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

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IN WITNESS WHERE 15 day of December 2020.	•	ed has hereunto set his hand and seal, this the	
		Albert L. Scott, Jr.	
STATE OF GEORGIA Fullor 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.

GEORGIA

Notary Public

My Commission Exp. Mey 11,7074





SCHEDULEA (continued) (EXIT 'A' LEGAL DESCRIPTION

PARCEL 1

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Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence N88°14'45"W for a distance of 1399.86' to the POINT OF BEGINNING; thence N88°17'06"W for a distance of 1236.59'; thence N00°15'38"E for a distance of 2279.19' to the Southeasterly R.O.W. line of Alabama Highway 119; thence N52°04'25"E and along said R.O.W. line for a distance of 529.97'; thence S37°55'35"E and leaving said R.O.W. line for a distance of 340.00'; thence S52°04'25"W for a distance of 70.00'; thence S37°55'35"E for a distance of 328.03' to a curve to the right, having a radius of 291.68', and subtended by a chord bearing S26°05'01"E, and a chord distance of 119.72'; thence along the arc of said curve for a distance of 120.58' to a reverse curve to the left, having a radius of 192.52', and subtended by a chord bearing S54°03'26"E, and a chord distance of 246.55'; thence along the arc of said curve for a distance of 267.57'; thence N86°07'34"E for a distance of 20.48'; thence S07°07'11"E for a distance of 1462.36'; thence S00°15'38"W for a distance of 370.00' to the POINT OF BEGINNING.

PARCEL 3

BEGIN at the SE Corner of the SE 1/4 of the NE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°14'45"W for a distance of 1399.86'; thence N00°15'38"E for a distance of 370.00'; thence N77°03'01"E for a distance of 1312.54'; thence N00°38'12"W for a distance of 1201.70'; to a curve to the right, having a radius of 871.83, and subtended by a chord bearing S54°50'04"E, and a chord distance of 408.95'; thence along the arc of said curve for a distance of 412.80'; thence S00°38'12"E for a distance of 1677.67'; thence N88°50'11"W for a distance of 221.29' to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH an 80' Private Road and Access Easement, as recorded in Inst.#20200508000181100, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, together with and subject to Declaration of Easements recorded in Inst. No. 20201208000561540, in the Office of the Judge of Probate, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2020 09:35:06 AM
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This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance Issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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