

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street, Suite A4
Gulf Shores, Alabama 36542

Send Tax Notice To:
Estimated Profits, LLC
Jason Pruitt
812 Rosebury Road
Helena, Alabama 35080

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **George R. Pickle and Phyllis Tseng Pickle by and through her Attorney-in-Fact George R. Pickle, Husband and Wife** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Estimated Profits, LLC** (hereinafter Grantee, whether one or more), all of my right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3" CAPPED PIPE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE S 02°33'17" E A DISTANCE OF 1192.15 FEET TO A 1" OPEN PIPE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 261 AND THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD; THENCE N 76°34'11" W ALONG THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD FOR A DISTANCE OF 60.05 FEET TO THE INTERSECTION OF SAID CSX RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261; THENCE N 15°52'23" E ALONG THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261 FOR 100.09 FEET TO A REBAR CAPPED EDG AT THE INTERSECTION OF SAID ALABAMA HIGHWAY 261 RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID CSX RAILROAD RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 76°34'11" W ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND LEAVING SAID ALABAMA HIGHWAY 261 RIGHT-OF-WAY A DISTANCE OF 144.00 FEET TO A REBAR CAPPED EDG; THENCE N 13°34'07" E AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 75.35 FEET TO A REBAR CAPPED EDG; THENCE S 77°13'49" E A DISTANCE OF 147.11 FEET TO A REBAR CAPPED EDG ON THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261; THENCE S 15°52'23" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 77.12 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

NOTE: \$136,746.25 of the above consideration was obtained by a purchase money mortgage executed and recorded simultaneously herewith.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation, also the following as recorded in the Office of the Judge of Probate for Shelby County, Alabama:

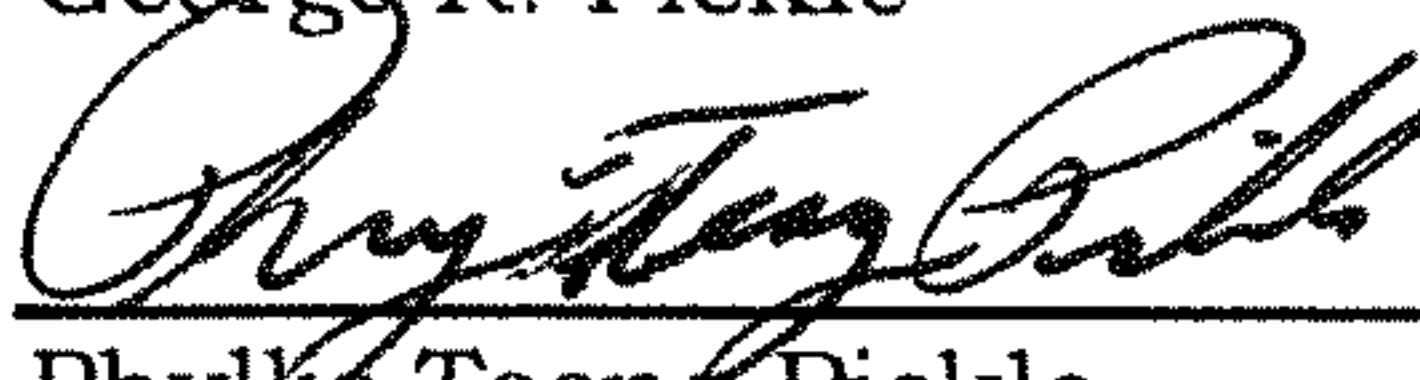
1. Right of Way granted to Plantation Pipe Line Company recorded in Official Records Book 112, Page 296, of the Probate Records of Shelby County, Alabama.
2. Right of Way to Utilities Board recorded in Official Records Book 310, Page 976, of the Probate Records of Shelby County, Alabama.
3. Right of Way granted to Alabama Power Company recorded in Official Records Book 57, Page 88, Official Records Book 146, Page 304, and Official Records Book 177, Page 499, of the Probate Records of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's successors and assigns, forever. And Grantor does for the Grantor and for the Grantor's heirs, executors, and administrators covenant with the said Grantee, and Grantee's successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on the ____ day of May, 2021.



George R. Pickle

 By George R. Pickle her Attorney-in-Fact

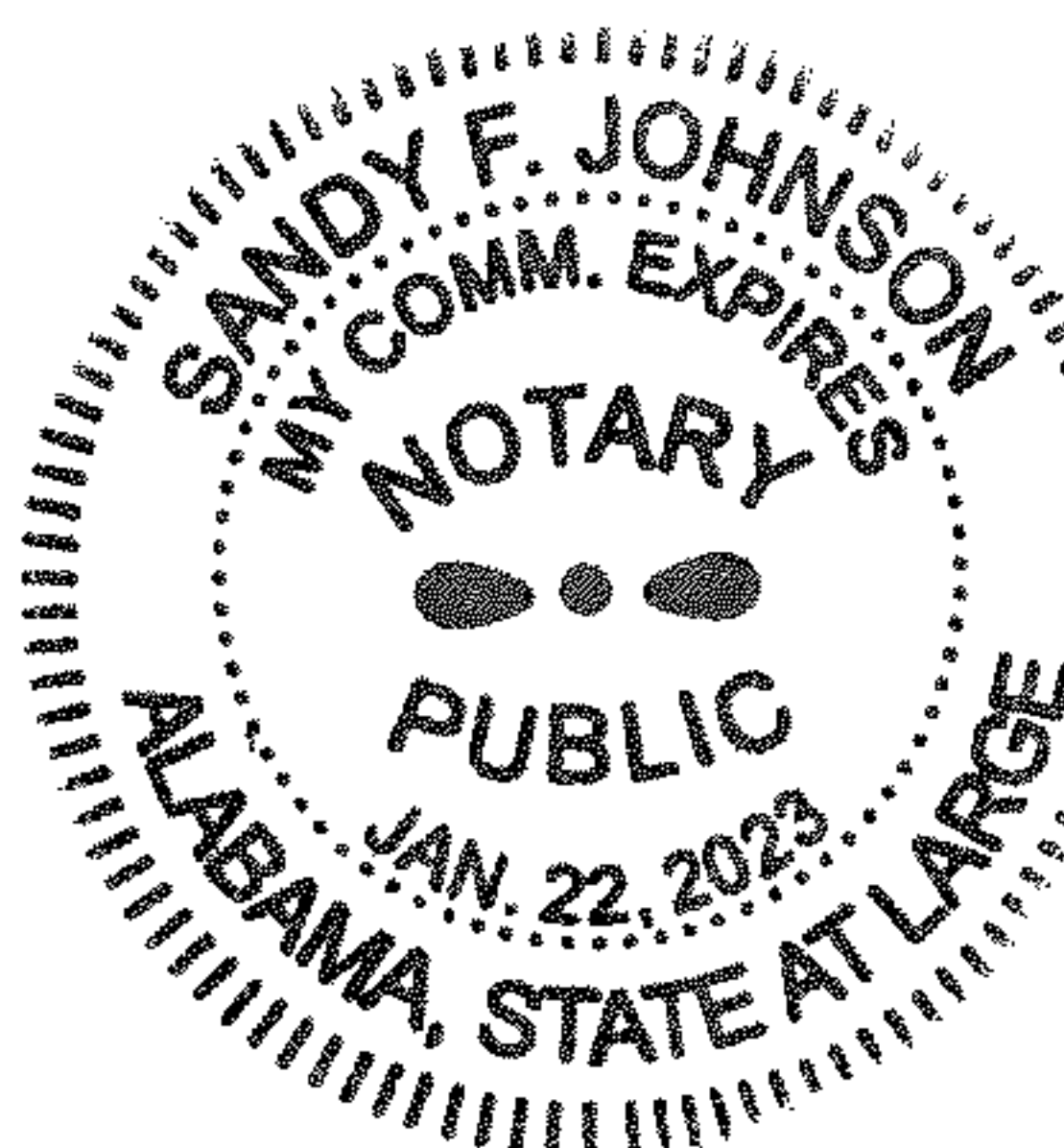
Phyllis Tseng Pickle

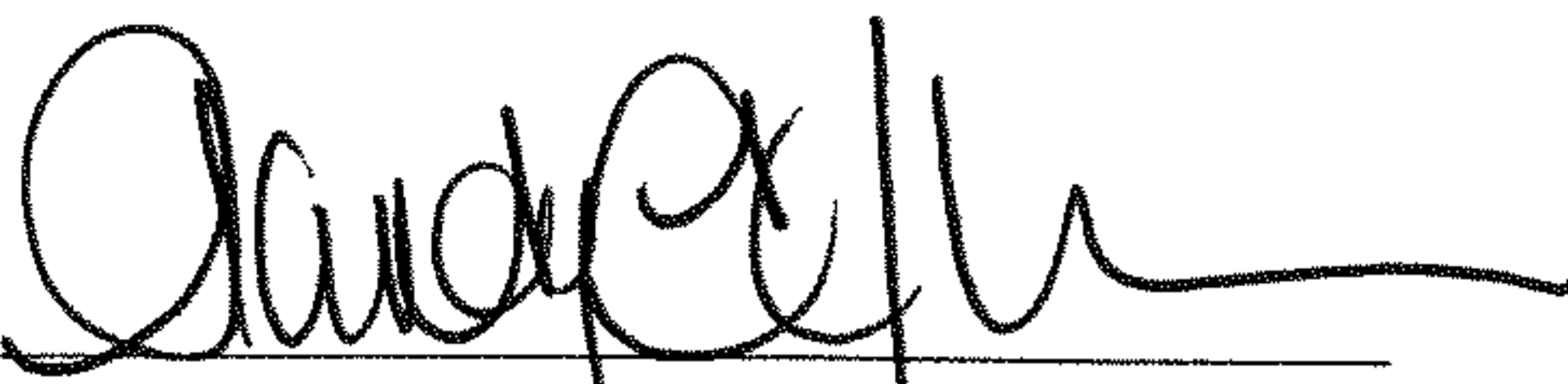
By: George R. Pickle
Her Attorney-in-Fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and said State, hereby certify that George R. Pickle whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents, he executed the same voluntarily on the day the same bears date. Given under my hand this 12th day of May, 2021.

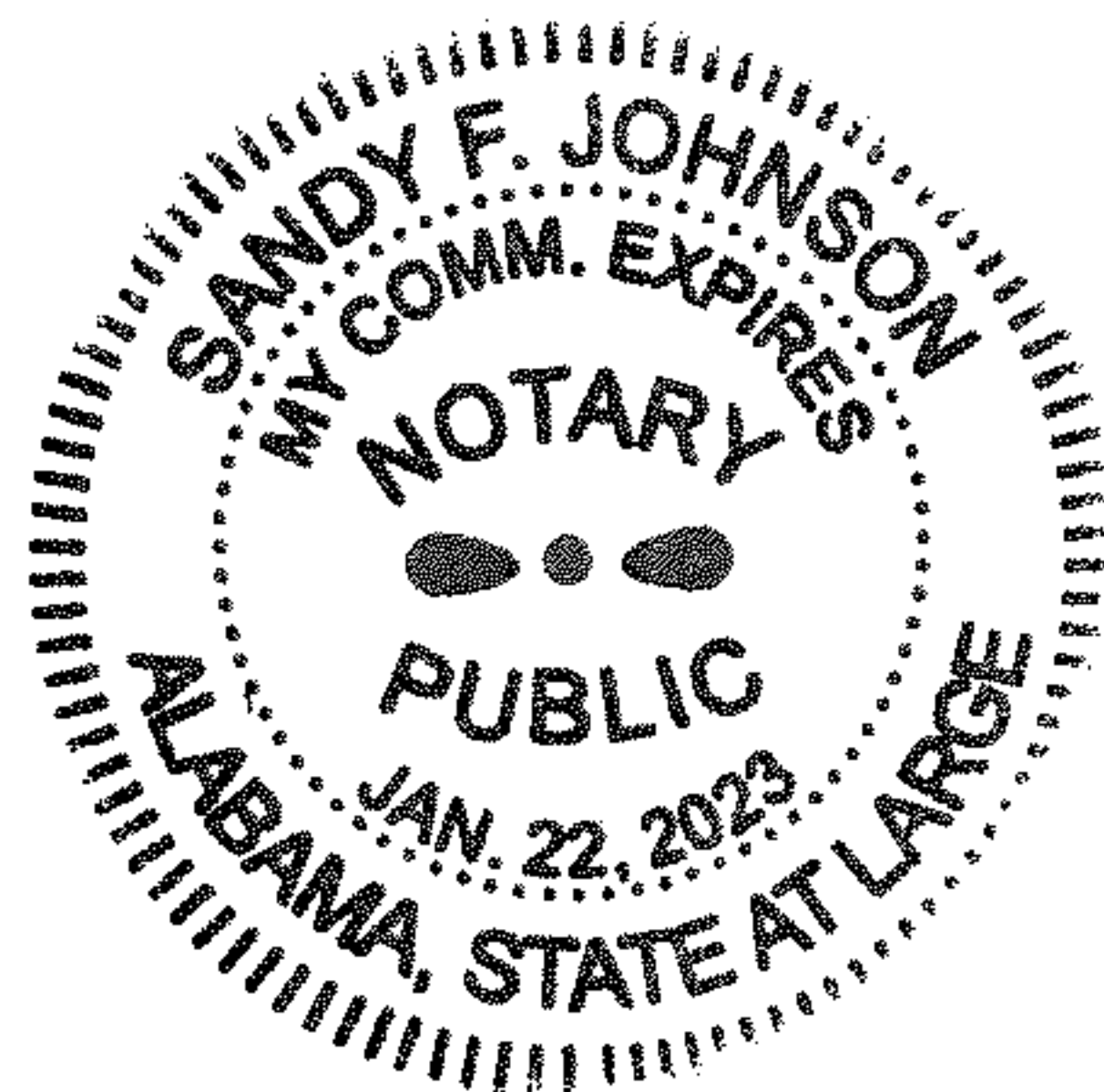


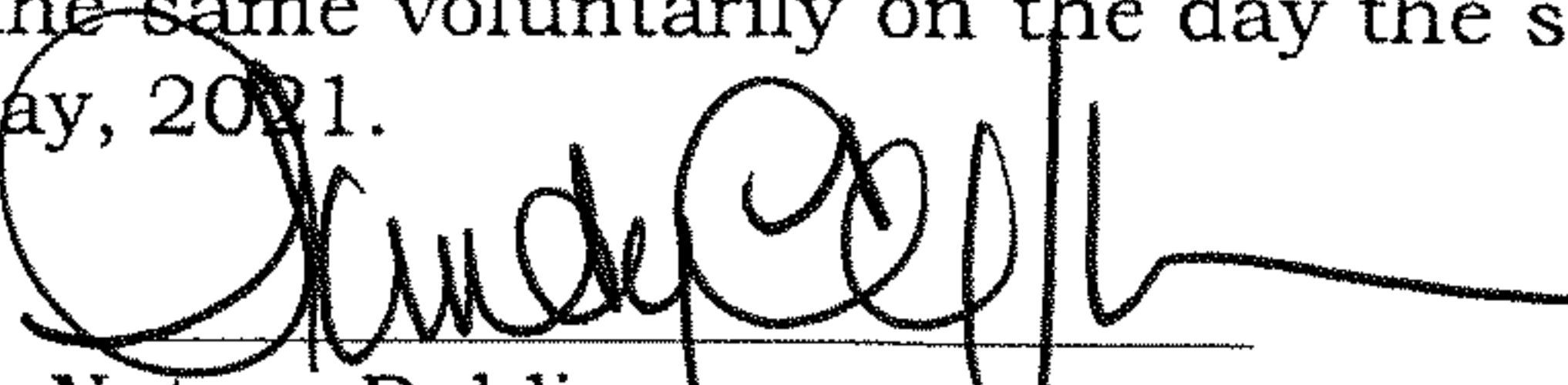

Notary Public
Printed Name: Sandy F. Johnson
My Commission Expires: 1/22/23

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that George R. Pickle, whose name as Attorney-in-Fact for Phyllis Tseng Pickle, 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 conveyance, he, in his capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date. Given on this the 12th day of May, 2021.




Notary Public
Printed Name: Sandy F. Johnson
My Commission Expires: 1/22/23

Real Estate Sales Validation Form

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

Grantor's Name	George R. Pickle Phyllis Tseng Pickle	Grantee's Name	Estimated Profits, LLC
Mailing Address	1007 Bartow Avenue Pensacola, FL 32507	Mailing Address	812 Rosebury Raod Helena, AL 35080
Property Address	4161 Helena Rd. Helena, AL 35080	Date of Sale	May 10, 2021
		Total Purchase Price	\$130,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 5/12/2021

Unattested

(verified by)

Print George R. Pickle

Sign

George R. Pickle

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2021 11:08:55 AM
\$32.00 CHERRY
20210519000246530

Form RT-1

Allen S. Beal