

20210402000164800
04/02/2021 11:18:52 AM
DEEDS 1/3

SEND TAX NOTICE TO:
Trussvegas Holdings, LLC

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
CHB2100063

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **John B. Foshee , an unmarried man**, whose address is 1801 W. Gonzales St., Pensacola, FL 32501 (hereinafter "Grantor", whether one or more), by **Trussvegas Holdings, LLC**, whose address is , , , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee , the following described real estate situated in Shelby County, Alabama, **the address of which is 5119 English Turn, Birmingham, AL 35242, to-wit:**

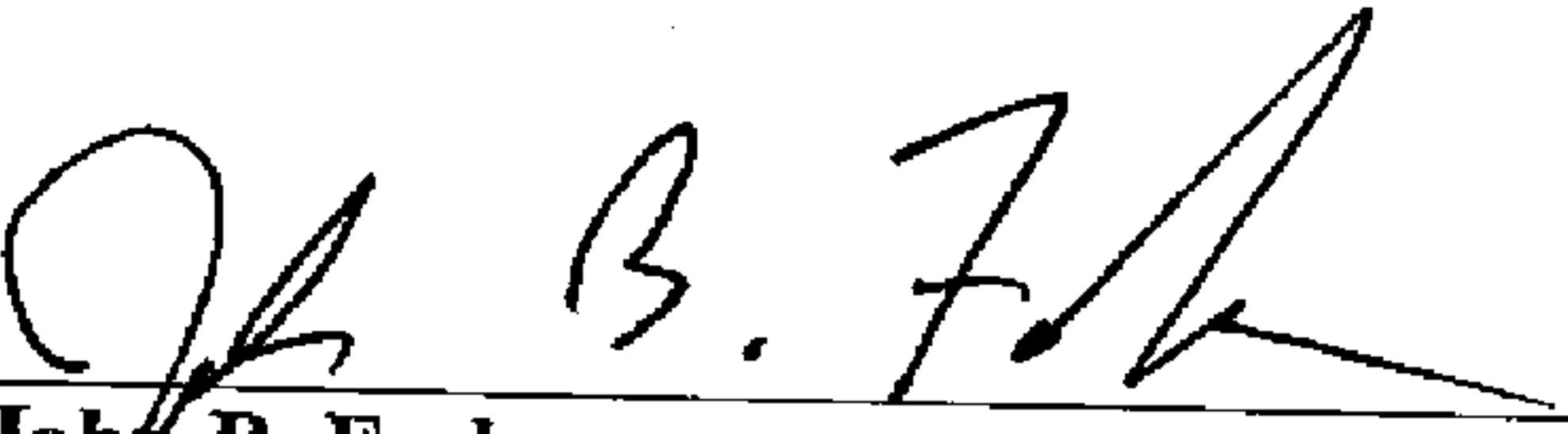
Lot 27, according to the First Amended Plat of Final Record Plat of Greystone Farms, English Turn Sector, Phase I, as recorded in Map Book 19, Page 142 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of April, 2021.

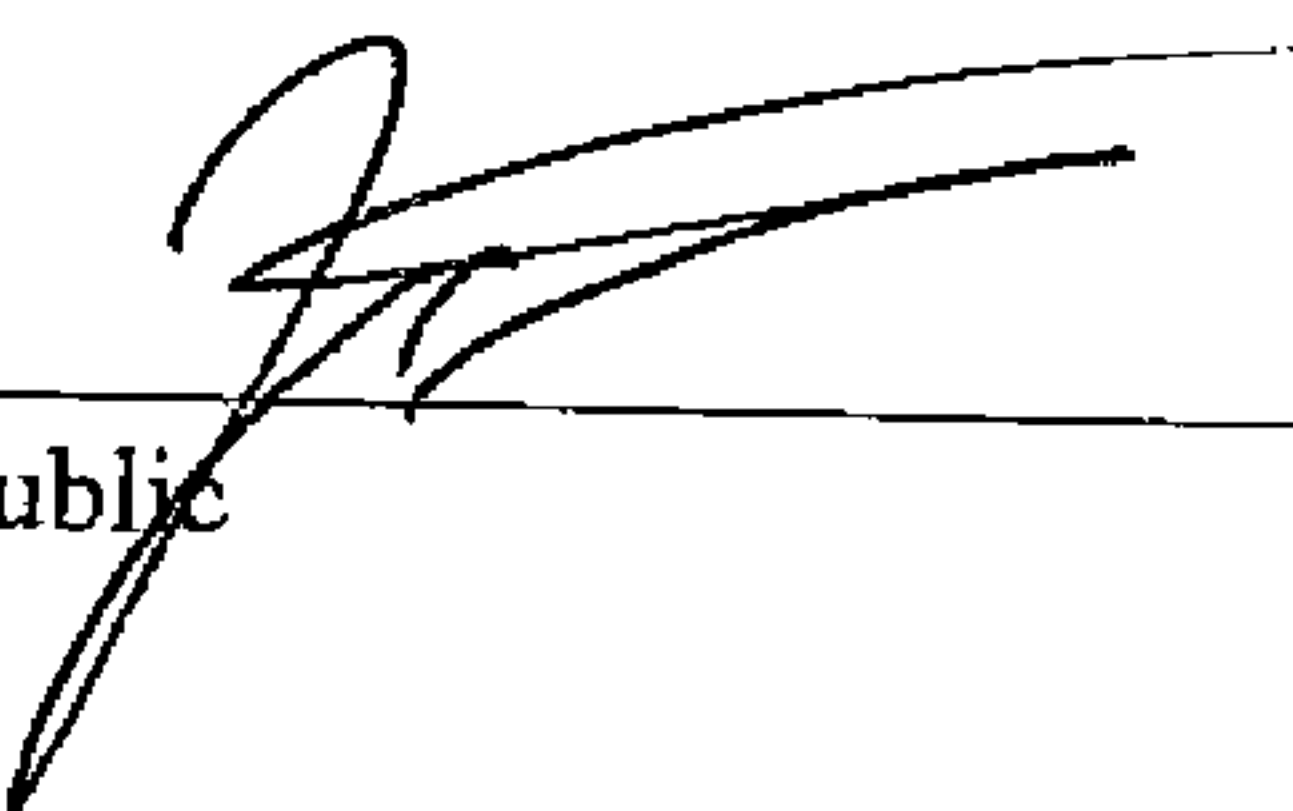


John B. Foshee

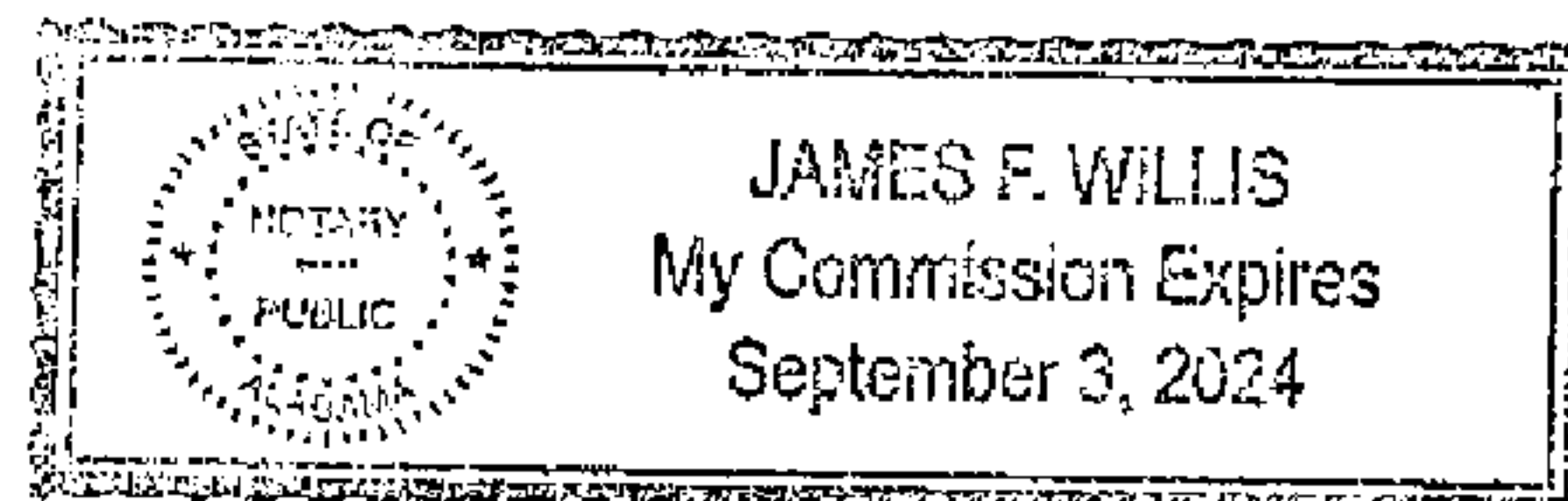
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, John B. Foshee , an unmarried man, whose name(s) 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/they executed the same voluntarily on the day the same bears date.

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



Notary Public



CHB2100063

April 1, 2021

I, William G. Gulas II, as Manager and Member of Trussvegas Holdings, LLC, hereby certify that the purchase of 5119 English Turn, Birmingham, AL 35242, is authorized as required by the Certificate of Formation or Articles of Organization and Operating Agreement. I further certify that there have been no amendments to the Certificate of Formation or Articles of Organization and Operating Agreement since 2017. I further certify that I am authorized by the company to execute documents to effectuate the purchase of the above property.

Membership Roster:

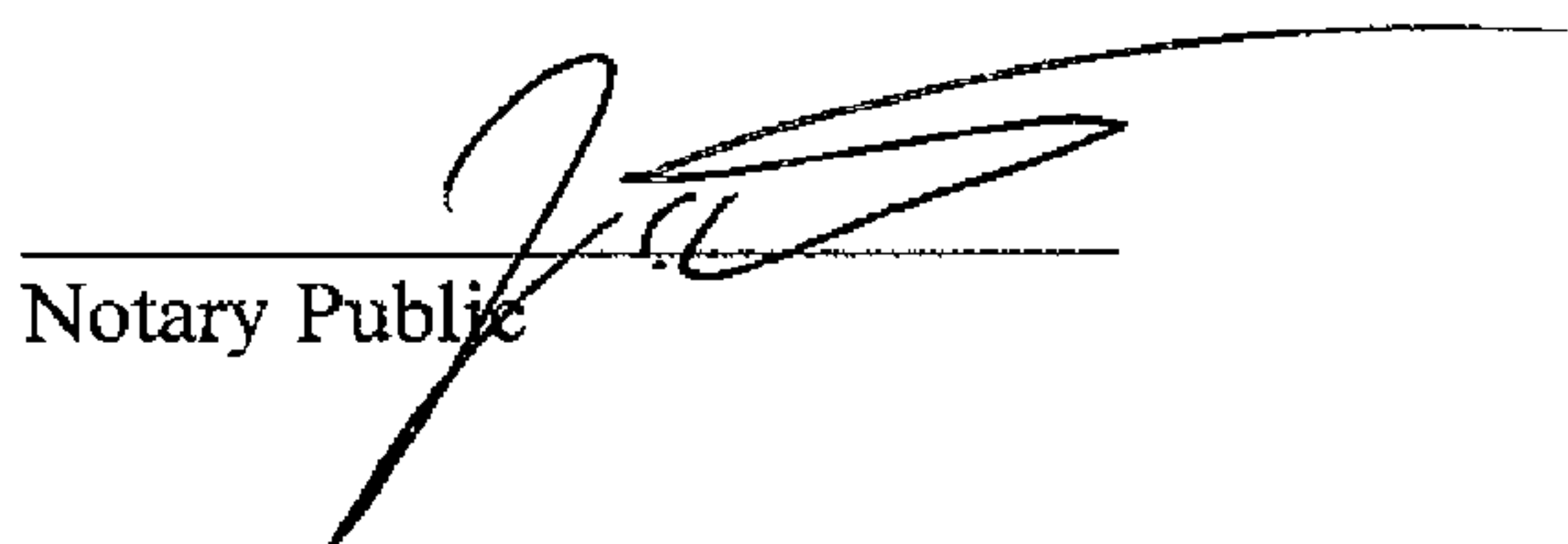
William G. Gulas II and ~~Kevin Sargent~~ *WGG II*

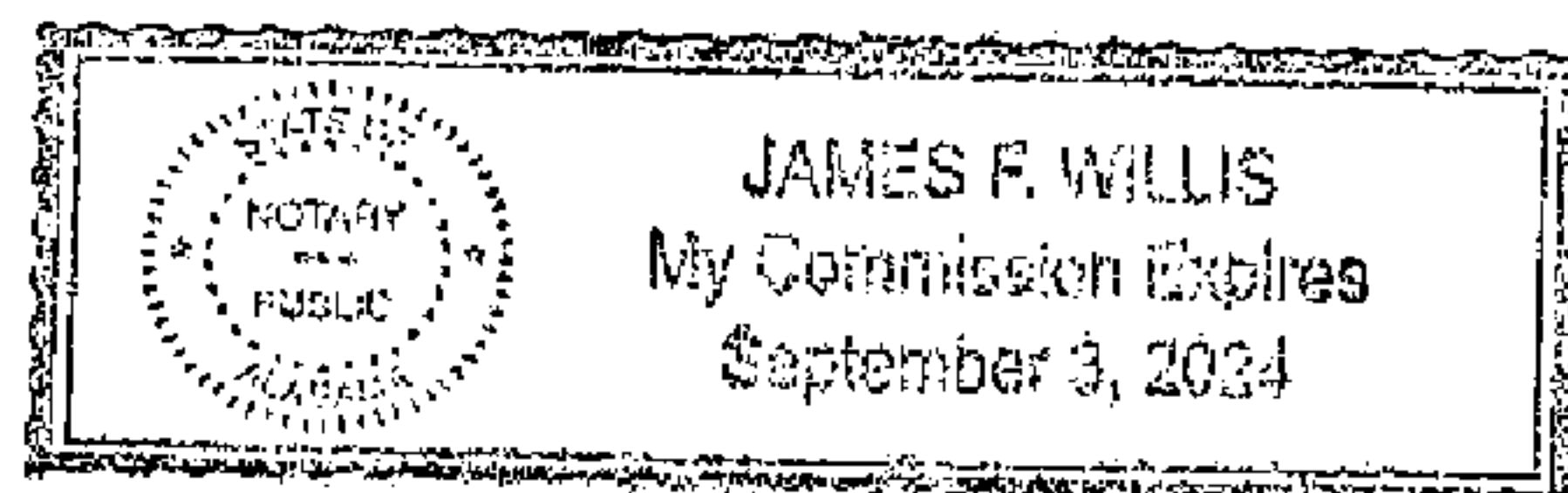
Trussvegas Holdings, LLC,



By: William G. Gulas II
Its: Manager and Member

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


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/02/2021 11:18:52 AM
\$278.00 CHERRY
20210402000164800

Allen S. Bayl