

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
Birmingham, AL 35209

HBH Realty, Inc.
3032 Odley Cir
Hoover AL 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Six Hundred Thousand and 00/100 Dollars (\$600,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Grand Oak Investments, LLC, an Alabama Limited Liability Company** whose mailing address is: **P O Box 824, Helena AL 35080** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HBH Realty, Inc.** whose mailing address 3032 Odley Cir Hoover 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of Multiple parcels

Parcel I: Lots 3B1, 3B2, 3B3, 3B4, 3B5, 3B6 and 3B "Common Area", according to the Survey of Final Plat Resurvey No. 2 of Old Town Market Place, as recorded in map Book 46, Page 93, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$480,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5 day of Aug, 2021.

Grand Oak Investments, LLC

Jimmy Robert Adams Jr
Its authorized member

STATE OF ALABAMA

Shelby COUNTY

I, Lauren Armstrong, a Notary Public in and for said county in said state, hereby certify that Jimmy Robert Adams Jr as authorized member of Grand Oak Investments, LLC, an Alabama Limited Liability Company 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 this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

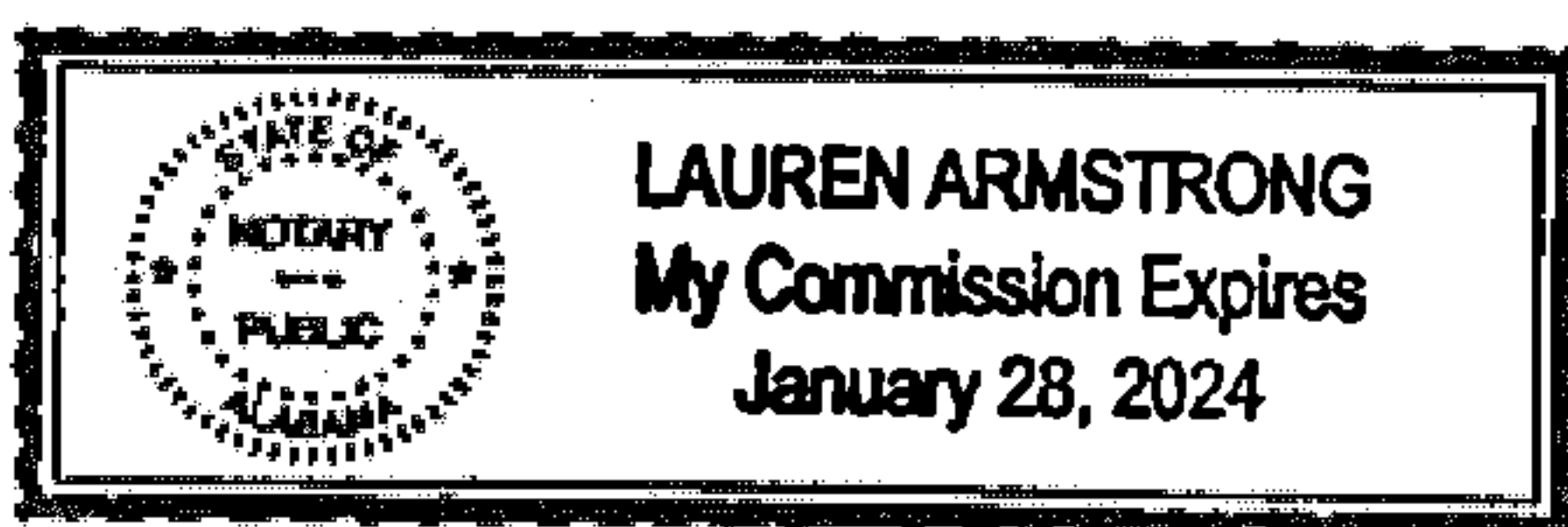
WITNESS my hand and official seal in the county and state aforesaid this the 5 day of August, 2021

My Commission Expires: 1/28/2024

Lauren Armstrong
Notary Public

(S E A L)

ATB 2445



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2021 02:53:01 PM
\$145.00 CHERRY

Alex S. Boyd