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05/19/2021 03:42:03 PM
DEEDS 1/2

SEND TAX NOTICE
TO: Alan Calhoun, as
Trustee Calhoun Family
Trust 5119 English Turn
Hoover, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEN2100048

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Three Hundred Fifty Three Thousand and 00/100 Dollars (\$353,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Trussvegas Holdings, LLC, an Alabama Limited Liability Company**, whose address is 2901 2nd Avenue South, Suite 230, Birmingham, AL 35233, (hereinafter "Grantor", whether one or more), by **Alan Calhoun, as Trustee of the Calhoun Family Trust**, whose address is 5119 English Turn, Hoover, AL 35242, (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, Hoover, 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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Trussvegas Holdings, LLC**, by **William G. Gulas, II**, as **Managing Member**, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 18th day of May, 2021.

Trussvegas Holdings, LLC



By: William G. Gulas, II
Its: Managing Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William G. Gulas, II**, as **Managing Member of Trussvegas Holdings, LLC**, an **Alabama Limited Liability Company** 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/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 18th day of May, 2021.


Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2021 03:42:03 PM
\$378.00 CHERRY
20210519000247640

Allie S. Bayl