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DEEDS 1/3

Prepared by:
Chesley P. Payne
1780 Gadsden Highway
Birmingham, AL 35235
2021-5709

Send Tax Notice To:
Carrington Lakes III, LLC
C/O Boyd & Durant, P. L.
1407 Piedmont Dr. E
Tallahassee, FL. 32308

LIMITED LIABILITY COMPANY WARRANTY DEED

State of ALABAMA }
County of SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED TWENTY-NINE THOUSAND TWO HUNDRED SIXTY-FOUR AND 60/100 (\$129,264.60) to and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, BOEX, LLC, a Florida limited liability company (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto CARRINGTON LAKES III, LLC, a Florida Limited Liability Company, (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, to-wit:

See Exhibit A attached hereto and made a part hereof by reference for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

The undersigned hereby certifies that this instrument is being executed according to the Articles of Organization and Operating Agreement of the limited liability company and that the Articles have not been modified or amended

IN WITNESS WHEREOF, the said Grantor by Troy D. Templeton, as Authorized Signatory, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of June, 2021.

BOEX, LLC, a Limited Liability Company


By: Troy D. Templeton, Authorized Signatory

State of Florida
County of Miami-Dade

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Troy D. Templeton, whose name as Authorized Signatory of BOEX, LLC, a Florida 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 as such officer and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 17th day of June, 2021.


Notary Public:
My Commission Expires: Sept. 12, 2023

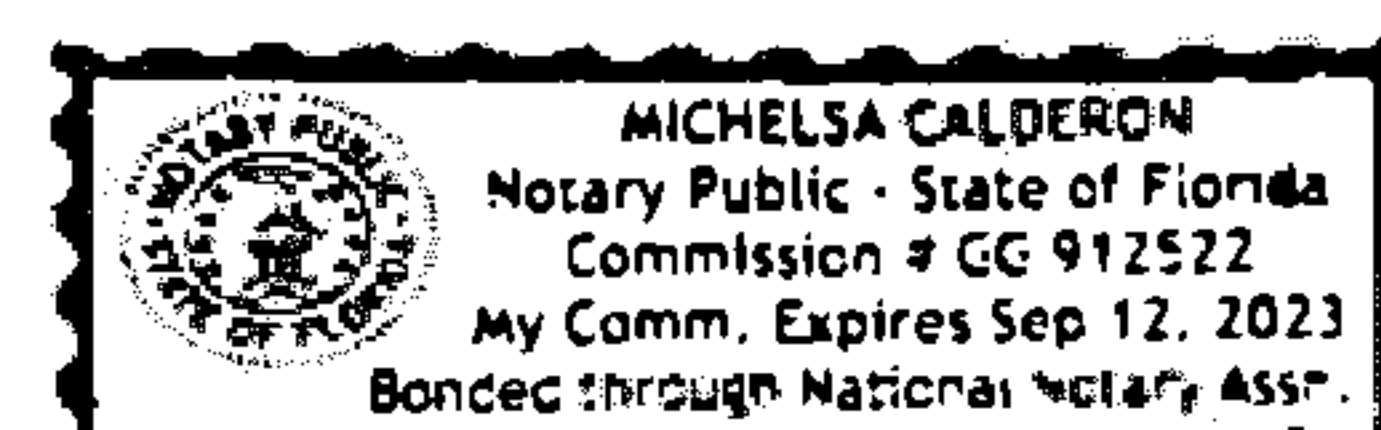


EXHIBIT "B"

Parcel I

A part of the North 1/2 of the Northeast 1/4, Southwest 1/4 of the Northeast 1/4 and East 1/2 of Northwest 1/4 of Section 11, Township 22 South, Range 3 West, being more particularly described as follows:

Beginning at the Northeast corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 01 minutes 35 seconds West along the East line of said 1/4-1/4 section a distance of 913.89 feet to a found capped rebar corner; thence run South 79 degrees 39 minutes 59 seconds West a distance of 1,327.75 feet to a found capped rebar corner; thence run South 62 degrees 38 minutes 45 seconds West a distance of 254.66 feet to a set rebar corner; thence run South 65 degrees 08 minutes 18 seconds west a distance of 106.17 feet to a set rebar corner; thence run South 65 degrees 08 minutes 17 seconds West a distance of 163.29 feet to a set rebar corner; thence run South 69 degrees 36 minutes 37 seconds West a distance of 259.20 feet to a found capped rebar corner; thence run North 57 degrees 56 minutes 45 seconds West a distance of 922.84 feet to a found capped rebar corner; thence run North 67 degrees 27 minutes 08 seconds West a distance of 257.18 feet to a found capped rebar corner on the Easterly margin of Alex Mill Road, a chert surfaced public road in a curve to the left having a central angle of 10 degrees 46 minutes 43 seconds and a radius of 400.05 feet; thence run Northerly along the arc of said road an arc distance of 75.26 feet to the P. O. R. C. of a curve to the right having a central angle of 10 degrees 35 minutes 42 seconds and a radius of 780.00 feet; thence run Northerly along the arc of said curve an arc distance of 144.24 feet to the P. T. of said curves; thence run North 09 degrees 59 minutes 25 seconds East along the same said Easterly margin of same said Alex Mill Road a distance of 421.12 feet to the intersection of the Easterly right of way of Alex Mill Road with the Easterly right of way of Alabama Highway No. 119 on a curve to the right having a central angle of 10 degrees 53 minutes 52 seconds and a radius of 1,574.14 feet; thence run Northerly along the arc of said curve an arc distance of 300.16 feet to the P. T. of said curve and a set rebar corner; thence run a tangent distance along said Easterly right of way of said Highway 119 on a bearing of North 06 degrees 03 minutes 05 seconds East a distance of 70.29 feet to a found capped rebar corner; thence run South 88 degrees 18 minutes 10 seconds East a distance of 297.09 feet to a set rebar corner; thence run South 87 degrees 42 minutes 12 seconds East a distance of 2,586.51 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:

The Entire Plat of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114 in the Probate Office of Shelby County, Alabama.

The Entire Plat of The Resurvey of Lots 77 and 78, Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 42, Page 36 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 1, Sector 2, as recorded in Map Book 35, Page 81 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 2 as recorded in Map Book 36, Page 71 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.

Entire Plat of the Resurvey of Lots 118 and 119, Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 45, Page 94 in the Probate Office of Shelby County, Alabama.

Entire Plat of Jones Resurvey (Lots 174-176 Heritage Trace, Phase 1, Sector 1) as recorded in Map Book 47, Page 53 in the Probate Office of Shelby County, Alabama.

Parcel II

Lots 121, 122, 123, 124, 127, 130, 171, 172, and 173 according to the survey of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.

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

Grantor's Name	<u>BOEX, LLC</u>	Grantee's Name	<u>Carrington Lakes III, LLC</u>
Mailing Address	<u>C/O Bales & Bales, P.A., 4000 Ponce de Leon Blvd.</u>	Mailing Address	<u>C/O Boyd & Durant, 1407 Piedmont Dr. E.</u>
	<u>470</u>		<u>Tallahassee, FL 32308</u>
	<u>Coral Gables, FL 33146</u>		
Property Address	153, 157, 165, 173, 185, 19, 166, 162 and 158 Heritage Trace Pkwy, Montevallo, AL. 35115 and 37 acres at end of Heritage Trace Pkwy, Montevallo, AL. 35115	Date of Sale	<u>June 18, 2021</u>
		Total Purchase Price	XXXXXX <u>129264.60</u>
		Or	
		Actual Value	<u>\$</u>
		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)

☐ Bill of Sale
 ☐ Appraisal
☒ Sales Contract
 ☐ _____ Other: _____
☐ 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 or 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 (b).

Name: BOEX, LLC

Date: 1 day of June, 2021

BOEX, LLC, a Limited Liability Company

By: Troy D. Templeton
Troy D. Templeton, Authorized Signatory

(Verified)

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2021 03:19:18 PM
\$157.50 JOANN
20210624000308510

Allie S. Bayal