

This instrument was prepared by:
Essential Solutions, LLC
PO Box 506
Helena, AL 35080

Send Tax Notice to:
YaYa's Investments LLC
PO Box 506
Helena, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY)

LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED


20210715000343950 1/2 \$185.00
Shelby Cnty Judge of Probate, AL
07/15/2021 10:56:08 AM FILED/CERT

Know All Men by These Presents: That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **HANEY PROPERTIES, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **YaYa's Investments LLC** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

138 5th Avenue NE, Alabaster, AL 35007
See Legal Description Attached as Exhibit "A"

HANEY PROPERTIES, LLC is one and the same entity as **SOUTHERN SEEDING SERVICES, INC.**, by virtue of conversion and name change filed for recorded in Instrument No. **20130528000216690**, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions and covenants, current taxes, set-back lines, rights of way, limitations, if any of record.

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

To Have and to Hold, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTORS'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Steve Haney**, its **Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 8th day of July 2021.

Shelby County, AL 07/15/2021
State of Alabama
Deed Tax: \$160.00

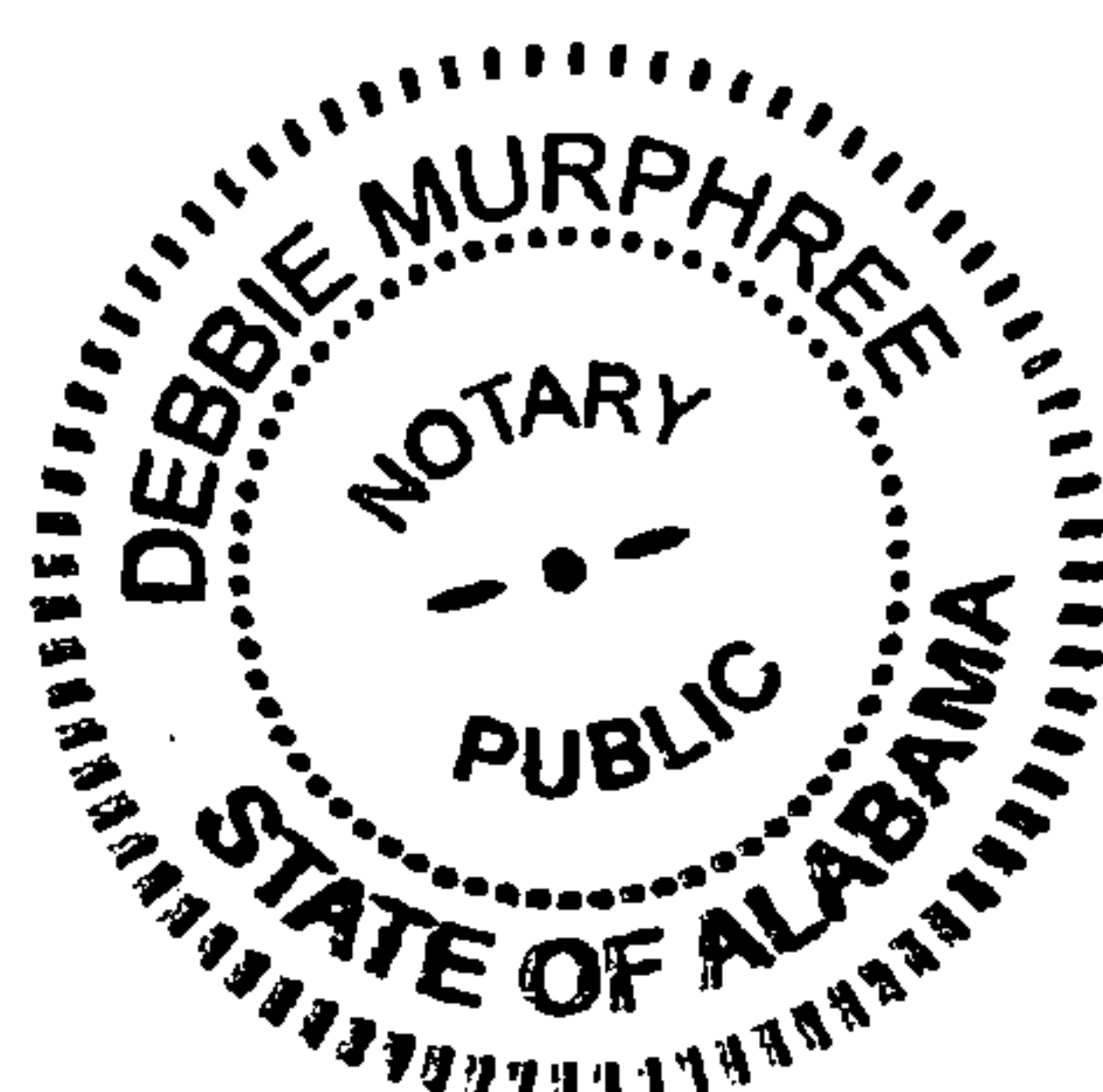
HANEY PROPERTIES, LLC

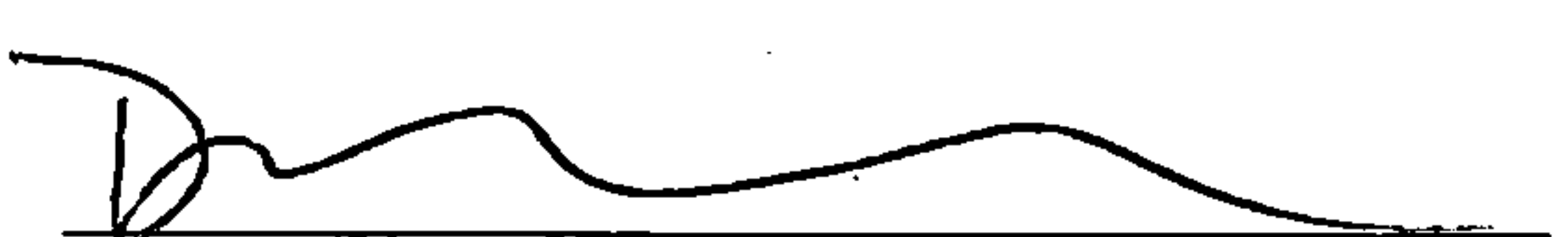

BY: STEVE HANEY, MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVE HANEY, whose name as MEMBER of HANEY PROPERTIES, LLC, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 8th date of July, 2021.




Notary Public

My commission expires: 6/20/2022

EXHIBIT "A"

Commence at the NE corner of Lot28, Block2, Nickerson-Scott Survey of Alabaster recorded in Map Book 3, Page34 in the Probate office of Shelby county, Alabama, said point of being on the Southerly right of way line of 5th Avenue SW; thence North 87 degrees 57 minutes 53 seconds East and run along said right of way a distance of 100.00 feet to the point of beginning; thence continue along the last Described course a distance of 95.00 feet; thence South 14 degrees 26 minutes 38 seconds East and run a distance of 206.50 feet; thence South 89 degrees 57 minutes 53 seconds West and run a distance of 155.00 feet; thence North 02 Degrees 25 minutes 54 seconds East and run a distance of 200.19 feet to the point of beginning.

