

WARRANTY DEED

20210525000254740  
05/25/2021 09:03:19 AM  
DEEDS 1/2

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Trent Howard  
Teri Howard  
1509 Highland Gate Pt.  
Hoover, AL 35244

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Ninety Thousand and 00/100 Dollars (\$590,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,  
Five Properties, LLC, an Alabama Limited Liability Company  
(herein referred to as Grantor) do grant, bargain, sell and convey unto  
Trent Howard and Teri Howard  
(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT A

\$504,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

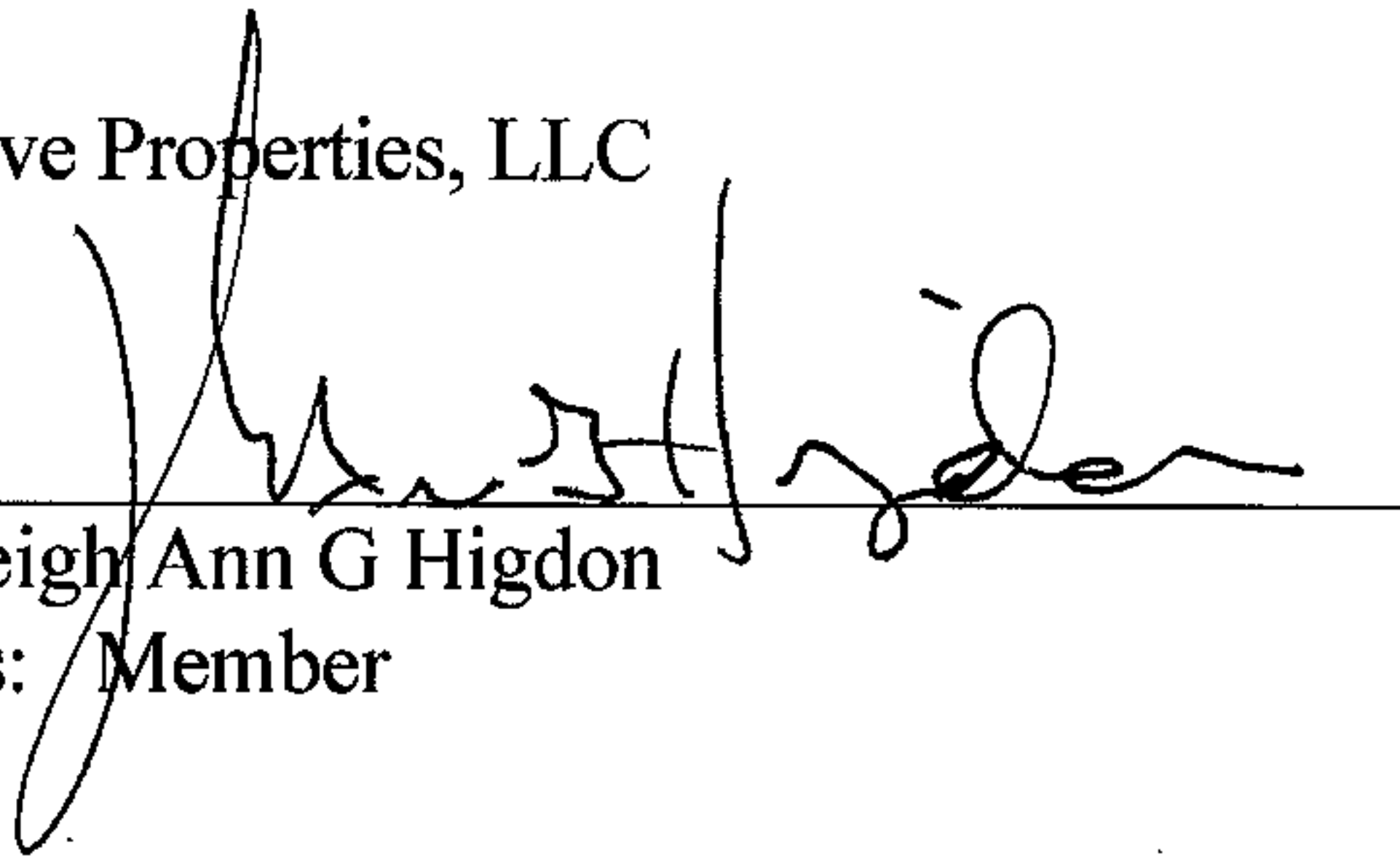
Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, 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, and that it will and its successors and assigns 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, the said GRANTOR, Five Properties, LLC, by its Member, Leigh Ann G Higdon who is authorized to execute this conveyance, has hereto set its signature and seal, this May 24, 2021.

Five Properties, LLC  
by:   
Leigh Ann G Higdon  
Its: Member

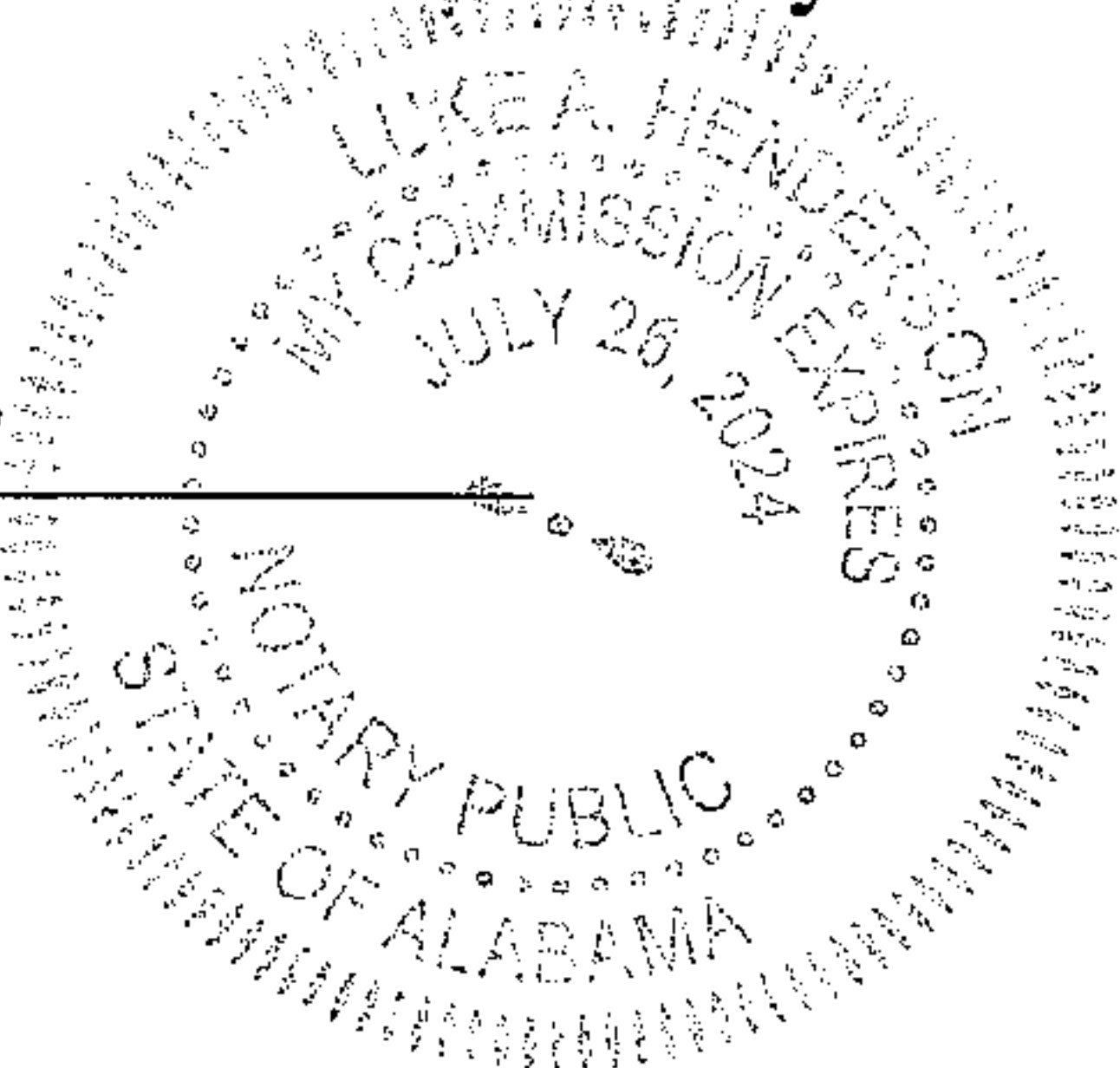
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Leigh Ann G Higdon whose name as Member of Five Properties, 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 conveyance, Leigh Ann G Higdon, in his capacity as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this May 24, 2021.

My Commission Expires:

  
Notary Public



**Exhibit A – Legal Description**

Commence at the NE Corner of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N90°00'00"W for a distance of 574.19' to the POINT OF BEGINNING; thence S89°55'10"W for a distance of 451.00' to the Easterly R.O.W. line of Shelby County Highway 467, 80' R.O.W.; thence S06°59'51"E and along said R.O.W. line for a distance of 603.34' to a curve to the right, having a radius of 1949.85', and subtended by a chord bearing S09°54'17"W, and a chord distance of 1134.35'; thence along the arc of said curve and said R.O.W. line for a distance of 1150.98'; thence S88°46'50"E and leaving said R.O.W. line for a distance of 1534.46'; thence S03°47'11"E for a distance of 905.16'; thence S01°53'24"E for a distance of 200.81'; thence N88°06'36"E for a distance of 371.66'; thence N18°52'22"E for a distance of 250.05'; thence N88°09'26"E for a distance of 1315.88' to the Westerly R.O.W. line of Southern Railroad, 100' R.O.W.; thence N05°58'40"W and along aid R.O.W. line for a distance of 273.23' to a curve to the left, having a radius of 2058.66', and subtended by a chord bearing 25°48'55"W, and a chord distance of 1408.17'; thence along the arc of said curve and said R.O.W. line for a distance of 1437.18'; thence N45°55'41"W and along said R.O.W. line for a distance of 2019.55'; thence S61°29'04"W and leaving said R.O.W. line for a distance of 799.81' to the Point of Beginning.

ALSO AND INCLUDING a 10' Ingress/Egress Easement, as recorded in Inst. No. 20130827000350380, in the Office of the Judge of Probate of Shelby County, Alabama.

Grantor's Address:

5410 Saddlecreek Lane  
Birmingham, AL 35242

Property Address:

135 +- Acres Co Rd 467, Vincent, AL 35178

Tax Parcel Id # 07-2-03-0-001-004.001

Tax Parcel Id # 07-2-04-0-001-001.000

Tax Parcel Id # 05-8-34-0-001-006.001



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/25/2021 09:03:19 AM  
\$615.00 CHERRY  
20210525000254740

*Allen S. Bezel*