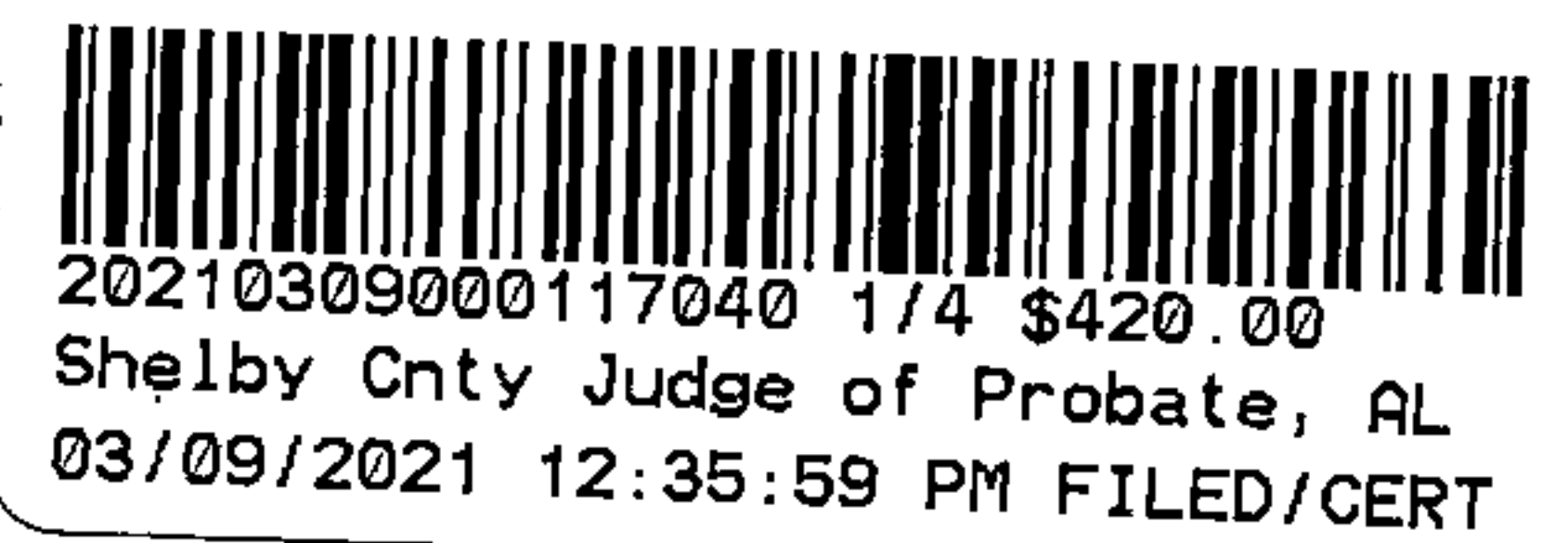


This instrument was prepared by:
William D. Hasty, Jr.
2090 Columbiana Road, Suite 2000
Birmingham, Alabama 35216

Send tax notice to:
VOB Enterprises, LLC
2909 Summerwood Circle
Birmingham, Alabama 35242



NO TITLE EXAMINATION WAS PERFORMED IN CONNECTION WITH THIS CONVEYANCE.

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to Jerald R. Johns, a married man, and David M. Anderson as Executor of the Estate of Mary Condon Anderson (a/k/a Mary C. Anderson), deceased, Probate Case No. PR-2020-000405 Shelby County, Alabama (herein referred to as grantors), the said grantors do hereby grant, bargain, sell and convey unto VOB Enterprises, LLC, an Alabama limited liability company (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD, To the said GRANTEE, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, We have hereunto set our hands and seals this 1st day of MARCH, 2021.


Jerald R. Johns


David M. Anderson, Executor of the
Estate of Mary Condon Anderson
a/k/a Mary C. Anderson

EXHIBIT A

DESCRIPTION OF THE LAND

A parcel of land situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 West (said corner as established by Laurence D. Weygand, Surveyor, Reg. No. 10373 on a map dated Sept. 10, 1986) and go North 00 degrees, 15 minutes, 37 seconds East along the West Boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 438.25 feet to the Northerly Boundary of Shelby County Highway No. 11 and the Point of Beginning; thence continue North 00 degrees, 15 minutes 37 seconds East for 314.03 feet; thence North 35 degrees, 47 minutes, 05 seconds East for 91.99 feet; thence North 01 degrees, 37 minutes, 46 seconds East for 222.70 feet; thence South 53 degrees, 02 minutes, 15 seconds East for 310.50 feet to the Northerly Boundary of Shelby County Highway No. 11; thence South 36 degrees, 57 minutes, 45 seconds West along said Northerly Boundary for 83.00 feet; thence South 36 degrees, 00 minutes, 35 seconds West along said Northerly Boundary for 4.96 feet; thence South 36 degrees, 00 minutes, 35 seconds West along said Northerly Boundary for 308.75 feet; thence South 35 degrees, 47 minutes, 05 seconds West along said Northerly Boundary for 50.16 feet; thence South 35 degrees, 47 minutes, 05 seconds West along said Northerly Boundary for 78.62 feet to the Point of Beginning.

LESS AND EXCEPT that certain parcel of land situated in the Northwest quarter of the Northeast quarter of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama, which was conveyed by Jerald R. Johns and Mary C. Anderson to Shelby County, Alabama, by Fee Simple Warranty Deed dated July 14, 2009, recorded in the Office of the Judge of Probate, Shelby County, Alabama, as Instrument Number 20090716000275610, and being more particularly described as follows: Commence at the Northwest corner of said quarter - quarter section and run South 00 degrees, 16 minutes, 37 seconds East along the East line of said quarter - quarter section for a distance of 795.17 feet to the proposed Northwestern-most right of way line of Shelby County Road 11, said point also being the POINT OF BEGINNING; thence continue along the last described course along said East line for a distance of 103.42 feet to the current Northwestern-most right of way line of Shelby County Road 11; thence leaving said East line run North 35 degrees, 50 minutes, 56 seconds East along said current right of way line for a distance of 530.18 feet to the Northerly property line of the property described in Instrument # 1993-13820 as recorded in the Office of the Judge of Probate, Shelby County, Alabama; thence leaving said current right of way line run North 53 degrees, 06 minutes, 05 seconds West along said Northerly property line for a distance of 39.05 feet to said proposed Northwestern-most right of way line of Shelby County Road 11, said point also being on a curve turning to the left, said curve having a radius of 25,152.73 feet, a central angle of 00 degrees, 46 minutes, 36 seconds, a chord bearing of South 35 degrees, 50 minutes, 00 seconds West, and a chord distance of 341.01 feet; thence leaving said Northerly property line run along said proposed Northwestern-most right of way line of Shelby County Road 11 and along the arc of said curve for a distance of 341.01 feet; thence run South 47 degrees, 32 minutes, 49 seconds West along said proposed Northwestern-most right of way line for a distance of 108.60 feet to the POINT OF BEGINNING. Said parcel contains 21,014 square feet or 0.48 acres more or less.


20210309000117040 2/4 \$420.00
Shelby Cnty Judge of Probate, AL
03/09/2021 12:35:59 PM FILED/CERT

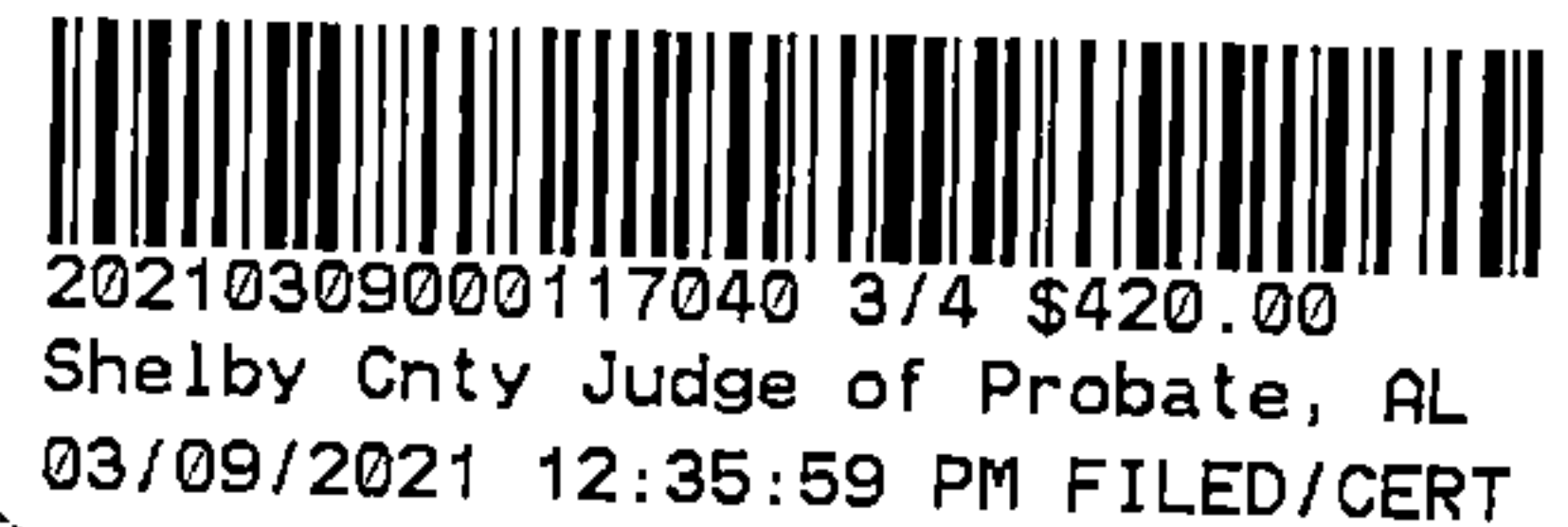
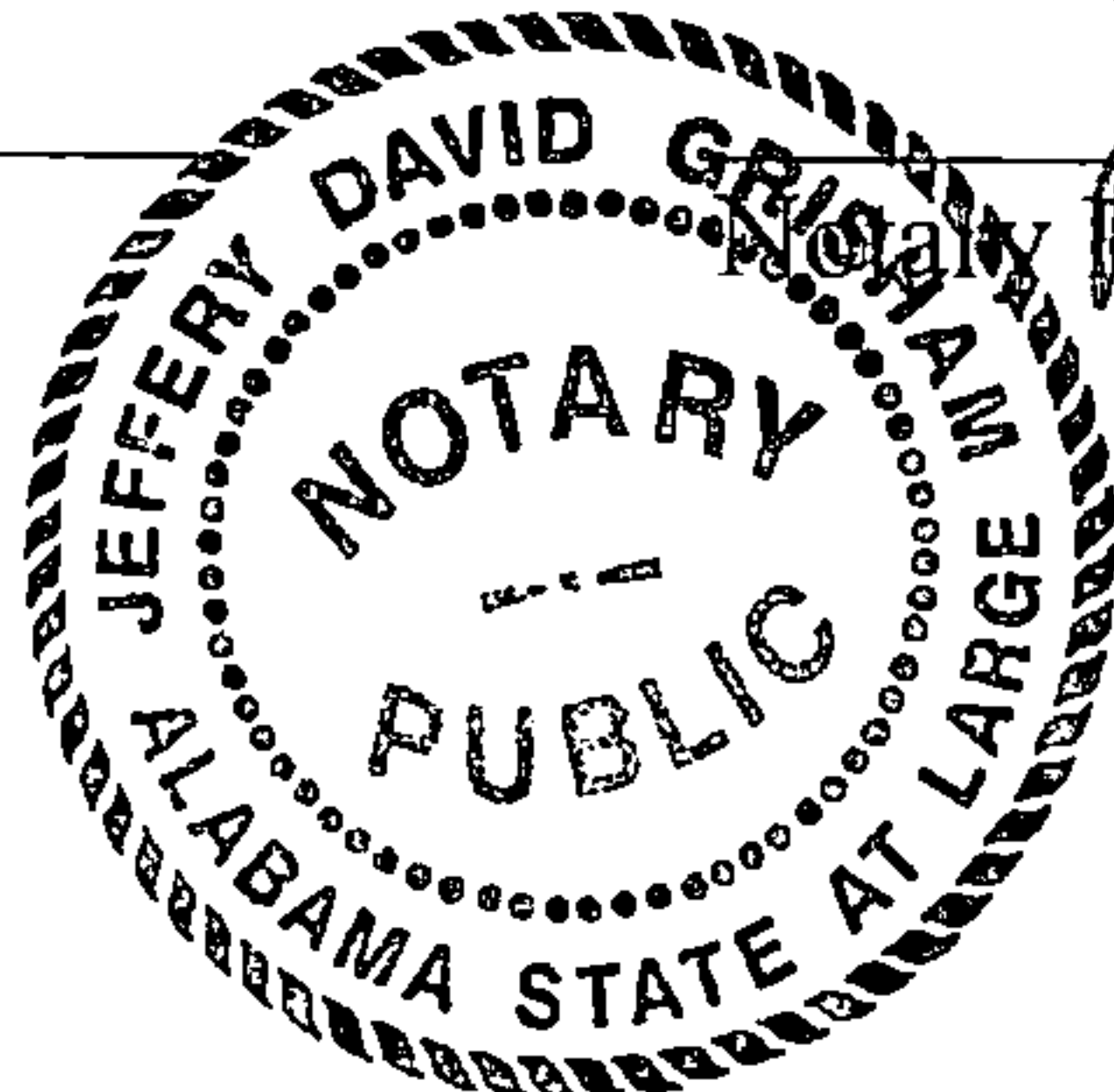
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Jeffery Grisham, a Notary Public in and for said County, in said State, hereby certify that Jerald R. Johns and David M. Anderson, Executor of the Estate of Mary Condon Anderson a/k/a Mary C. Anderson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 1st day of March, 2021.

7/29/24
My Commission Expires



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Jerald R. Johns
Estate of Mary Condon Anderson
Mailing Address 2909 Summerwood Circle
Birmingham, Alabama 35242

Grantee's Name VOB Enterprises, LLC
Mailing Address 2909 Summerwood Circle
Birmingham, AL 35242

Property Address 2787 Highway 11
Pelham, AL 35124

Date of Sale 3-1, 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$386,790.00

Shelby County, AL 03/09/2021
State of Alabama
Deed Tax: \$387.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Market Value
☐ Closing Statement

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).

Date 3-9-, 2021

Print: Jerald R. Johns

☐ Unattested
☐ (verified by)

Sign: Jerald R. Johns
Grantor/Grantee/Owner/Agent (circle one)

