

This Instrument Prepared by:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB2137

SEND TAX NOTICE TO:

25900 Hwy 25  
Wilsonville, AL 35186

[Space Above This Line for Recording Data]

**W A R R A N T Y   D E E D**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Forty-nine Thousand and 00/100 Dollars (\$249,000.00)** 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 grantees herein, the receipt where is acknowledged. I or we, **TYGRE, LLC**, an Alabama Limited Liability Company whose mailing address is: 295 Blue Eye Springs Rd. Lincoln, AL 35096 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Stephen A. Jones** whose mailing address 25900 Hwy 25 Wilsonville AL 35186 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of 25900 Hwy 25, Wilsonville, AL 35186

Commence at the NE corner of the NE Quarter of the NW Quarter of Section 6, Township 21 South, Range 1 East, thence run South along the East line of said Quarter-Quarter Section a distance of 77.20 feet; thence turn an angle of 81 degrees, 47 minutes, to the right and run a distance of 330.00 feet to the South right of way line of Alabama Highway No. 25, and the point of beginning; thence turn an angle of 00 degrees, 37 minutes to the left and run along said right of way a distance of 210.00 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 210.00 feet; thence turn an angle of 90 degrees, 00 minutes to the left and run a distance of 210.00 feet to the point of beginning; situated in the NE Quarter of the NW Quarter of Section 8, township 21 South, range 1 East, Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$244,489.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19 day of Feb., 2021.

TYGRE, LLC

BY

Andy Yarbrough  
Andy Yarbrough, Its Managing Member

STATE OF ALABAMA

Jefferson County ss:

I, JACK R. THOMPSON, JR., a Notary Public in and for said county in said state, hereby certify that **Andy Yarbrough, Managing Member of TYGRE, LLC** whose name 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 this conveyance, he as Managing Member executed the same voluntarily with full Authority.

Feb. WITNESS my hand and official seal in the county and state aforesaid this the 19 day of Feb., 2021

My Commission Expires: 10/31/2024

T. Thompson  
Notary Public

(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/23/2021 02:20:18 PM  
\$30.00 CHERRY  
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Allen S. Boyd