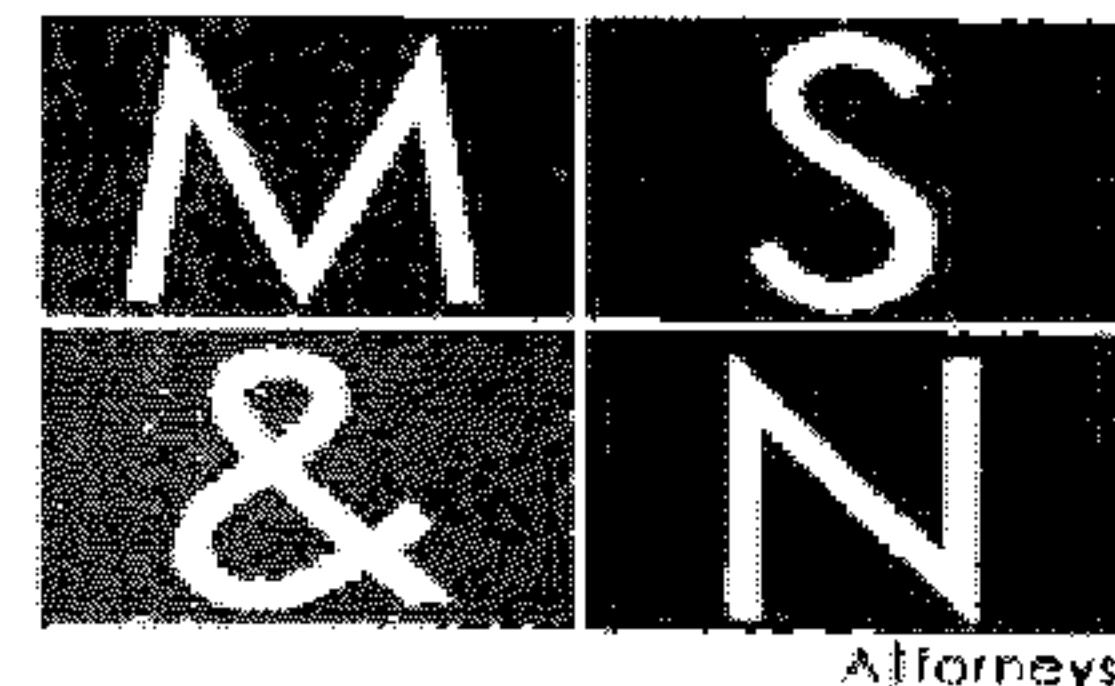


20210205000060950  
02/05/2021 08:35:15 AM  
DEEDS 1/6

County Division Code: AL039 Inst. # 2021013781 Pages: 1 of 6 I certify this instrument filed on: 2/4/2021 8:12 AM  
Doc: D Judge of Probate Jefferson County, AL Rec: \$31.00 DeedTx: \$99.50  
Clerk: DRBESS



**MASSEY, STOTSER & NICHOLS, PC**  
ATTORNEYS  
[www.msnattorneys.com](http://www.msnattorneys.com)

January 27, 2021

Shelby County Judge of Probate  
Jefferson County Judge of Probate

Re: Deed dated January 27, 2021 from Absolute One Properties, LLC to S & S Investment, LLC and subsequent mortgage from S & S Investment, LLC to SouthPoint Bank Our File No. 2021-5341

Gentlemen:

Our law firm handled the closing of the above real estate purchase. At closing, we collected the full recording tax of \$99.50 on the deed and \$952.50 for the mortgage. These amounts were submitted to Jefferson County Judge of Probate. The property conveyed on the deed and mortgage is 21.80% in Shelby County and the rest of the property or 78.20% is in Jefferson County, but all of the recording taxes were paid to Jefferson County when the documents were recorded.

Please contact us if you have any further questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Carla Thomas".

Carla Thomas

CT

---

**Carla Thomas** Real Estate Assistant

1780 Gadsden Highway Birmingham, Alabama 35235  
P (205) 838-9052 F (205) 833-0415 E [cthomas@msnattorneys.com](mailto:cthomas@msnattorneys.com)

Prepared by:  
 Chesley P. Payne  
 1780 Gadsden Highway  
 Birmingham, AL 35235  
 2021-5341

Send Tax Notice To:  
 S & S Investment, LLC  
 8180 Caldwell Drive  
 Trussville, AL 35173

## LIMITED LIABILITY COMPANY WARRANTY DEED

**State of Alabama}**  
**County of Shelby and Jefferson}**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of SEVEN HUNDRED THIRTY FOUR THOUSAND TWENTY FIVE AND 00/100 DOLLARS (\$ 734,025.00) to and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Absolute One Properties, LLC, an AL limited liability company (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto S & S Investment LLC, (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby and Jefferson County, AL to-wit:

See Exhibit "A" attached hereto.

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

Note: \$ 635,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Note: Absolute one Construction, LLC is now known as Absolute One Properties, LLC.

Note: 21.8% of the property being conveyed is in Shelby Co. The other 78.2% is in Jefferson County.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended

**IN WITNESS WHEREOF**, the said Grantor by Jody Rogers, as Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of January, 2021.

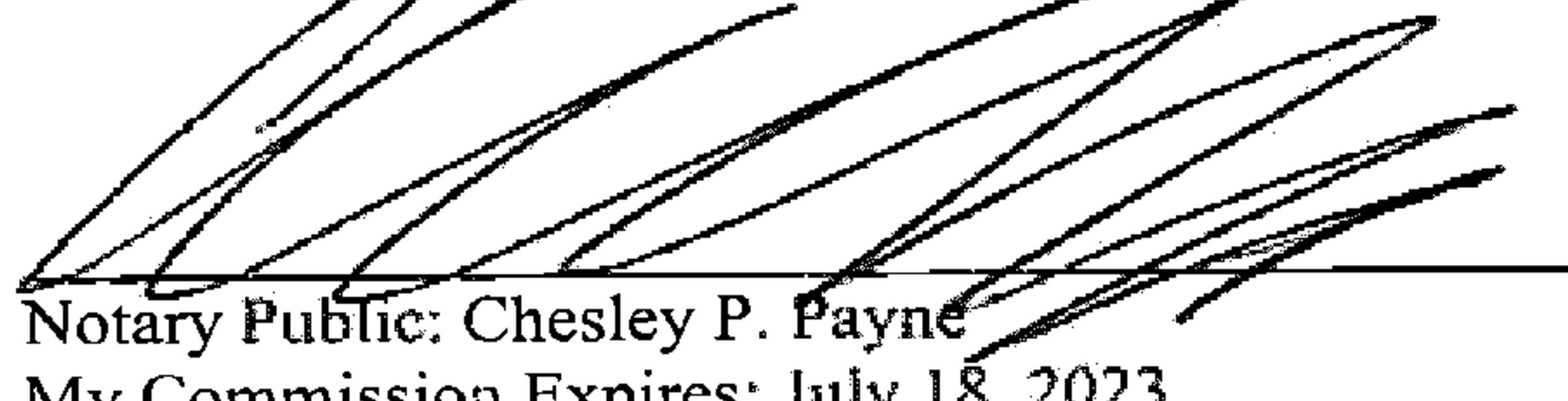
Absolute One Properties, LLC, an Alabama Limited Liability Company

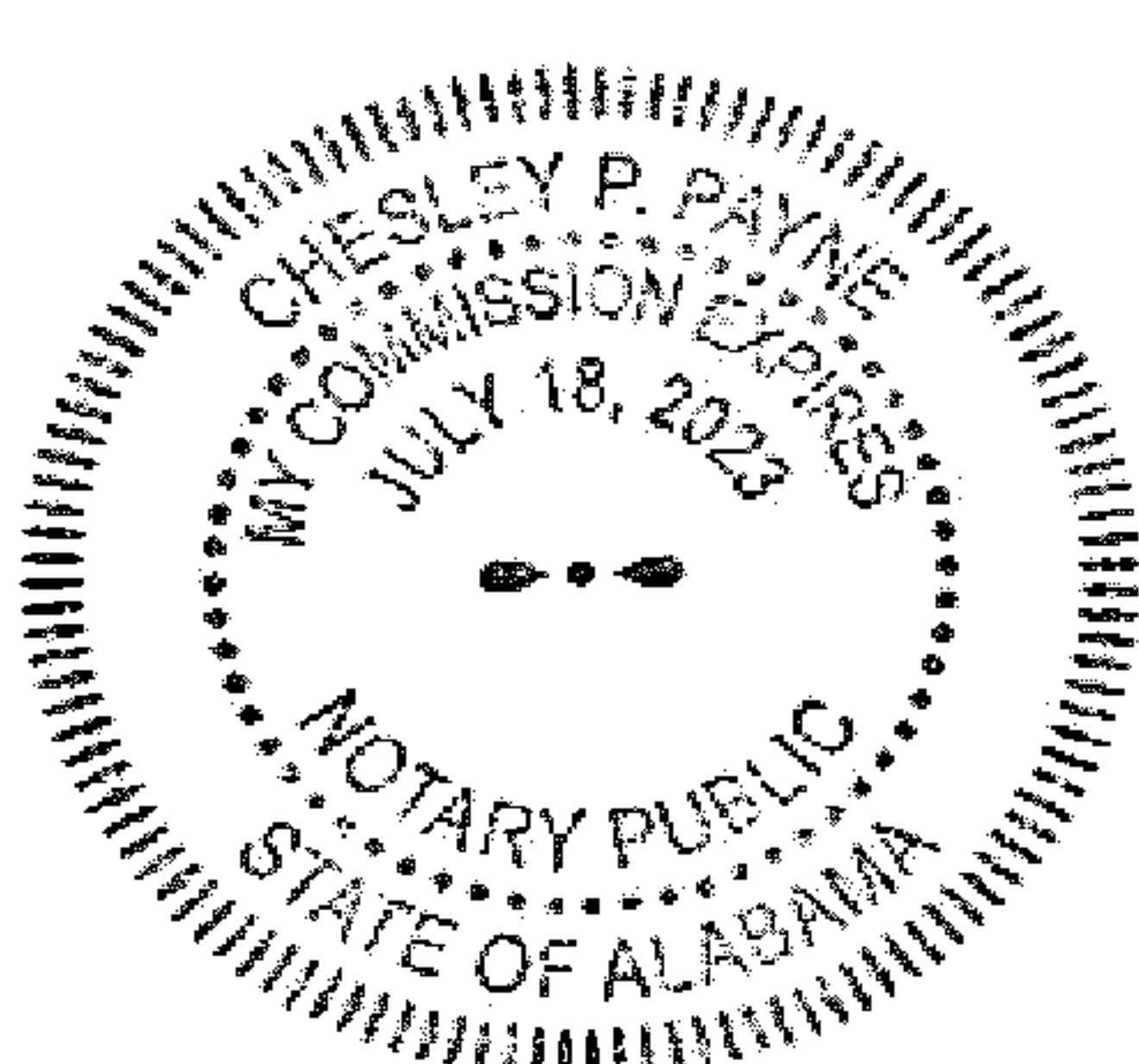
By:  Jody Rogers, Member

**State of Alabama**  
**County of Jefferson**

I, Chesley P. Payne a Notary Public in and for said County in said State, hereby certify that Jody Rogers whose name as Member of Absolute One Properties, LLC, an AL limited liability company, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 27th day of January, 2021.

  
 Notary Public: Chesley P. Payne  
 My Commission Expires: July 18, 2023



**Exhibit "A"**  
**Property Description**

**Property 1:**

Lot 15, according to the Survey of Tacoa Parc, Phase 1, as recorded in Map Book 23, Page 124, in the Probate Office of Shelby County, Alabama.

**Property 2:**

A tract of land, Being triangularly shaped. lying between Coody Road and Clark Road and South of the Southernmost intersection of Coody Road and Clark Road and fronting 350 feet along Coody Road commencing at the aforesaid point of intersection with Clark Road. Said property being situated in the North One-Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 36, Township 16, Range 1 West. . Excepting from this conveyance, however, the mineral interest with mining privileges. Situated in Jefferson County, Alabama.

**Property 3:**

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 16 South, Range 3 West, Jefferson County, Alabama, thence run South along the West line of said 1/4-1/4 section a distance of 385.06 feet to the Point of Beginning; thence turn left 81 degrees 46 minutes 25 seconds and run Southeasterly a distance of 127.21 feet; thence turn right 72 degrees 20 minutes and run Southerly a distance of 13.5 feet; thence turn left 72 degrees 20 minutes and run Southeasterly a distance of 86.43 feet; thence turn right 78 degrees 31 minutes and run South a distance of 137.16 feet; thence turn right a measured angle of 115 degrees 31 minutes 25 seconds and run a measured distance of 80.73 feet; thence turn left 89 degrees 45 minutes and run Southwesterly a distance of 140.33 feet to the Northerly right of way line of Kelly Loop Road; thence turn right and run Northwesterly along said right of way line a distance of 105 feet, more or less, to the West line of said 1/4-1/4 section; thence turn right and run North along said 1/4-1/4 section line a distance of 215.12 feet to the Point of Beginning.

Subject to a non-exclusive easement for ingress and egress described as follows: Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 6, Township 16 South, Range 3 West, Jefferson County, Alabama; thence run South along the West line of said 1/4-1/4 section a distance of 385.06 feet; thence turn left 81 degrees 45 minutes 25 seconds and run Southeasterly a distance of 127.21 feet; thence turn right 72 degrees 20 minutes and run Southerly a distance of 6.75 feet to the Point of Beginning of said centerline; thence turn right 107 degrees 40 minutes and run Northwesterly a distance of 112.71 feet to the center of gravel drive; thence turn left 105 degrees 22 minutes 40 seconds and run Southeasterly along the centerline of said gravel drive a distance of 117.0 feet; thence turn right 9 degrees 57 minutes and continue Southerly along said centerline a distance of 23.5 feet; thence turn right 7 degrees 50 minutes 25 seconds and continue Southeasterly along said centerline a distance of 81.0 feet, more or less, to the Northerly right of way line of Kelly Loop Road and end of said described centerline.

**Property 4:**

Unit 310, Building 300, in the Woodland Village Condominium, a condominium located in

Jefferson County, Alabama, as established by Declaration of Condominium as recorded in Real Book 1794, Page 415, and By-Laws thereto recorded in Real Volume 1794, Page 433, in the Office of the Judge of Probate Jefferson County, Alabama, together with an undivided interest in the Common Elements of Woodland Village Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Woodland Village Condominium as recorded in Map Book 121, Page 39, in the Probate Office of Jefferson County, Alabama.

**Property 5:**

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 5, Township 16 South, Range 3 West, Jefferson County, Alabama, more particularly described as follows:

Begin at the Northeast corner of said quarter-quarter section; thence from the North line of said quarter-quarter section turn  $62^{\circ} 42' 53''$  to the left and run Southwestwardly for 724.62 feet to the Northeasterly right of way line of Mt. Olive Road; thence turn left  $84^{\circ} 59' 41''$  to the tangent of a curve to the left having a radius of 629.51 feet; and a central angle of  $11^{\circ} 26' 45''$ ; thence run Southeastwardly along the arc of said curve, and along said right of way line for 126.13 feet; thence turn left from tangent of said curve  $93^{\circ} 24' 34''$  and run Northeastwardly for 733.86 feet to the point of beginning.

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Absolute One Properties, LLC  
 Mailing Address 1873 Kelly Loop Road  
Mount Olive, AL 35117

Grantee's Name S & S Investment, LLC  
 Mailing Address 8180 Caldwell Drive  
Trussville, AL 35173

Property Address 208 Tocoa Circle  
Helena, AL 35080

Date of Sale January 27, 2021  
 Total Purchase Price \$734,025.00  
 Or  
 Actual Value \$  
 Or  
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)  
 (Recordation of documentary evidence is not required)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Name: Absolute One Properties, LLC

Date: 27th day of January, 2021

Absolute One Properties, LLC, an Alabama Limited Liability Company

By:   
 Jody Rogers, Member

  
 (Verified)

3400 Coody Road  
Trussville, AL 35173

310 Woodland Village  
Birmingham, AL 35216

3145 Mount Olive Road  
Mount Olive, AL 35117

1855 Kelly Loop Road  
Mount Olive, AL 35117