

WARRANTY DEED

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02/01/2021 03:13:16 PM
DEEDS 1/2

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Five Properties, LLC
5410 Saddlecreek Lane
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars and 00/100 Dollars (\$550,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Ken Vinoski, married,

(herein referred to as Grantor) do grant, bargain, sell and convey unto

Five Properties, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the NE Corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90°00'00"W for a distance of 574.19' to the POINT OF BEGINNING; thence S89°55'10"W for a distance of 451.00' to the Easterly R.O.W. line of Shelby County Highway 467, 80' R.O.W.; thence S06°59'51"E and along said R.O.W. line for a distance of 603.34' to a curve to the right, having a radius of 1949.85', and subtended by a chord bearing S09°54'17"W, and a chord distance of 1134.35'; thence along the arc of said curve and said R.O.W. line for a distance of 1150.98'; thence S88°46'50"E and leaving said R.O.W. line for a distance of 1534.46'; thence S03°47'11"E for a distance of 905.16'; thence S01°53'24"E for a distance of 200.81'; thence N88°06'36"E for a distance of 371.66'; thence N18°52'22"E for a distance of 250.05'; thence N88°09'26"E for a distance of 1315.88' to the Westerly R.O.W. line of Southern Railroad, 100' R.O.W.; thence N05°58' 40"W and along said R.O.W. line for a distance of 273.23 'to a curve to the left, having a radius of 2058.66', and subtended by a chord bearing 25°48'5S"W, and a chord distance of 1408.17'; thence along the arc of said curve and said R.O.W. line for a distance of 1437.18'; thence N45°55'41"W and along said R.O.W. line for a distance of 2019.55'; thence S61°29'04"W and leaving said R.O.W. line for a distance of 799.81' to the Point of Beginning.

ALSO AND INCLUDING a 10' Ingress/Egress Easement, as recorded in Inst. No. 20130827000350380, in the Office of the Judge of Probate of Shelby County, Alabama.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.

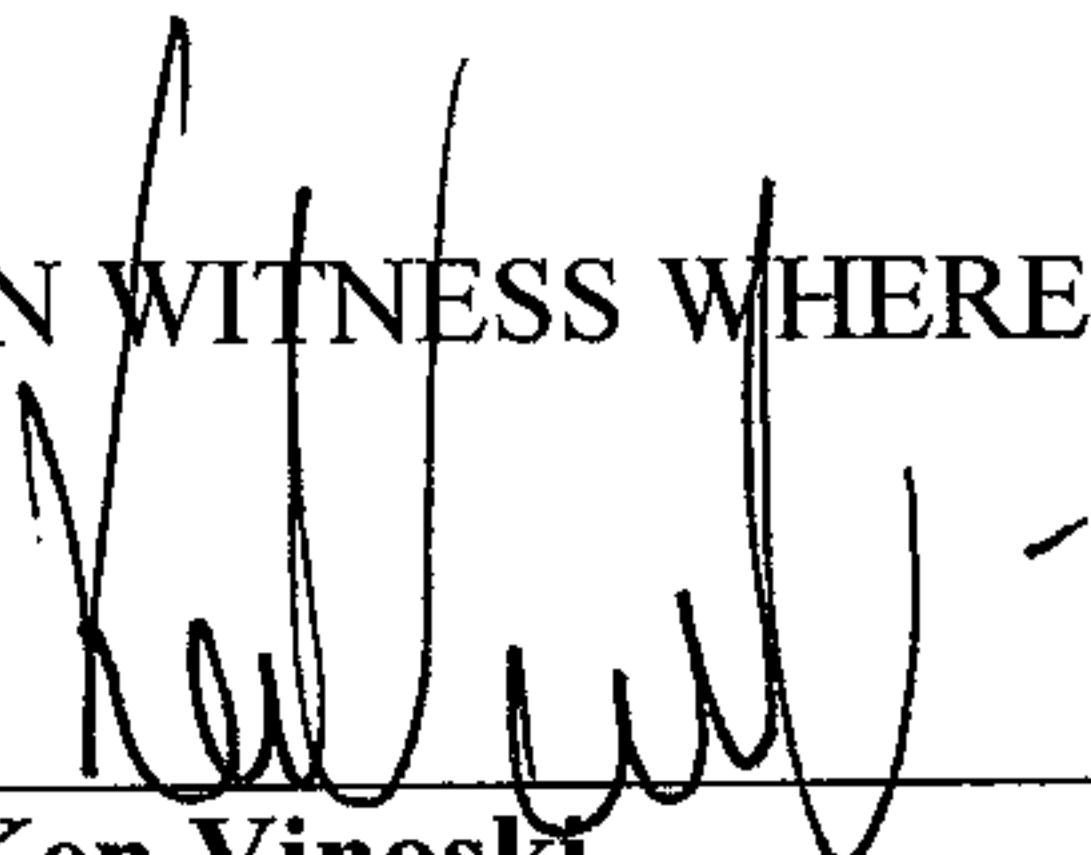
\$412,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 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 January 28, 2021.



Ken Vinoski

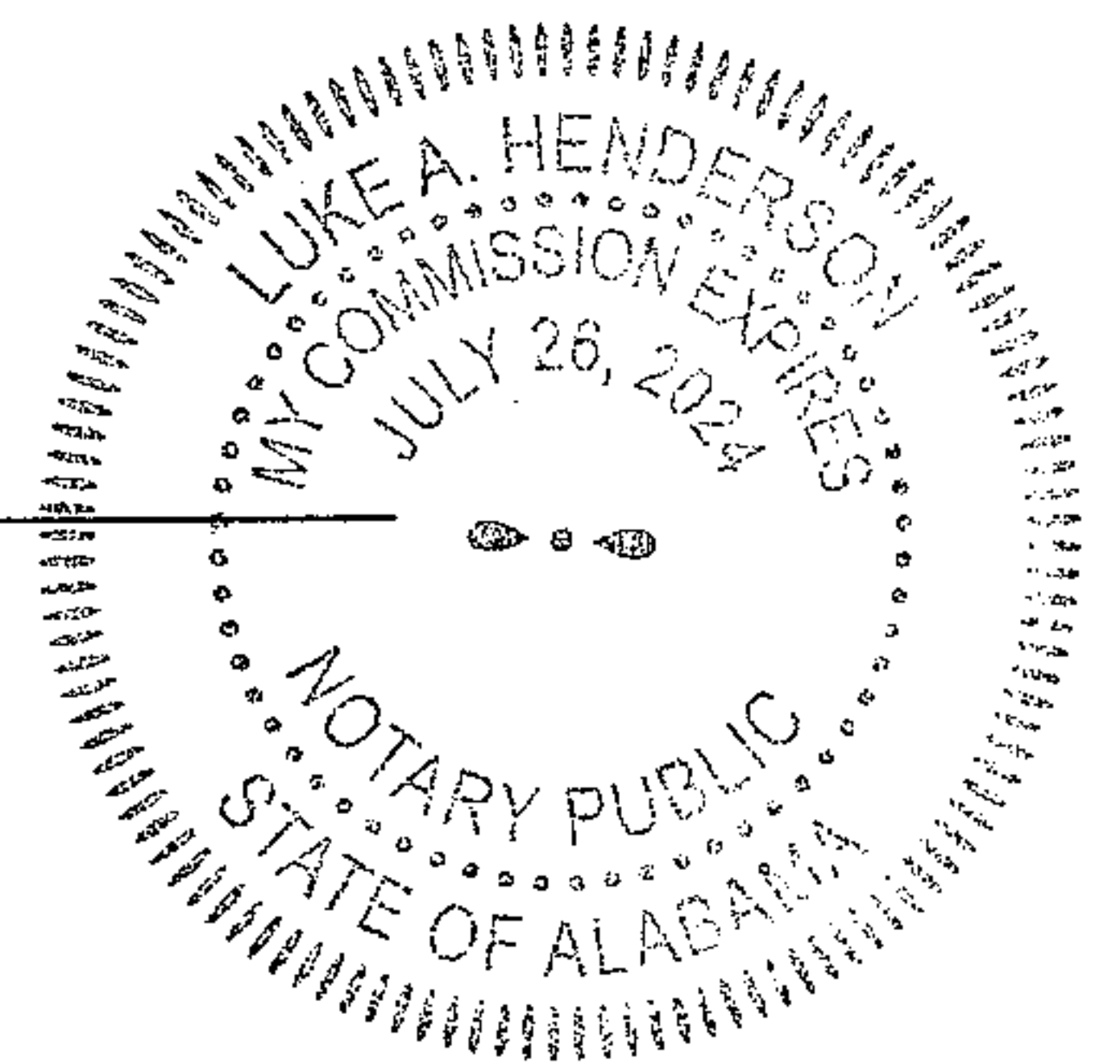
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Ken Vinoski**, married, 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 this instrument, **Ken Vinoski** executed the same voluntarily on the day the same bears date.

Given under my hand and seal this January 28, 2021.



Notary Public



My Commission Expires: 07/26/2024

Grantor's Address:
3248 East Briarcliff Circle
Birmingham, AL 35223

Property Address:
1130 County Rd 467
Vincent, AL 35178
Tax Parcel Id# 05-8-34-0-001-006.001
Tax Parcel Id# 07-2-03-0-001-004.001
Tax Parcel Id# 07-2-04-0-001-001.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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