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09/10/2021 11:32:41 AM
DEEDS 1/4

Grantor: HCI PELHAM CABIN, LLC 3075 Healthy Way Birmingham, AL 35243	Property Address: A PORTION OF PARCEL ID: 14-3-06-1-001-002 Oak Mountain State Park Road Pelham, AL 35243
Grantee: HCI OAK MOUNTAIN LLC 3075 Healthy Way Birmingham, AL 35243	Date of Sale: September 10, 2021 Total Purchase Price: \$30,000.00 Purchase Price Verification: Purchase Agreement

This instrument was prepared by:
Donna K. Byrd, Esquire
Walding, LLC
2227 First Avenue South, Ste 100
Birmingham, AL 35233

Sent Tax Notice To:
HCI OAK MOUNTAIN LLC
3075 Healthy Way
Birmingham, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
 : **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS, that HCI PELHAM CABIN, LLC, an Alabama limited liability company ("Grantor") for and in consideration of Thirty Thousand and no/100 Dollars (\$30,000.00) and other good and valuable consideration, to Grantor paid by HCI OAK MOUNTAIN LLC ("Grantee"), an Alabama limited liability company, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

- (1) Taxes and assessments for the current year and subsequent years and not yet due and payable.
- (2) Mineral and mining rights not owned by Grantor.
- (3) Easements of record, recorded restrictions, rights-of-way, agreements and other matters of record.
- (4) Easement(s), restrictions, rights-of-way as shown by recorded map.
- (5) Matters that would be revealed by an accurate survey or that may be shown on any recorded map or plat.
- (6) Any applicable zoning, subdivision or other land use ordinances, laws or regulations.

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And said Grantor does for itself and for its assigns, covenant with the said Grantee and its successors and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, 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 right and title to the above-described property unto the Grantee and its assigns, against the lawful claims of Grantor and all others claiming by or under Grantor.

The purchase price recited above was paid with no mortgage.

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's successors and assigns, in fee simple forever.

Given under my hand and seal, the 10th day of September, 2021.

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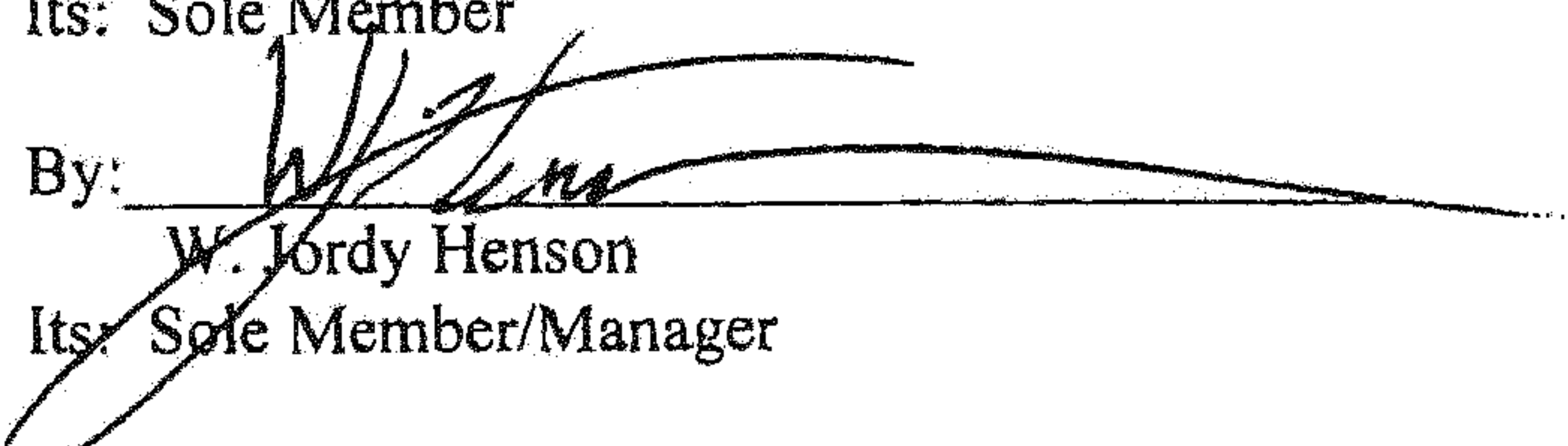
SELLER:

HCI PELHAM CABIN, LLC

By: HENSON CAPITAL INVESTMENTS, LLC

Its: Sole Member

By:


W. Jordy Henson

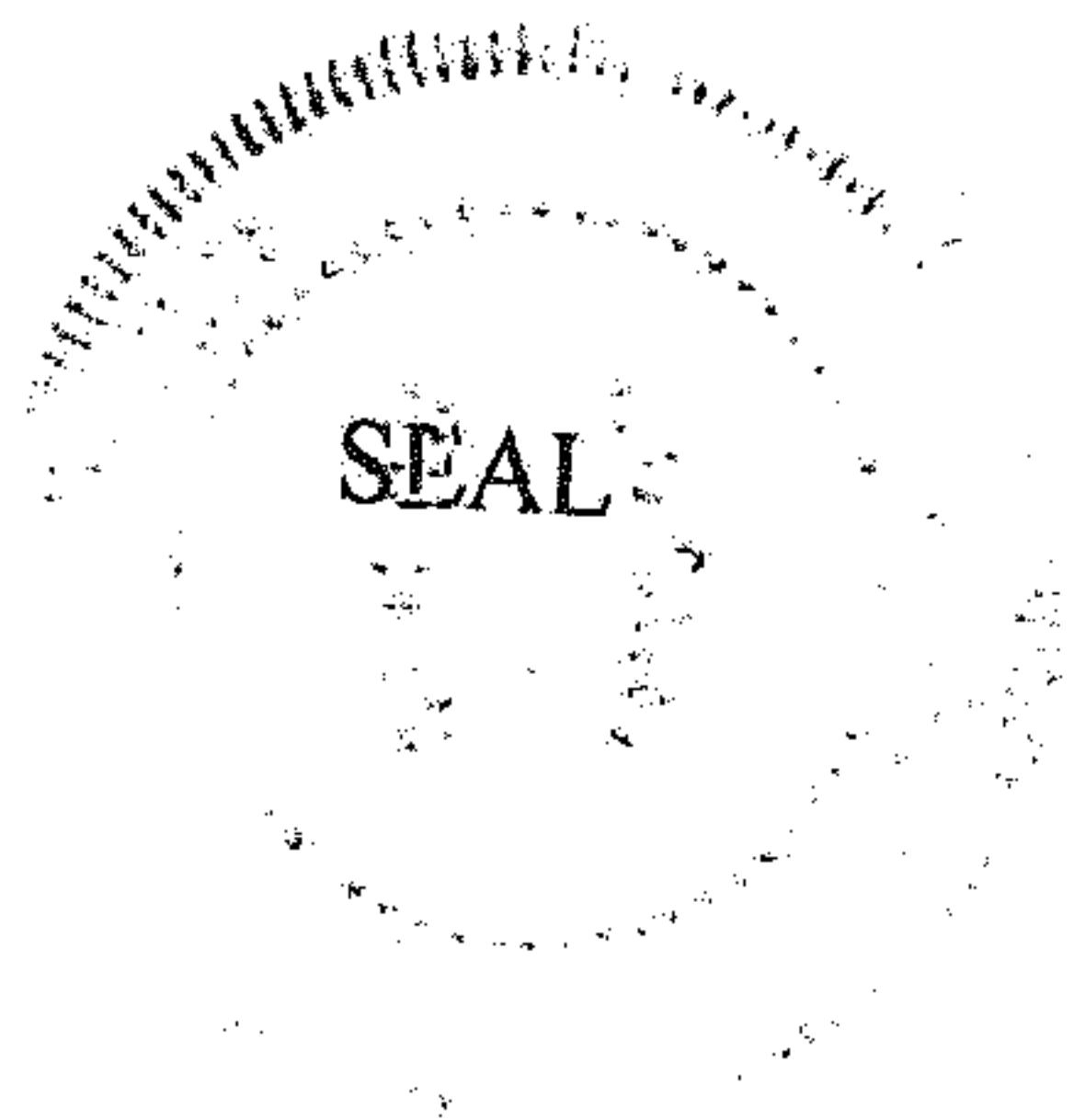
Its: Sole Member/Manager

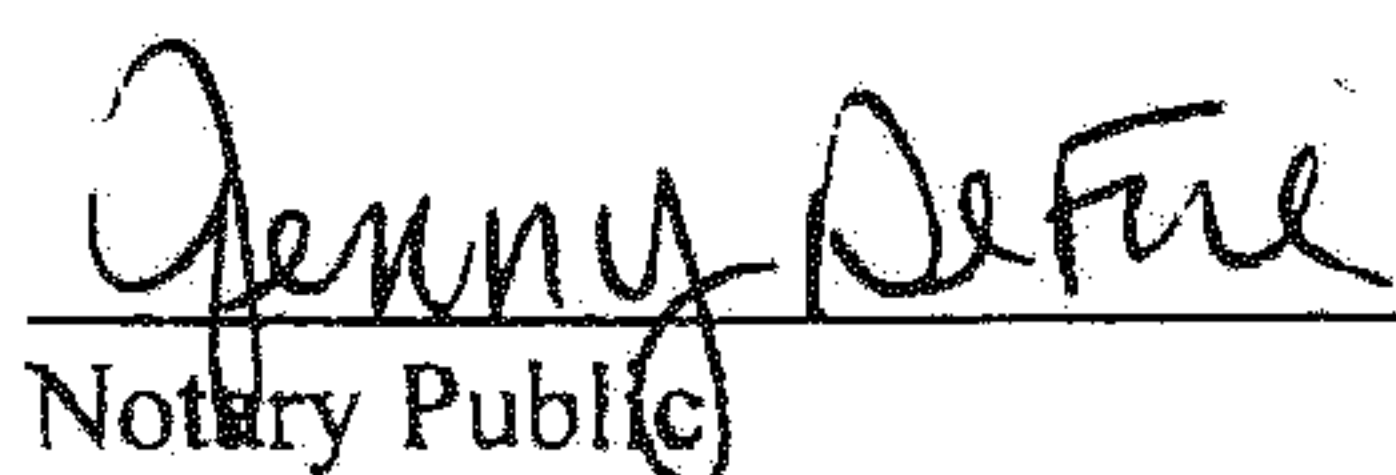
STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. JORDY HENSON, as the Sole Member/Manager of HENSON CAPITAL INVESTMENTS, LLC, the Sole Member of HCI PELHAM CABIN, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date in his official capacity as the Sole Member/Manager of HENSON CPAITAL INVESTMENTS, the Sole Member of HCI PELHAM CABIN, LLC.

Given under my hand and official seal, this 10th day of September, 2021.




Notary Public

My Commission Expires:

My Commission Expires:
May 23, 2022

EXHIBIT A

The Land is described as follows:

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, THENCE RUN SOUTH 88 DEGREES 50 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR 482.86; THENCE RUN SOUTH 12 DEGREES 48 MINUTES 02 SECONDS WEST FOR 114.67 FEET; THENCE RUN SOUTH 86 DEGREES 47 MINUTES 14 SECONDS WEST FOR 458.21 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN NORTH 00 DEGREES 03 MINUTES 13 SECONDS EAST ALONG SAID 1/4 - 1/4 SECTION FOR 147.28 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 60,802.89 SQ. FT. OR 1.40 ACRES MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/10/2021 11:32:41 AM
\$61.00 JOANN
20210910000442080

Allen S. Bayl