

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-21-0365

Send Tax Notice To: Aviator, LLC
5414 Greystone Way
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Real Value, LLC, an Alabama Limited Liability Company, whose mailing address is:**

1855 Smokey Road, Alabaster, AL 35007

(herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Aviator, LLC, whose mailing address is:**

5414 Greystone Way, Birmingham, AL 35242

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2 Lots Smokey Rd., Alabaster, AL 35007;** to wit;

SEE EXHIBIT "A" ATTACHED HERETO

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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members, who is/are authorized to execute this conveyance, has hereto set their signature and seal, this the 27th day of April, 2021.

REAL VALUE, LLC

Richard L. Brown

Richard L. Brown
Managing Member

Kathryn Brown

Kathryn Brown
Managing Member

State of Alabama

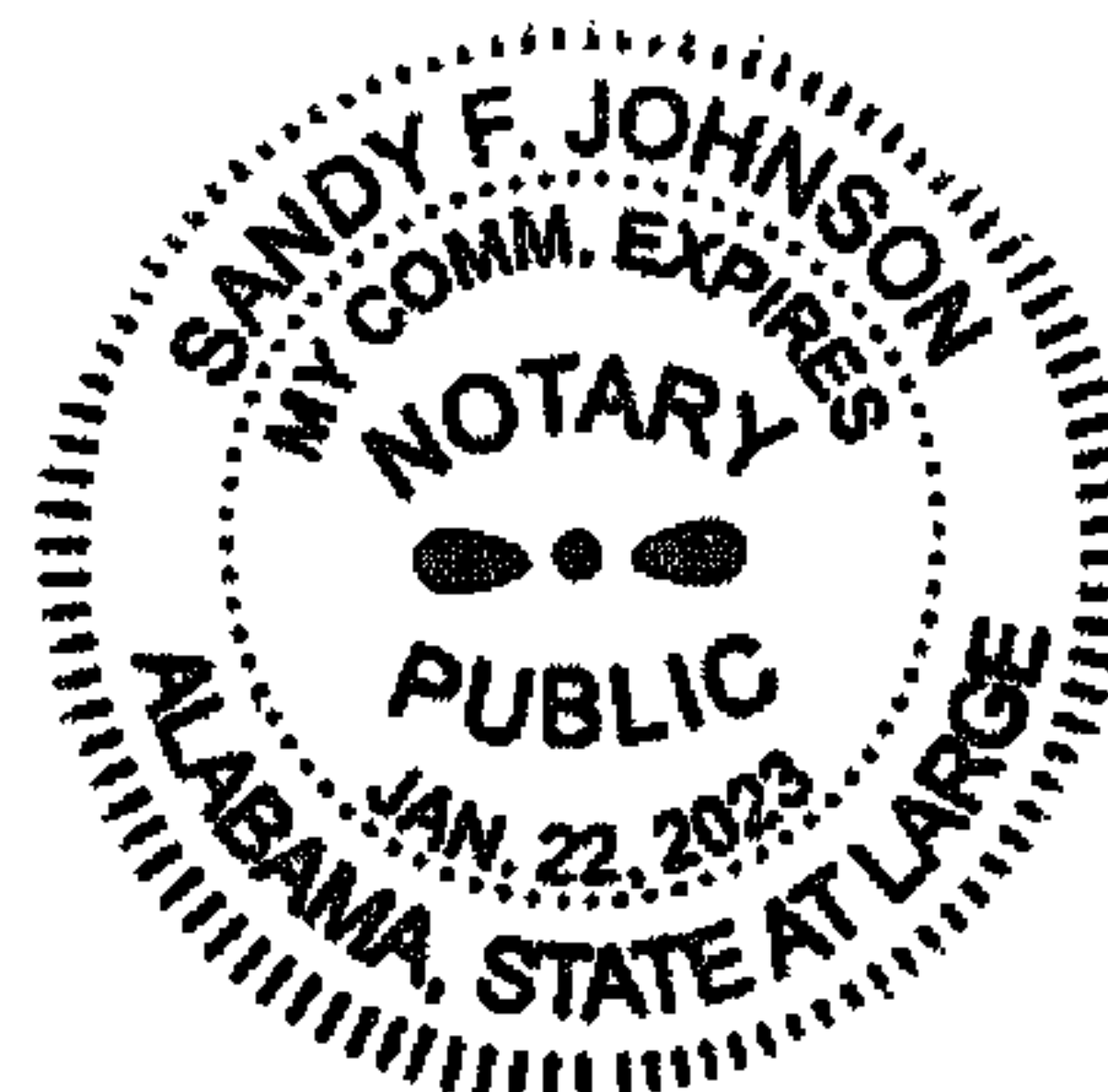
County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Richard L. Brown and Kathryn Brown, whose name(s) as Managing Members of Real Value, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance they as such Managing Members and with full authority executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

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

Sandy F. Johnson

Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023



**EXHIBIT "A"
LEGAL DESCRIPTION**

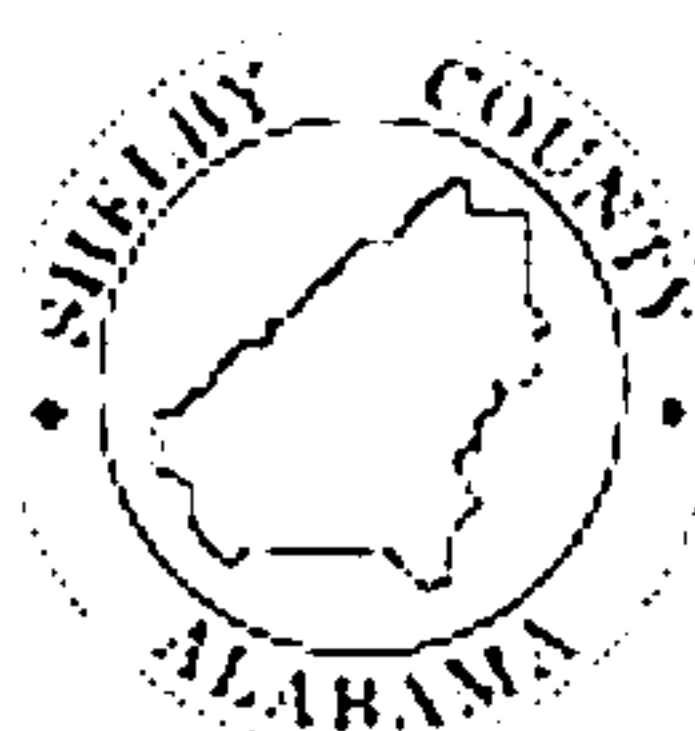
Parcel 1: 23-7-25-4-001-029.000

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama; thence S 02 degrees 00 minutes 00 seconds E, a distance of 10 feet; thence S 85 degrees 51 minutes 49 seconds W, a distance of 1,388.26 feet to a point lying in the Easterly R.O.W. line of Shelby County Highway # 12 (Smokey Road); thence S 02 degrees 40 minutes 14 seconds E along said R.O.W. a distance of 60.01 feet to the point of beginning; thence N 85 degrees 51 minutes 49 seconds E and leaving said R.O.W. a distance of 73.78 feet to a point, said point being the beginning of a curve to the right, having a radius of 125.0 feet, a central angle of 36 degrees 52 minutes 12 seconds and subtended by a chord which bears S 75 degrees 42 minutes 05 seconds E, and a chord distance of 79.06 feet; thence along the arc of said curve, a distance of 80.44 feet; thence S 67 degrees 16 minutes 00 seconds E, a distance of 45.17 feet; thence S 32 degrees 44 minutes 00 seconds W, a distance of 59.87 feet; thence S 02 degrees 40 minutes 14 seconds E, a distance of 200.07 feet; thence S 85 degrees 51 minutes 49 seconds W, a distance of 151.55 feet to a point lying on the Easterly R.O.W. line of above mentioned Shelby County Road # 12; thence N 02 degrees 40 minutes 14 seconds W and along said R.O.W. a distance of 300.10 feet to the point of beginning.

Parcel 2: 23-7-25-4-001-029.002

Commence at the NE corner of the NW 1/4 of the SE 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 85 degrees 51 minutes 49 seconds W a distance of 1,388.37 feet ; thence S 02 degrees 40 minutes 14 seconds E, a distance of 350.11 feet to the point of beginning; thence N 85 degrees 51 minutes 49 seconds E, a distance of 700.37 feet; thence S 06 degrees 31 minutes 29 seconds E, a distance of 160.55 feet; thence S 83 degrees 31 minutes 01 seconds W, a distance of 712.40 feet; thence N 02 degrees 42 minutes 14 seconds W, a distance of 189.64 to the point of beginning.

Subject to: Easements, Restrictions and Right-of-Way of record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2021 02:13:28 PM
\$345.00 JOANN
20210505000224430

Alvin S. Boyd