Company as to water elevation contour levels.
3. Rights of others in and to the use of easement for ingress/egress as set out in hereinabove and as set out in Instrument No. 1992-31160, Instrument No. 1993-02034, Instrument No.

20041210000675540 and as shown on survey by Rodney Shiflett.

4. Restrictive Covenants, if any.
5. Riparian and other rights created by the fact that the land fronts on Lay Lake.

Lynn L. Cox is the surviving grantee in that certain deed recorded in Instrument No. 20041210000675540; the other grantee, Mary W. Norris, having died on or about July 2, 2020.

\$190,000.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

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

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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, I have hereunto set my hand and seal, this 30TH day of OCTOBER, 2020.

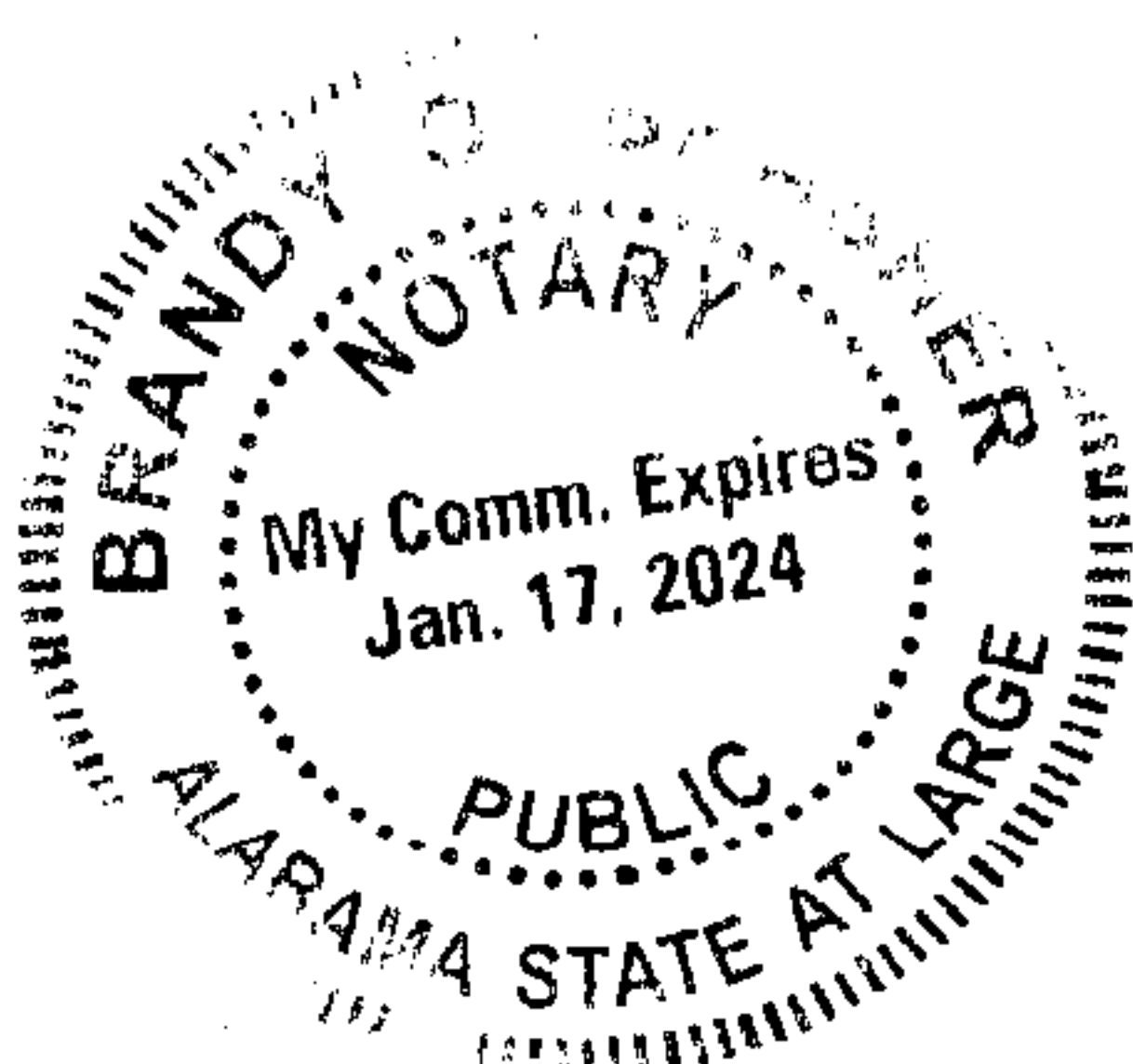
Lynn L. Cox (L.S.)
LYNN L. COX

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYNN L. COX, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

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

Brandy D. Brasher
Notary Public
My Commission Expires: 1-17-2024



Grantor's Name:
LYNN L. COX
Mailing Address:
1131 Camp Branch Circle
Alabaster, AL 35007

Property Address:
170 Highway 408
Shelby, AL 35143

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
HCR PROPERTIES, LLC
Mailing Address:

398 Knightsbridge
Alabaster, AL 35007

Date of Sale: OCTOBER 30TH, 2020
Total Purchase Price: \$235,000.00

or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2020 12:57:55 PM
\$73.00 MIST
20201103000497600

Allen S. Beal