

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of nine hundred fifty thousand and no/100 dollars (\$950,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, WK Services Co., LLC a Delaware limited liability company (Grantor) whose address is P.O. Box 380501, Birmingham, Alabama 35238 does grant, bargain, sell and convey unto B and W REAL ESTATE SERVICES, LLC an Alabama limited liability company (Grantee) whose address is 1925 Forest Knoll Drive, Hoover, Alabama 35244 the following described real estate situated in Jefferson County, Alabama to-wit:

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

A tract of land in the Northeast quarter of Section 15, Township 19 South, Range 2 West, more specifically described as: Begin at the point where the North line of the South half of the Northeast quarter of Northeast quarter intersects the Southeasterly right of way line of Valleydale Road; thence proceed Easterly to the Northeast corner of said South half of Northeast quarter of Northeast quarter; thence run South along the East line of said Section 15, 330 feet to a point; thence Southwesterly to the Southeast corner of the Southwest quarter of the Northeast quarter of the Northeast quarter; thence continue Southwesterly 517.2 feet to a point; thence turn an angle to the right 116° 22' and run North parallel to the East line of the Southwest quarter of the Northeast quarter of said Section a distance of 285.9 feet to a point; thence turn an angle to the left of 30°45'19" and run in a Northwesterly direction 210.9 feet to an intersection with the Southerly right of way line of Valleydale Road; thence turn an angle to the right 90°29'48" to the tangent to a curve having a central angle of 15°02'28" and a radius of 2006.4 feet; thence continue along the arc of said curve a distance of 526.7 feet to a point marked with a concrete monument; thence run along a tangent extended from the last described curve a distance of 148.3 feet to a point on the North line of the South half of the Northeast quarter of the Northeast quarter of said Section which is the point of beginning. aka 4625 Valleydale Road, Birmingham, Alabama 35242

**SUBJECT TO:**

Ad valorem taxes due October 1, 2021.

Right of way easement granted to Alabama Power Company in Deed Book 42, Page 671 and Deed Book 348, Page 763.

Right of way easement granted Shelby County in Deed Book 177, Page 42.

Restrictions set forth in Deed Book 343, Page 424.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including releases of damages, as recorded in Deed Book 4, Page 412, and Deed Book 42, Page 246.

Right of way and Temporary Construction Easement set out in Consent Judgment in Instrument #20190819000303020.


Matters as revealed by a current survey.

\$760,000.00 of the consideration was paid from the proceeds of a purchase money mortgage loan.

B and W Real Estate Services, LLC is also known as *B and W Real Estate Services, LLC*  
**TO HAVE AND TO HOLD** unto the said GRANTEE, its successors and assigns forever.

**IN WITNESS WHEREOF**, the said GRANTOR has caused this conveyance to be executed this the 12<sup>TH</sup> day of November, 2020.

Shelby County, AL 11/13/2020  
State of Alabama  
Deed Tax: \$190.00

  
20201113000521100 1/2 \$215.00  
Shelby Cnty Judge of Probate, AL  
11/13/2020 03:45:42 PM FILED/CERT

WK Services Co., LLC  
a Delaware Limited Liability Company

  
**SANDRA R. KILLION**  
Its Manager

STATE of ALABAMA  
JEFFERSON COUNTY


I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Sandra R. Killion whose name as Manager of WK Services Co., LLC a Delaware limited liability company 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 instrument, she as such Manager and with full authority executed this conveyance voluntarily for and as the act of WK Services Co., LLC on the day the same bears date.

Given under my hand and seal this 12<sup>th</sup> day of November, 2020.

  
Notary Public  
Commission Expires: 11/09/22

This instrument prepared by:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway  
Suite 338  
Birmingham, Alabama 35209  
205-879-3400  
File 220326

Send tax notice to:  
B and W Real Estate Services, LLC  
1925 Forest Knoll Drive  
Hoover, Alabama 35244  
#10-5-15-0-001-045.000

  
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