

20210830000420950  
08/30/2021 10:02:14 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Daniel O'Gara and Paige O'Gara  
325 Oak Leaf Circle  
Hoover, AL 35244

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BLD2100293

**WARRANTY DEED**

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Sixty Five Thousand and 00/100 Dollars (\$65,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Huddleston Resources, LLC, an Alabama Limited Liability Company**, whose address is 2629 Dolly Ridge Rd., Birmingham, AL 35243 (hereinafter "Grantor", whether one or more), by **Daniel O'Gara and Paige O'Gara** (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **100 Double Oak Rd, Birmingham, AL 35242**, to-wit:

**A parcel of land, lying in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, being all of Lots 5, 6, 7, 8, 9 and 10, Block 2 and a part of Lot 11, also in Block 2, Map of Subdivision of "Sunrise", as recorded in Map Book 3, Page 67, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:**

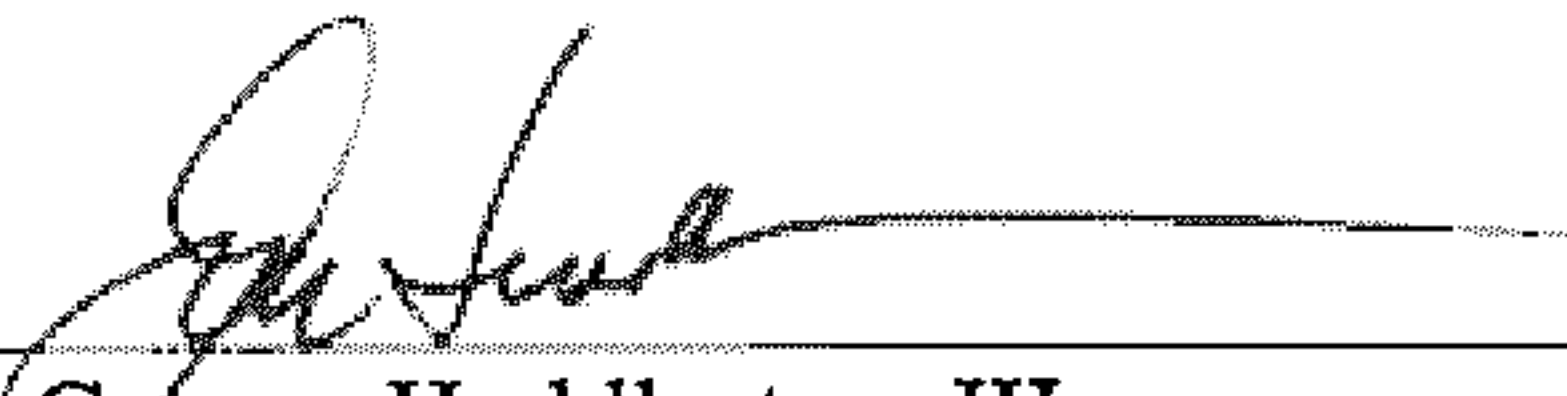
**COMMENCE** at a 5/8" rebar found and locally accepted to be the Northeast corner of said 1/4-1/4 section; thence South 00 degrees 28 minutes 10 seconds West along the East line of said 1/4-1/4 section for a distance of 320.55 feet to an iron pin set and the POINT OF BEGINNING; thence continuing along said East line South 00 degrees 28 minutes 10 seconds West for a distance of 185.23 feet to an iron pin set on the North right of way margin of Oak Drive (20' right of way); thence along said right of way, the following four courses: thence South 30 degrees 19 minutes 09 seconds West for a distance of 44.40 feet to a point on a curve to the left, having a radius of 260.00 feet, a chord bearing of South 21 degrees 06 minutes 46 seconds West and a chord length of 83.19 feet; thence along the arc of said curve for a distance of 83.55 feet to a point; thence South 11 degrees 54 minutes 24 seconds West for a distance of 167.55 feet to a point on a curve to the right, having a radius of 255.00 feet, a chord bearing of South 18 degrees 28 minutes 03 seconds West and a chord length of 58.27 feet; thence along the arc of said curve for a distance of 58.40 feet to an iron pin set; thence leaving said right of way, North 52 degrees 08 minutes 18 seconds West for a distance of 343.66 feet to an iron pin set on the Southeast right of way margin of Seven Barks Road (40' right of way); thence along said right of way the following seven courses: thence North 40 degrees 36 minutes 16 seconds East for a distance of 55.41 feet to a point; thence North 31 degrees 18 minutes 11 seconds East for a distance of 63.21 feet to a point; thence North 25 degrees 24 minutes 08 seconds East for a distance of 206.19 feet to a point; thence North 23 degrees 20 minutes 05 seconds East for a distance of 51.55 feet to a point on a curve to the left, having a radius of 228.70 feet, a chord bearing of North 10 degrees 36 minutes 09 seconds West and a chord length of 99.22 feet; thence along the arc of said curve for a distance of 100.02 feet to a point on a curve to the right, having a radius of 70.26 feet, a chord bearing of North 08 degrees 16 minutes 29 seconds West and a chord length of 3.75 feet; thence along the arc of said curve for a distance of 3.75 feet to an iron pin set at the Southwest corner of said Lot 11; thence leaving said right of way, South 61 degrees 01 minutes 18 seconds East for a distance of 250.65 feet to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Huddleston Resources, LLC, by George Huddleston, III, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 27th day of August, 2021.

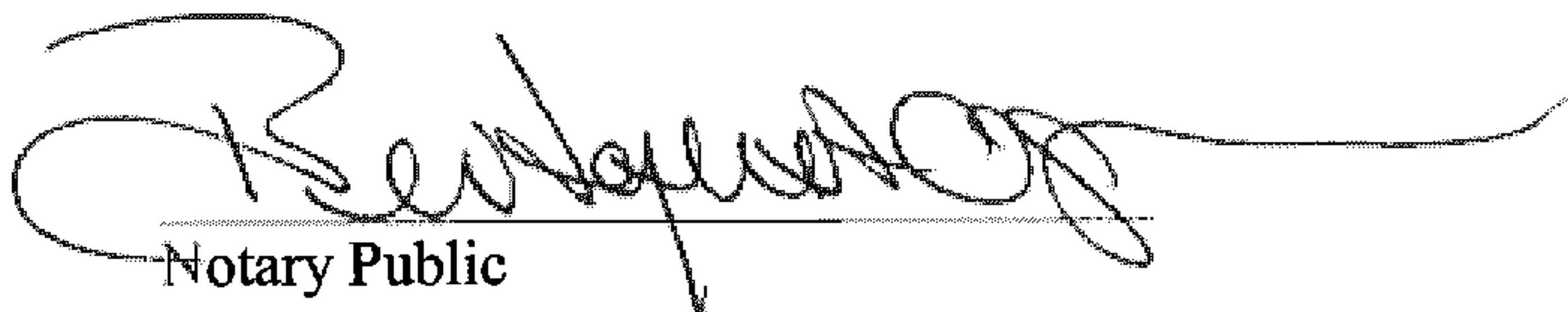
**Huddleston Resources, LLC**

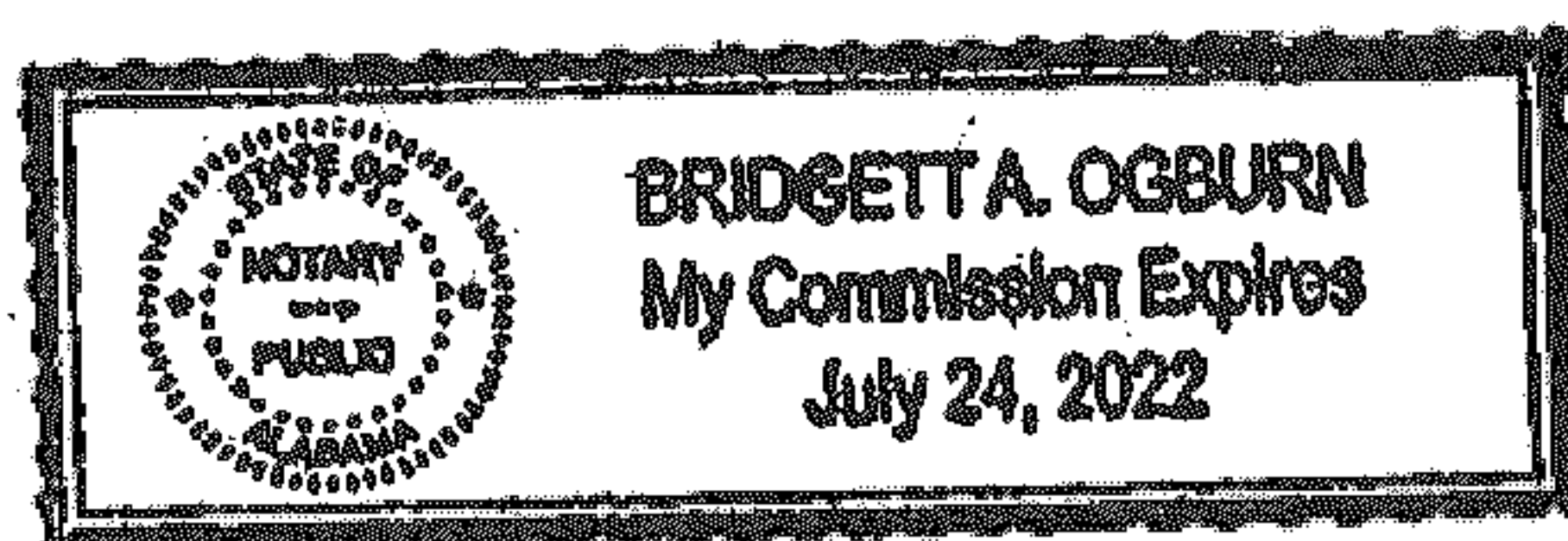
  
By: George Huddleston, III  
Its: Member

**State of Alabama**  
**County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Huddleston, III, as Member of Huddleston Resources, LLC, an Alabama 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, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 27th day of August, 2021.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/30/2021 10:02:14 AM  
\$90.00 JOANN  
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*Allen S. Bevil*