

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Computers and Electronics Technology, LLC

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FORTY-EIGHT THOUSAND SIX HUNDRED SEVENTY-FIVE AND NO/100 DOLLARS (\$48,675.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **J. POWERS CONSTRUCTION, LLC, an Alabama limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **COMPUTERS AND ELECTRONICS TECHNOLOGY, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$48,675.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors 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, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has set its hand and seal this the 2nd day of August, 2021.

J. POWERS CONSTRUCTION, LLC



By: James R. Powers

Its: Sole Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JAMES R. POWERS, as Sole Member of J. POWERS CONSTRUCTION, LLC**, whose name 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 instrument, he, as said Member, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of August, 2021.

NOTARY PUBLIC
My commission expires:

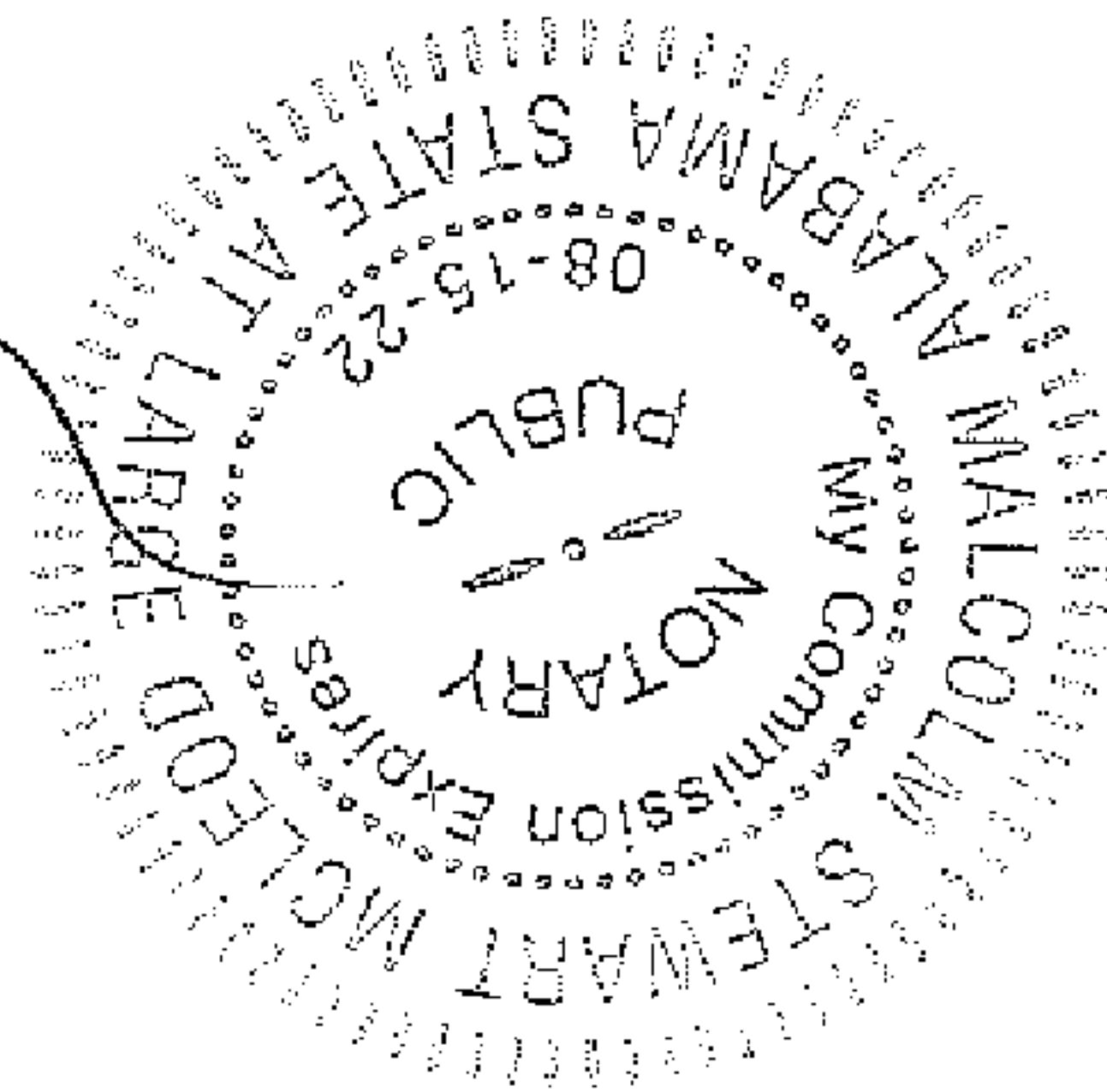


EXHIBIT "A"

Lots 82 and 83, according to the Survey of Heritage Trace, Phase 1, Sector 2, as recorded in Map Book 35, Page 81, in the Probate Office of Shelby County, Alabama.

Lot 115, according to the Map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

Allen S. Bural