This instrument was prepared by: Halbrooks & Allen, LLC #1 Independence Plaza - Suite 704 Birmingham, AL 35209	Send Tax Notice To: Emerald Ridge Land Company, LLC P. O. Box 1569 Pelham, AL 35124 Property Address: Vacant Land Calera, AL 35040
Corporation Form Warranty Deed	Calera, AL 33040
STATE OF ALABAMA)	
COUNTY OF <u>SHELBY</u>) KNOW	V ALL MEN BY THESE PRESENTS,
That in consideration of One Hundred Forty-Five Thousand and No/100 (\$145,000.00) Dollars (as evidenced by closing statement)	
the undersigned grantor, Emerald Ridge, LLC, a limited liability company (whose address is: P. O Box 1569, Pelham, AL 35124)	
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Emerald Ridge Land Company, LLC (whose address is: P. O. Box 1569, Pelham, AL 35124)	
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in <u>Shelby</u> County, Alabama to-wit:	
See attached Exhibit "A" for legal description of the property which is incorporated herein of all purposes.	
Subject to: current taxes, easements, restrictions, and rights-of-way of record.	
And said GRANTOR, does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons. In WITNESS WHEREOF, the said GRANTOR by its member who is authorized to execute this conveyance, hereto set its signature and seal, this the	
ATTEST:	Emerald Ridge, LLC
	By: Karen Scott, Managing Member
STATE OF <u>ALABAMA</u>) COUNTY OF JEFFERSON)	Limited Liability Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen Scott whose name as Managing Member of Emerald Ridge, LLC _, a 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 scal, this the day of July	

Exhibit "A"

Attached Legal Description

PARCEL 1

BEGIN at the NE Corner of Lot 103 of Meriweather, Sector 4, as recorded in Map Book 29, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT Of BEGINNING; thence S86°54'23"W, a distance of 273.07'; thence N07°38'22"W, a distance of 413.87' to the Southerly R.O.W. line of Shelby County Highway 16; thence N85°42'13"E and along said R.O.W. line, a distance of 266.44': thence S08°29'19"E and leaving said R.O.W. line, a distance of 420.02' to the POINT OF BEGINNING.

Said Parcel containing 2.57 acres, more or less.

PARCEL 2 - Being Lots 1-5, Block 38A of Hetz Map of Calera, Alabama, as recorded in Map Book 3, Page 119, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of Lot 103 of Meriweather, Sector 4, as recorded in Map Book 29, Page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT Of BEGINNING; thence S08°41'55"E, a distance of 120.13'; thence S03°23'53"E, a distance of 182.79'; thence N85°42'13"E, a distance of 30.99' to the Westerly R.O.W. line of Ethelda Drive, road not open; thence N04°13'16"W and along said R.O.W. line, a distance of 721.44' to the Southerly R.O.W. line of Shelby County Highway 16; thence leaving said Ethelda Drive R.O.W., S85°42'13"W and along said Highway 16 R.O.W. line, a distance of 69.00'; thence S08°29'19"E and leaving said R.O.W. line, a distance of 420.02' to the POINT Of BEGINNING.

Said Parcel containing 0.73 acres. more or less.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 08:28:15 AM
\$170.00 BRITTANI

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