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01/29/2021 01:20:26 PM
DEEDS 1/4

Grantor: SOUTHLAND LOG HOMES OF ALABAMA, LLC Suite 204 Interstate Park Drive Montgomery, AL 36104 Grantee: HCI PELHAM CABIN, LLC 3075 Healthy Way Birmingham, AL 35243	Property Address: 2000 Oak Mountain State Park Road Pelham, AL 35243 Date of Sale: January 28, 2021 Total Purchase Price: \$425,000.00 Purchase Price Verification: Purchase Agreement
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This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Sent Tax Notice To:
HCI PELHAM CABIN, LLC
3075 Healthy Way
Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that SOUTHLAND LOG HOMES OF ALABAMA, LLC, an Alabama limited liability company ("Grantor") for and in consideration of Four Hundred Twenty-Five and no/100 Dollars (\$425,000.00) and other good and valuable consideration, to Grantor paid by HCI PELHAM CABIN, LLC ("Grantee"), an Alabama limited liability company, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the current year and subsequent years and not yet due and payable.
- (2) Mineral and mining rights not owned by Grantor.
- (3) Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
- (4) Easement(s), restrictions, rights-of-way as shown by recorded map.
- (5) Matters that would be revealed by an accurate survey or that may be shown on any recorded map or plat.

(6) Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

And said Grantor does for itself and for its assigns, covenant with the said Grantee and its assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its assigns shall warrant and defend the same to the said Grantee and its assigns, forever against the lawful claims of all persons.

The purchase price recited above was paid by a mortgage loan in the amount of \$442,000.00 closed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, in fee simple forever.

Given under our hands and seals, the 28th day of January, 2021.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

SELLER:

SOUTHLAND LOG HOMES OF ALABAMA, LLC

BY: SOUTHLAND LOG HOMES REALTY, LLC

ITS: SOLE MEMBER


BY: D. MASON HOLLEY

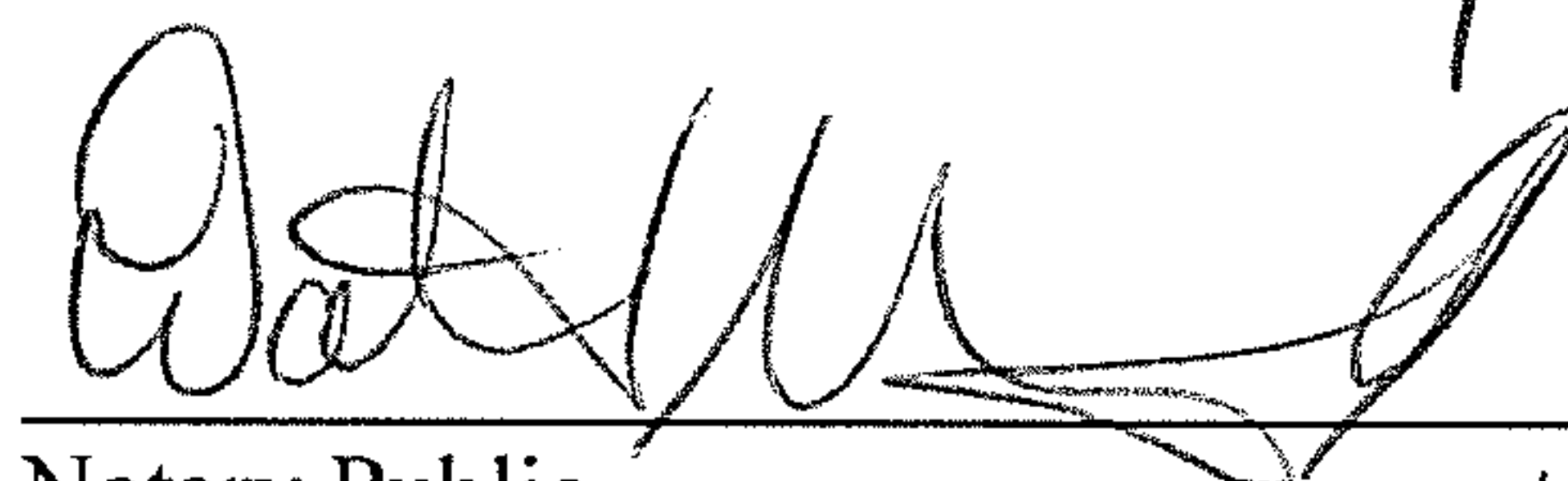
ITS: AUTHORIZED AGENT

STATE OF

South Carolina
Richland **COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that D. MASON HOLLEY, as the Authorized Agent of SOUTHLAND LOG HOMES REALTY, LLC, a Delaware limited liability company authorized to conduct business in the State of Alabama, as the Sole Member of SOUTHLAND LOG HOMES OF ALABAMA, LLC, an Alabama limited liability company, and whose name 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 such instrument, he executed the same voluntarily and with full authority as the Authorized Agent of SOUTHLAND LOG HOMES REALTY, LLC, the Sole Member of SOUTHLAND LOG HOMES OF ALABAMA, LLC.

Given under my hand and official seal, this 28th day of January, 2021.



Notary Public

My Commission Expires:

April 9, 2028

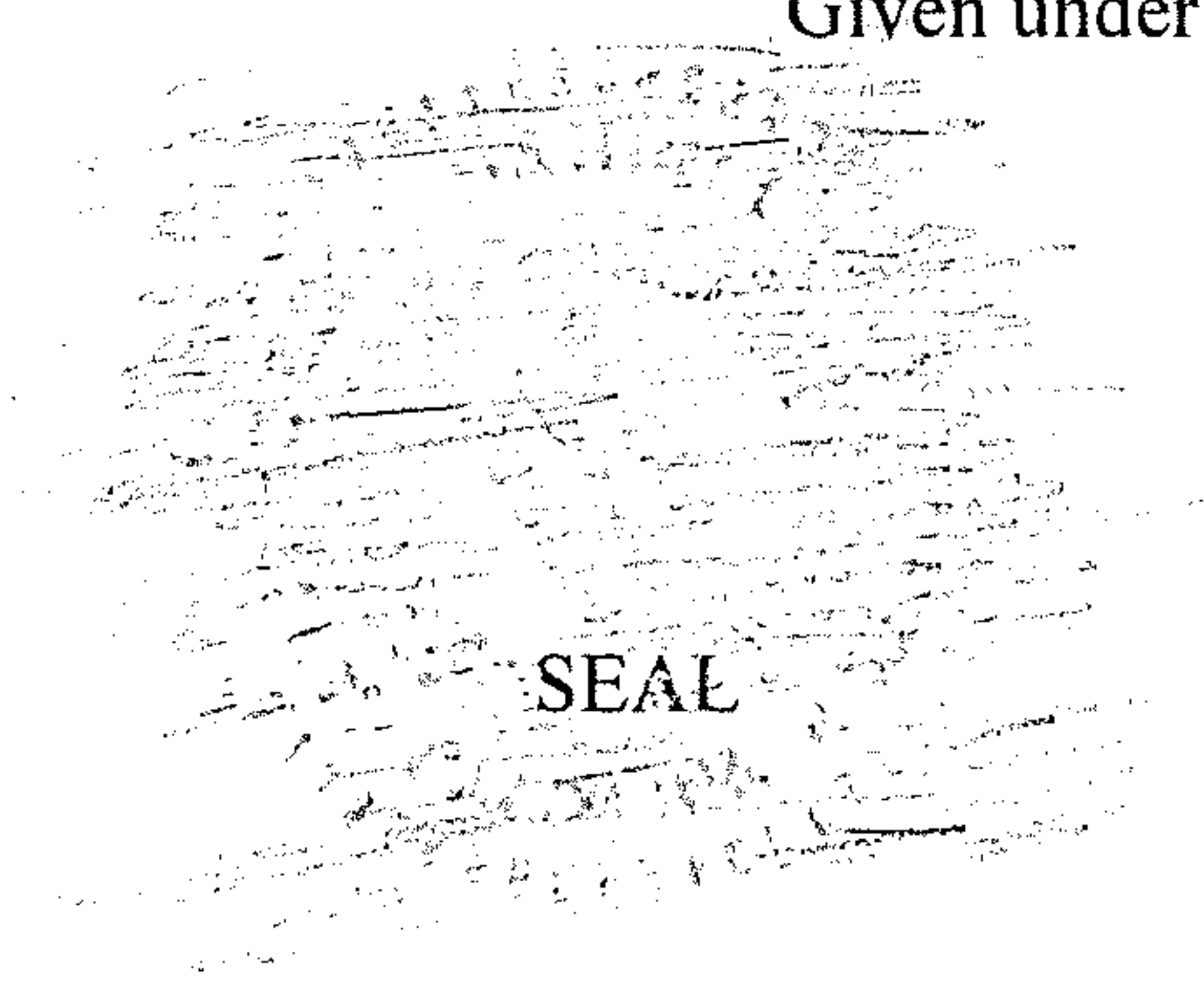

SEAL

EXHIBIT A

All that tract or parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 31, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 3" capped iron found at the purported Southeast corner of Section 31, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, thence run N 88°19'53" W along the south boundary line of said Section 31, for a distance of 635.92 feet to a capped rebar found (PLS 8759) at the westerly right-of-way line of I-65 (right-of-way width varies), thence continue N 88°19' 53" W along said south line, for a distance of 217.27 feet; thence leaving said south line, run N 31°10'56" W for a distance of 306.62 feet to an open top iron found at the southerly right-of-way line of Amphitheater Road (right-of-way width 60.00 feet), said point also being the Point of Curvature of a curve to the right, having a radius of 634.30 feet, a central angle of 13°18'04", a chord length of 146.92 feet and a chord bearing of S 73°55'20" E; thence continue along the arc of said curve and said right-of-way line, for a distance of 147.25 feet to the westerly right-of-way line of I-65 (right-of-way width varies), thence run S 24°48'50" W along the westerly right-of-way line of I-65, for a distance of 5.91 feet to a right-of-way monument found; thence run S 62°37'00" E along said right-of-way line, for a distance of 209.41 feet to a right-of-way monument found; thence run S 29°13'36" E along said right-of-way line, for a distance of 122.81 feet to a right-of-way monument found; thence run S 24°25'49" W along said right-of-way line, for a distance of 20.97 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2021 01:20:26 PM
\$32.00 CHERRY
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