

This Instrument Prepared By:
James F. Burford, III
Attorney at Law

1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
Theirfour, LLC
4935 Cahaba Valley Trace
Birmingham, Alabama 35242

20201218000581650
12/18/2020 09:35:06 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seven Hundred Ninety Thousand and 00/100 Dollars (\$790,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **I, Albert L. Scott, Jr., a married man, whose mailing address is 260 Chastain Commons, Atlanta, GA 30342 (herein referred to as Grantor)**, does hereby grant, bargain, sell and convey unto **Theirfour, LLC, whose mailing address is 4935 Cahaba Valley Trace, Birmingham, Alabama, 35242 (herein referred to as Grantee,)** the following described Property, situated in Shelby County, Alabama, as described in Shelby County Revenue Office Parcel No's 27-6-14-0-000-003.000, 27-5-15-0-000-001.000 and 27-2-10-0-000-006.000 to-wit:

See Attached Exhibit A attached hereto

The Property is a "Resulting Parcel" as that term is defined in DECLARATION OF EASEMENTS recorded in Instrument No. 20201208000561540 in the Probate Office of Shelby County, Alabama (the Declaration). Accordingly, this conveyance also conveys and is subject to the rights and obligations together with Easements 1 and 2 as set forth in the Declaration and is subject to and together with the matters contained in Exhibit B attached to the deed recorded in Instrument No. 20200508000181100 in the Probate Office of Shelby County, Alabama. Notwithstanding the foregoing, Parcel 1 of the Property described on Exhibit A attached hereto **shall not** be entitled access to Easement 2 as described in the Declaration, and Parcel 3 of the Property described on Exhibit A attached hereto **shall** be entitled access to Easement 2 as described in the Declaration.

This conveyance is also subject to (1) Taxes due in the year 2021 and thereafter; (2) Mineral and mining rights not owned by the Grantor and (3) Less and except any part of subject property lying within any road right-of-way.

The property conveyed herein is not the homestead of the Grantor or his spouse.

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

SIGNATURE AND ACKNOWLEDGEMENT APPEARS ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the 15 day of December 2020.



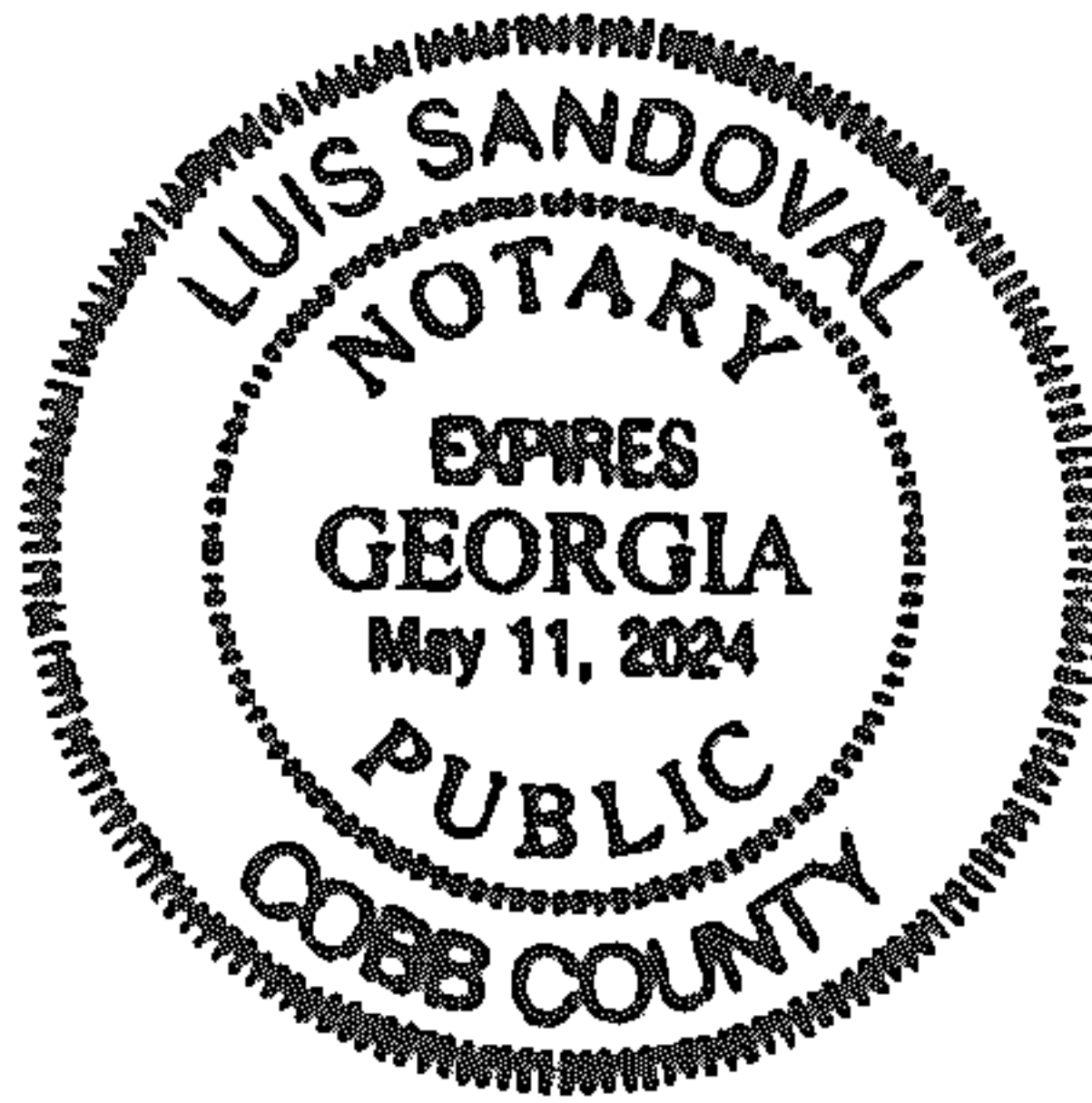
Albert L. Scott, Jr.

STATE OF GEORGIA

Fulton COUNTY

I, the undersigned, a Notary Public for the State of Georgia at Large do hereby certify that Albert L. Scott, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of December 2020.



Notary Public

My Commission Exp. May 11, 2024



**AMERICAN
LAND TITLE
ASSOCIATION**