

Grantor: GERALD D. COLVIN, JR. 1910 1 ST Avenue North Birmingham, AL 35203	Property Address: PARCEL ID: 14-3-06-1-001-002 Oak Mountain State Park Road Pelham, AL 35243
Grantee: HCI PELHAM CABIN, LLC 3075 Healthy Way Birmingham, AL 35243	Date of Sale: May 21, 2021 Total Purchase Price: \$85,000.00 Purchase Price Verification: Purchase Agreement

This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Sent Tax Notice To:
HCI PELHAM CABIN, LLC
3075 Healthy Way
Birmingham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that GERALD D. COLVIN, JR., a married man ("Grantor") for and in consideration of Eighty-Five Thousand and no/100 Dollars (\$85,000.00) and other good and valuable consideration, to Grantor paid by HCI PELHAM CABIN, LLC ("Grantee"), an Alabama limited liability company, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the current year and subsequent years and not yet due and payable.
- (2) Mineral and mining rights not owned by Grantor.
- (3) Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
- (4) Easement(s), restrictions, rights-of-way as shown by recorded map.
- (5) Matters that would be revealed by an accurate survey or that may be shown on any recorded map or plat.
- (6) Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

And said Grantor does for itself and for its assigns, covenant with the said Grantee and its assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its assigns shall warrant and defend the same to the said Grantee and its assigns, forever against the lawful claims of all persons.

The purchase price recited above was paid by in cash.

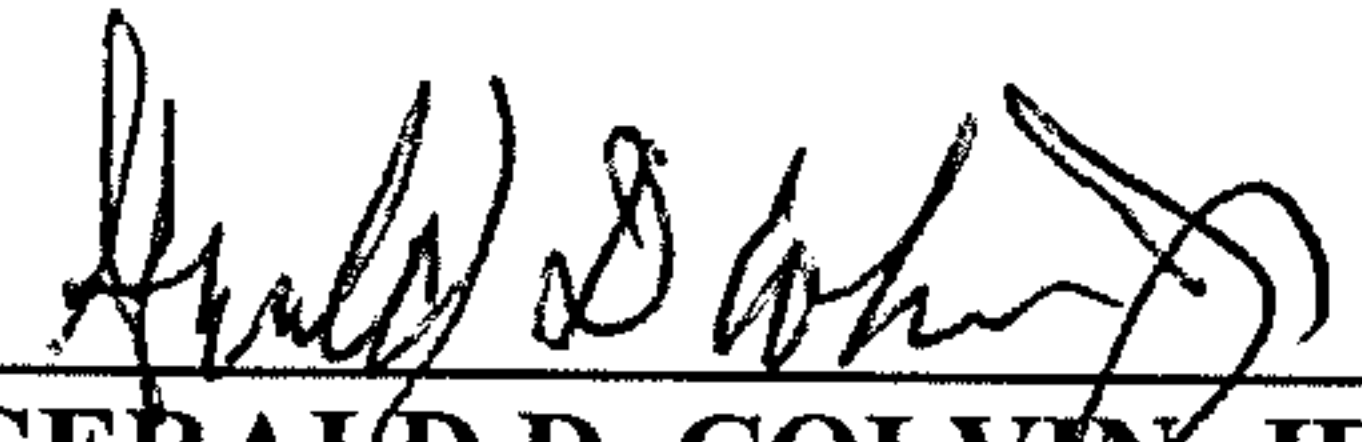
THE REAL PROPERTY REFERENCED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns, in fee simple forever.

Given under our hands and seals, the 21st day of May, 2021.

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SELLER:

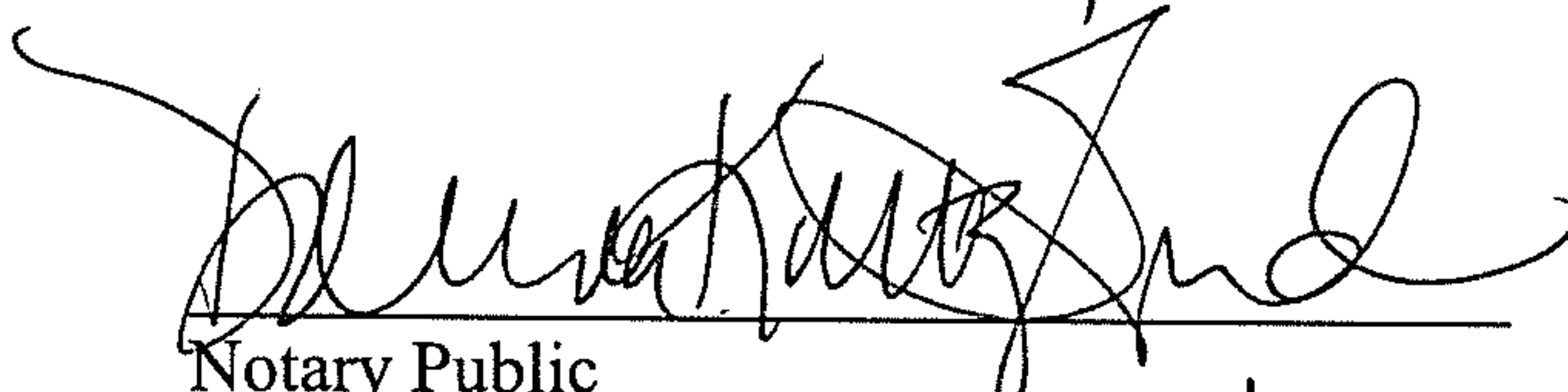

GERALD D. COLVIN, JR.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GERALD D. COLVIN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 24th day of May, 2021.

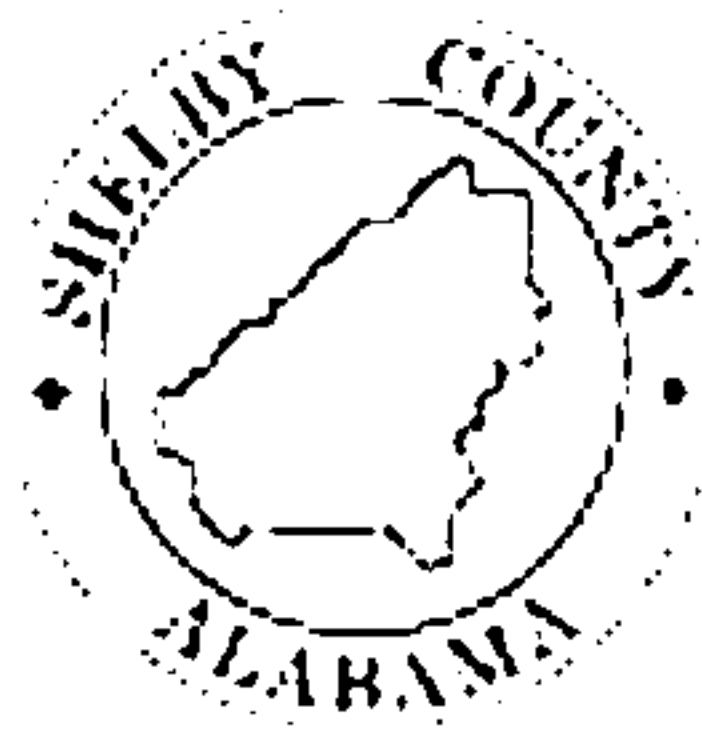

Notary Public
My Commission Expires: 8/20/24

SEAL



EXHIBIT A

COMMENCE AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 88°19'53" WEST ALONG THE NORTH LINE OF SAID SECTION 6 FOR 635.92 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 65 AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 24°24'28" WEST FOR 228.00 FEET; THENCE LEAVING SAID RIGHT OF WAY RUN SOUTH 86°47'14" WEST FOR 100.00 FEET; THENCE RUN NORTH 24°24'28" EAST FOR 120.00 FEET; THENCE RUN SOUTH 86°47'14" WEST FOR 557.11 FEET; THENCE RUN NORTH 00°11'30" WEST FOR 147.00 FEET; THENCE RUN NORTH 08°40'26" EAST FOR 8.61 FEET; THENCE RUN SOUTH 88°17'25" EAST FOR 55.24 FEET ; THENCE RUN SOUTH 89°05'02" EAST FOR 334.75 FEET; THENCE RUN NORTH 89°14'53" EAST FOR 87.89 FEET; THENCE RUN SOUTH 31°05'05" EAST FOR 9.53 FEET; THENCE RUN SOUTH 88°19'53" EAST FOR 217.27 FEET TO THE POINT OF BEGINNING



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2021 12:22:17 PM
\$116.00 CHERRY
20210525000255490

Allie S. Bayl