

20210909000438860  
09/09/2021 09:16:11 AM  
DEEDS 1/6

This Instrument prepare by:  
Lindan J. Hill, Esq.  
Gordan, Dana & Gilmore, LLC  
600 University Park Place, Ste. 100  
Birmingham, Alabama 30209

Send tax notice to:  
E-Tap, LLC  
1252 County Road 800  
Calera, Alabama 35040

### STATUTORY WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of the assumption of debt and other good and valuable consideration, in hand paid by the Grantees (defined below), the receipt of which is herein acknowledged, **S & W Real Estate, L.L.C.**, an Alabama limited liability company ("Grantor") does hereby grant, bargain, sell and convey unto **E-Tap, LLC**, an Alabama limited liability company ("Grantee") in fee simple, together with every contingent remainder and right of reservations, the following described real estate in Shelby County, Alabama, to wit:

**See Exhibit "A" attached hereto**

Subject to:

1. Advalorem taxes due and payable October 1, 2021.
2. Easements, exceptions and reservation and restruction of record, if any.
3. Mortgage executed in favor of **ANDERSON FAMILY TRUST an undivided 13.77% interest; CRF COMMERCIAL BRIDGE FUND II, LLC an undivided 17.35% interest; AMAL ABDU an undivided 6.89% interest; KRISTY L. EDWARDS an undivided 11.02% interest; SUNWEST TRUST FBO PETER BRENN IRA an undivided 6.89% interest; SUNWEST TRUST FBO TIMM DELEHANTY IRA an undivided 13.77% interest; THE YARMAN FAMILY TRUST an undivided 6.89% interest; MARC ANDREW BABCOCK an undivided 2.75% interest; PAUL MYCHALOWYCH an undivided 5.65% interest; SUNWEST TRUST FBO PAUL MYCHALOWYCH IRA an undivided 8.13% interest; and, WAFIK ABDU MD INC. PSP an undivided 6.89% interest ("Lender") and recorded in Instrument No. 20171109000407080 on November 9, 2017 in the Probate Office of Shelby County, Alabama**

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Pursuant to and in accordance with § 40-22-1, Code of Alabama (1975), as amended, the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: S & W Real Estate, L.L.C.  
4601 Highway 31, Suite 6C  
Calera, AL 35040

Grantee's Address: E-Tap, LLC  
1252 County Road 800  
Calera, Alabama 35040

Property Address: 844 Main Street, Montevallo, AL 35115  
305 W College Street, Columbiana, AL 35051  
8111 Highway 31, Calera, AL 35040  
4601 Highway 31, Calera, AL 35040

Parcel ID: 27-5-21-3-305-028.000  
21-7-26-2-001-048.000  
28-5-21-1-004-015.000  
22-8-33-0-001-008.001

Date of Sale: September 8, 2021

Assessor's Assessed Value: \$60,520.00  
\$41,140.00  
\$81,620.00  
\$183,060.00

The Purchase Price  
Can be verified in:

<input type="checkbox"/>	Closing Statement
<input type="checkbox"/>	Sales Contract
<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Bill of Sale
<input checked="" type="checkbox"/>	Property Tax Bill or Assessment

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IN WITNESS HEREOF, I have hereunto set my hand and seal, this the 4 day of Sept, 2021.

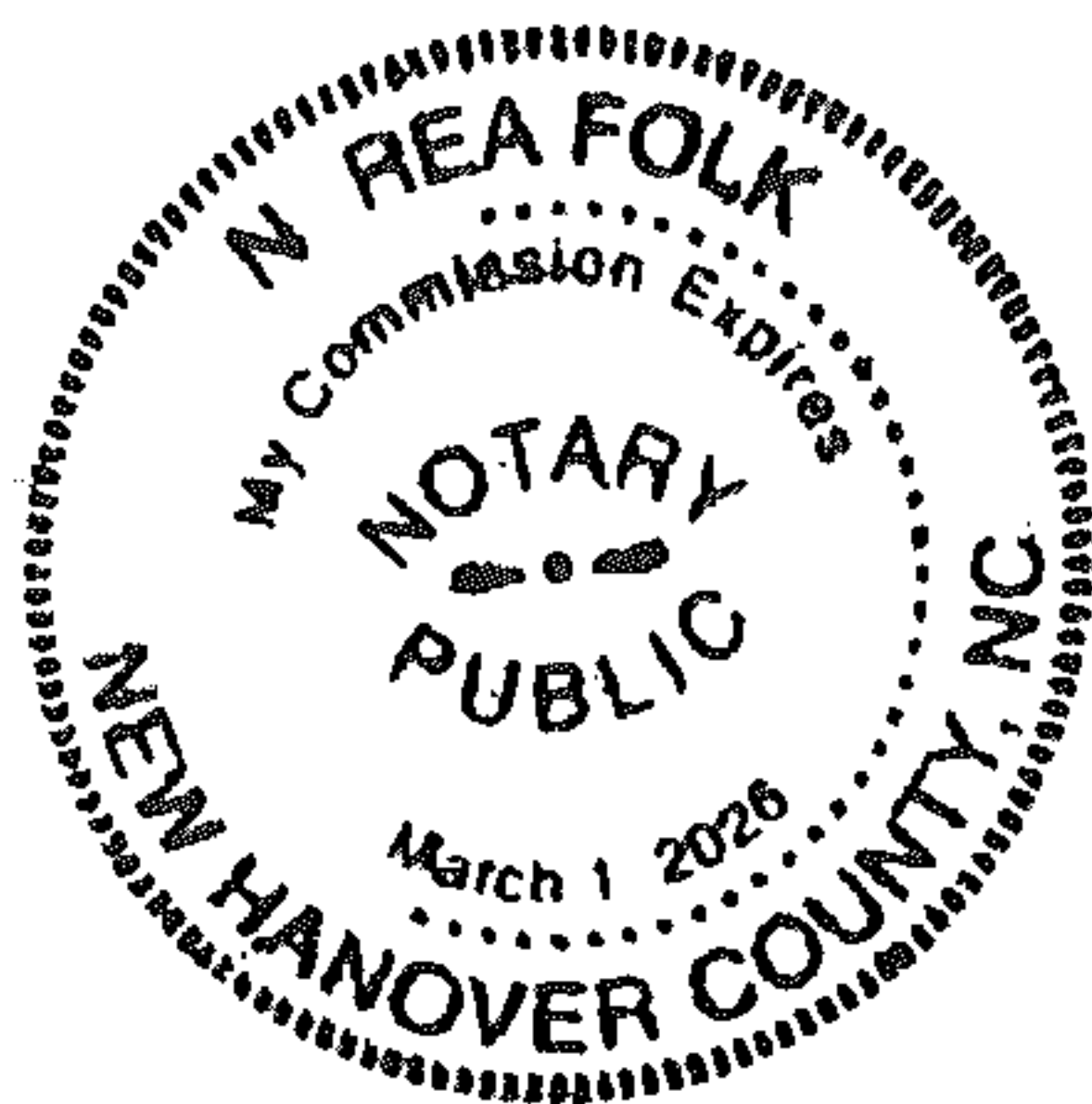
**S & W REAL ESTATE, L.L.C.**

By: [Signature]  
M. Scott Reneau, Manager and Chief Executive Officer

STATE OF North Carolina )  
COUNTY OF Barnstable )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **M. Scott Reneau**, whose name as Manager and Chief Executive Officer of S & W Real Estate, L.L.C., 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 as such Manager and Chief Executive Officer and with full authority, executed the same voluntarily for and of and as the act of said company.

Given under my hand and seal, this the 4 day of September, 2021.



[Signature]  
Notary Public  
My Commission Expires: 03/01/2026

**EXHIBIT A**

**TRACT 1: SHELBY COUNTY, ALABAMA**

A PORTION OF LOT 32, BLOCK 19, OF THE ORIGINAL MAP OF MONTEVALLO IN THE SE ¼ OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, IN SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHWEST SIDE OF THE NORTH BOUNDARY STREET WITH THE SOUTHEAST SIDE OF MAIN STREET: THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE LINE OF MAIN STREET FOR A DISTANCE OF 171.11 FEET TO A POINT OF BEGINNING OF THE LAND HEREBY CONVEYED; THENCE TURN LEFT 90 DEGREES 00 MINUTES IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 125 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 50 FEET; THENCE TURN RIGHT 90 DEGREES 00 MINUTES IN A NORTHWESTERLY DIRECTION TO THE LINE OF MAIN STREET FOR A DISTANCE OF 125 FEET; THENCE TURN RIGHT ALONG THE LINE OF MAIN STREET FOR A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING AND UPON WHICH THERE IS SITUATED PARTS OF A BRICK BUILDING FORMERLY OWNED BY GEORGE KROELL; SAID LAND BEING A PORTION OF LOT NO. 32, ACCORDING TO THE ORIGINAL PLAN OF THE TOWN OF MONTEVALLO, ALABAMA, BEING THE SAME PROPERTY DESCRIBED IN DEED OF JA BROWN AND WIFE, ANNIE JO BROWN, TO N. JOE KLOTZMAN, DATED APRIL 30, 1948, RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN DEED BOOK 132 PAGE 246. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EASEMENT I: AN EASEMENT APPURTENANT FOR INGRESS AND EGRESS IS GRANTED OVER A PART OF LOT 32, BLOCK 19 ACCORDING TO THE ORIGINAL PLAN OF THE TOWN OF MONTEVALLO, IN THE SE ¼ OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE ABOVE DESCRIBED PROPERTY, AS THE POINT OF BEGINNING, PROCEED NORTHEASTERLY ALONG THE SE LINE OF SAID PROPERTY FOR A DISTANCE OF 10 FEET; THENCE TURN RIGHT AND RUN SOUTHEASTERLY AND PARALLEL TO THE SW LINE OF SAID LOT 32 FOR A DISTANCE OF 175 FEET, MORE OR LESS. TO THE NW RIGHT OF WAY OF ISLAND STREET; THENCE RUN SOUTHWESTERLY ALONG SAID ISLAND STREET RIGHT OF WAY FOR 10 FEET TO THE SE CORNER OF SAID LOT 32; THENCE RUN NORTHWESTERLY ALONG THE SW BOUNDARY OF SAID LOT 32 BACK TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

EASEMENT II: AN EASEMENT APPURTENANT FOR SEWER AND UNDERGROUND UTILITY USAGE ONLY, WHICH SUPPLEMENTS EASEMENT I HEREIN GRANTED BY

SAID GRANTORS TO SAID GRANTEE, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 32, BLOCK 19 ACCORDING TO THE ORIGINAL PLAN OF THE TOWN OF MONTEVALLO, IN THE SE  $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SE CORNER OF THE ABOVE DESCRIBED PROPERTY, AS THE POINT OF BEGINNING, PROCEED NORTHEASTERLY ALONG THE SE LINE OF SAID PROPERTY FOR A DISTANCE OF 10 FEET; THENCE TURN RIGHT AND RUN SOUTHEASTERLY AND PARALLEL TO THE SW LINE OF SAID LOT 32 FOR A DISTANCE OF 175 FEET, MORE OR LESS, TO THE NW RIGHT-OF-WAY OF ISLAND STREET; THENCE RUN SOUTHWESTERLY ALONG SAID ISLAND STREET RIGHT OF WAY FOR 10 FEET TO THE SE CORNER OF SAID LOT 32; THENCE RUN NORTHWESTERLY ALONG THE SW BOUNDARY OF SAID LOT 32 BACK TO THE POINT OF BEGINNING, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TRACT 3: SHELBY COUNTY, ALABAMA

PARCEL II:

COMMENCE AT THE NW CORNER OF THE NE  $\frac{1}{4}$  OF NW  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION A DISTANCE OF 1238.19 FEET TO THE SOUTH R.O.W. LINE OF ALABAMA STATE HIGHWAY 70; THENCE TURN AN ANGLE OF 99 DEGREES 12 MINUTES TO THE LEFT AND RUN ALONG SAID R.O.W. LINE A DISTANCE OF 657.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN THE SAME DIRECTION ALONG SAID R.O.W. LINE A DISTANCE OF 105.00 FEET; THENCE TURN AN ANGLE OF 100 DEGREES 49 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 186.80 FEET; THENCE TURN AN ANGLE OF 83 DEGREES 45 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 103.42 FEET; THENCE TURN AN ANGLE OF 96 DEGREES 15 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 178.40 FEET TO THE POINT OF BEGINNING. SITUATED IN THE E  $\frac{1}{2}$  OF THE NW  $\frac{1}{4}$  OF SECTION 26, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

TRACT 4: SHELBY COUNTY, ALABAMA

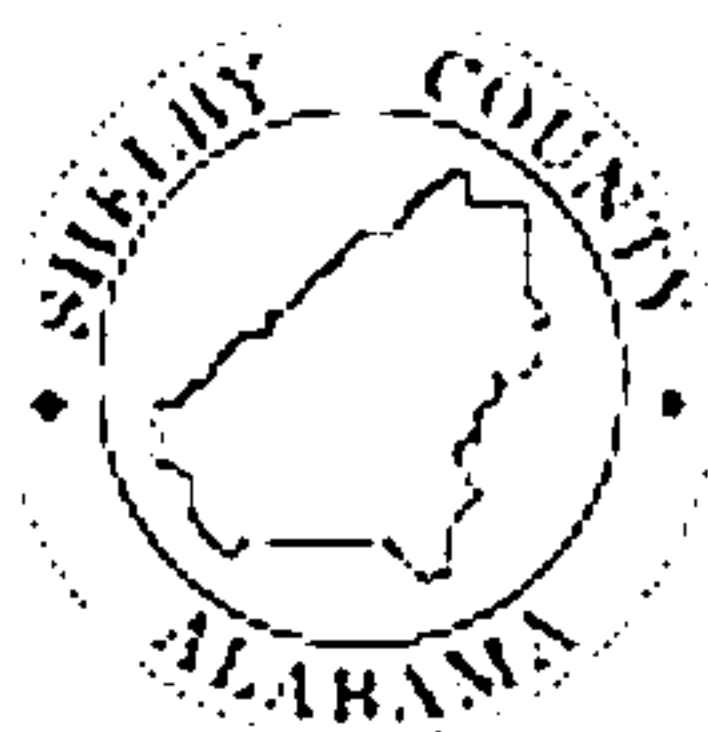
A PARCEL OF LAND IN THE SW $\frac{1}{4}$  OF THE NE $\frac{1}{4}$  OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 2 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TRACTS OF THE CSX TRANSPORTATION RAILROAD MAIN LINE AND THE NORTHFOLK SOUTHERN RAILROAD MAIN LINE IN THE TOWN OF CALERA, ALABAMA AND RUN THENCE WESTERLY ALONG THE CENTERLINE OF SAID NORTHFOLK SOUTHERN TRACT A DISTANCE OF 559.51 FEET TO THE INTERSECTION OF SAID TRACT WITH THE CENTERLINE OF HIGHWAY NO. 31; THENCE TURN 119 DEGREES 59 MINUTES 40 SECONDS RIGHT AND RUN NORTHERLY ALONG THE CENTERLINE OF SAID

HIGHWAY 31 A DISTANCE OF 645.19 FEET TO A POINT; THENCE TURN 89 DEGREES 59 MINUTES 44 SECONDS RIGHT AND RUN EASTERLY A DISTANCE OF 39.83 FEET TO A STEEL PIN CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 173.03 FEET TO A STEEL PIN CORNER ON THE WEST RIGHT OF WAY LINE OF THE CSX RAILROAD SPUR LING RIGHT OF WAY IN A CURVE TO THE LEFT; THENCE TURN 114 DEGREES 59 MINUTES 06 SECONDS RIGHT TO CHORD AND RUN SOUTHWESTERLY ALONG THE CHORD OF SAID CURVE A CHORD DISTANCE OF 235.00 FEET TO A STEEL PIN CORNER ON THE SAME SAID WEST LINE OF SAME SAID RIGHT OF WAY THENCE TURN 60 DEGREES 11 MINUTES 13 SECONDS RIGHT FROM CHORD AND RUN WESTERLY A DISTANCE OF 81.55 FEET TO A STEEL PIN CORNER OF THE EAST MARGIN OF HIGHWAY NO. 31; THENCE TURN 96 DEGREES 46 MINUTES 49 SECONDS RIGHT AND RUN NORTHERLY ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TRACT 6: SHELBY COUNTY, ALABAMA

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE NORTH 75 DEGREES 48 MINUTES 41 SECONDS WEST A DISTANCE OF 2079.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 53 SECONDS WEST A DISTANCE OF 106.56 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 31; THENCE NORTH 23 DEGREES 11 MINUTES 7 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 130.39 FEET; THENCE NORTH 27 DEGREES 0 MINUTES 43 SECONDS WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 160.85 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS EAST AND LEAVING SAID RIGHT OF WAY A DISTANCE OF 230.94 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 7 SECONDS EAST A DISTANCE OF 263.28 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/09/2021 09:16:11 AM  
\$403.50 JOANN  
20210909000438860

*Allen S. Bayl*