

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Oz Enterprises, LLC
309 Highway 310
Calera, AL 35040

GENERAL WARRANTY DEED

20210629000314710
06/29/2021 01:30:59 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

David McCall and Cynthia McCall, a married couple, whose mailing address is:

411 Highway 99, Shelby, AL 35143

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Oz Enterprises, LLC, whose mailing address is:

309 Highway 310, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 0 Richard Porter Dr., Shelby, AL 35143** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

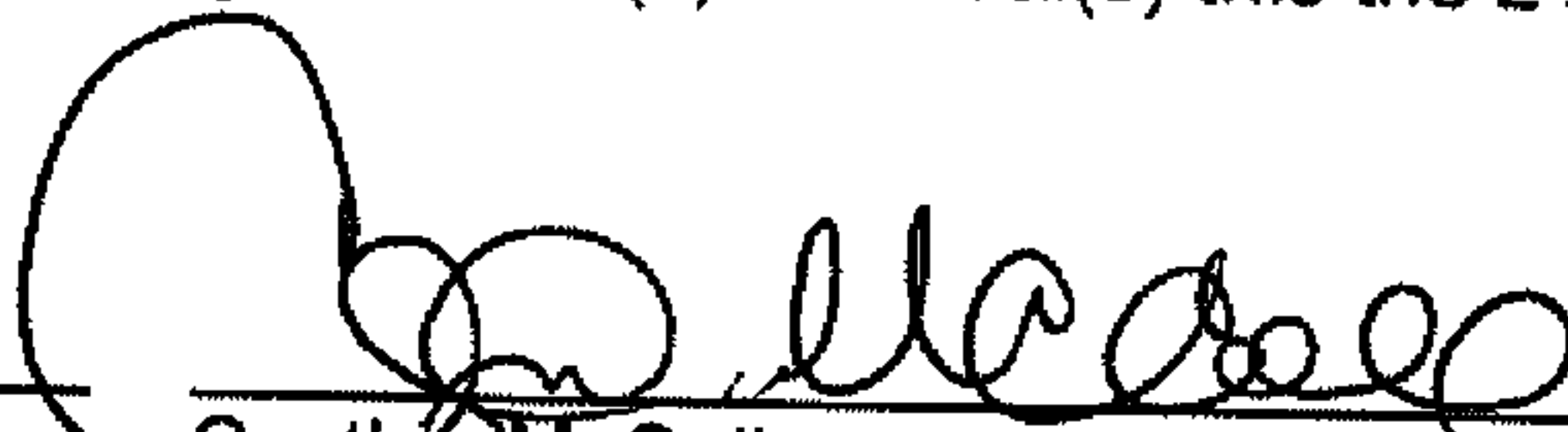
\$45,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 21st day of June, 2021.

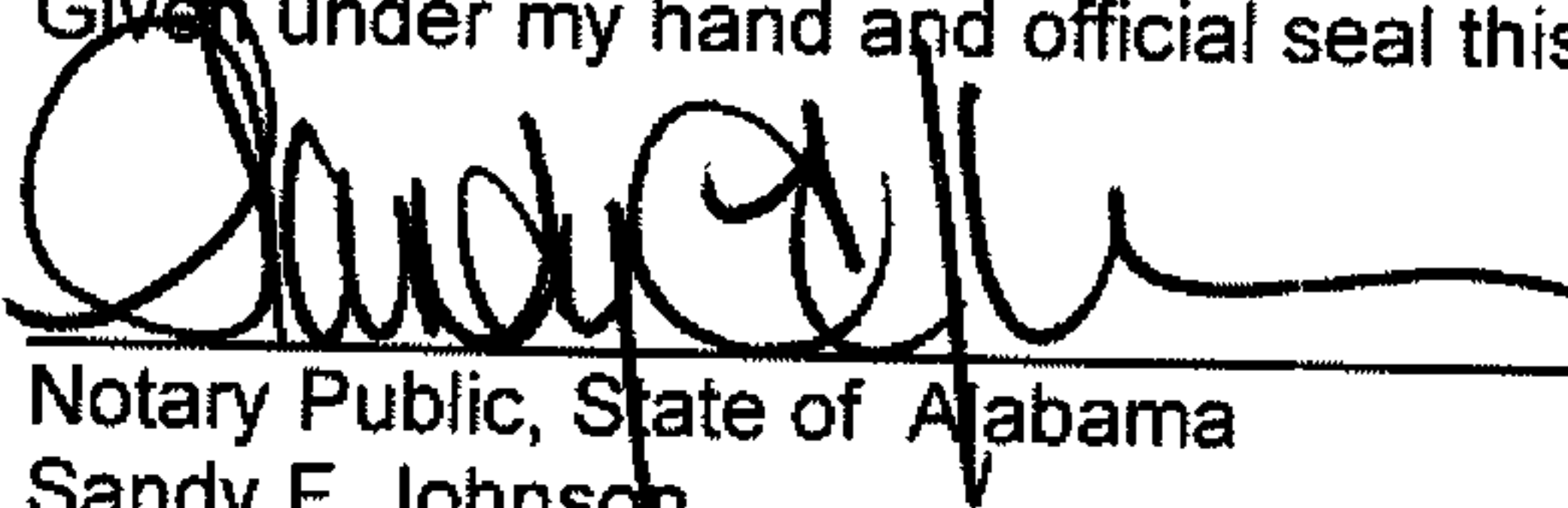

David McCall


Cynthia McCall

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that David McCall and Cynthia McCall, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

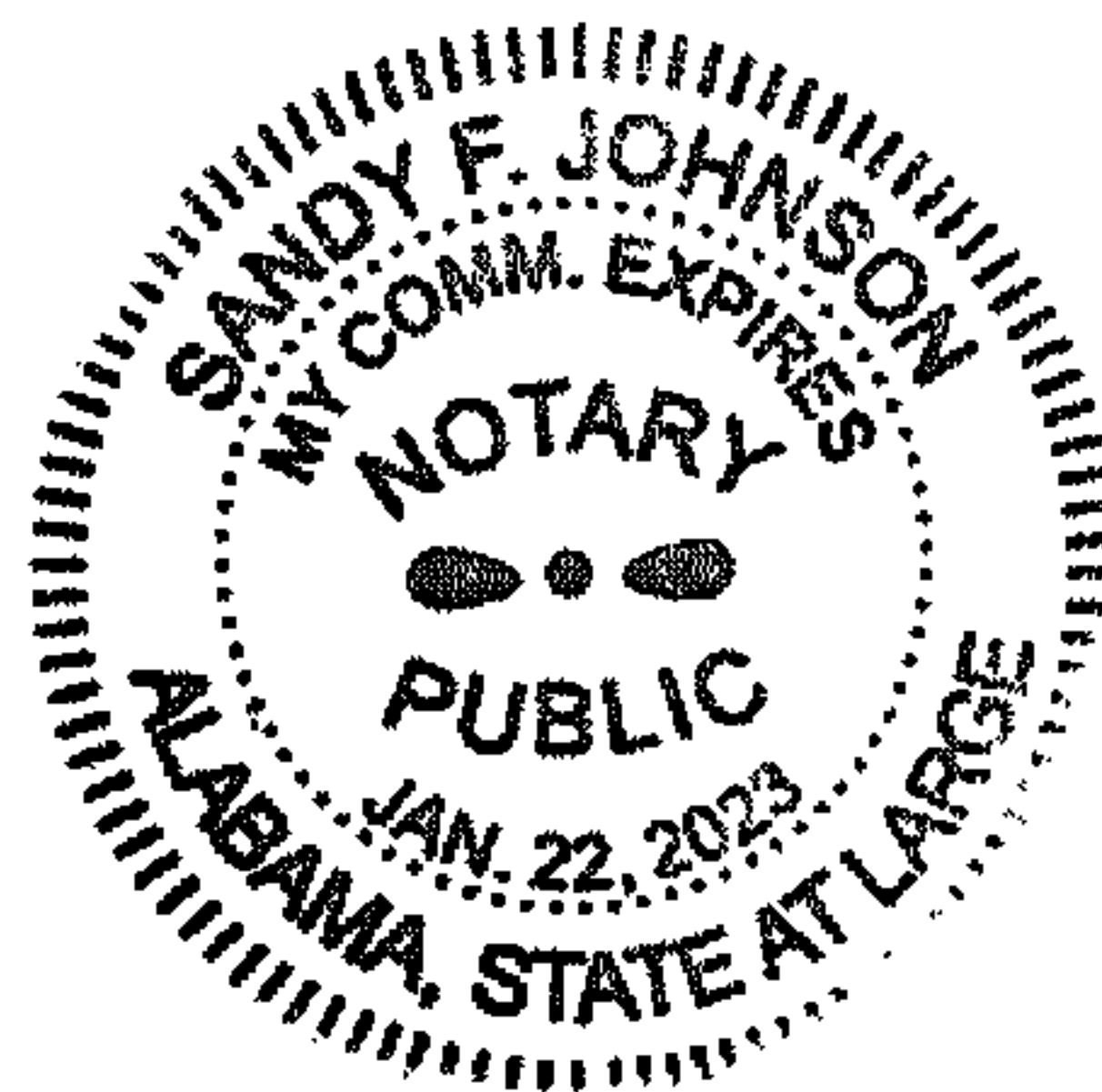


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 8, Township 24 North, Range 15 East and run West along the North line and an extension thereof 1970.23 feet to the point of beginning; thence continue along the last described course 388.35 feet; thence 99 degrees 01 minute 18 seconds left for 1091.50 feet to the northerly right of way of a county road; thence 102 degrees 03 minutes 24 seconds left and run along said right of way for 56.66 feet to a curve to the right with a radius of 649.50 feet; thence run along said curve for 206.19 feet; thence continue along said right of way for 314.96 feet; thence 106 degrees 31 minutes 24 seconds left and run 1056.35 feet to the point of beginning.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2021 01:30:59 PM
\$40.00 CHERRY
20210629000314710

Allie S. Boyd