

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Dawson Enterprises Investing, LLC
1543 Mill Creek Circle
Salem, Arkansas 72576

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIFTEEN THOUSAND AND 00/100 Dollars (\$15,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Davis3, LLC, an Alabama Limited Liability Company

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Dawson Enterprises Investing, LLC

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Parcel A

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East; Huntsville Meriden, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 23, Township 17 South Range 1 East; thence run Northeast 89 degrees 46 minutes 58 seconds West along the South line of said quarter-quarter for a distance of 200.05 feet to an iron pin found; thence leaving said line run North 01 degrees 36 minutes 40 seconds East for a distance of 200.01 feet to an iron pin found; thence South 89 degrees 23 minutes 57 seconds East for a distance of 200.15 feet to an iron pin found on the east line of said quarter-quarter; thence run South 01 degrees 39 minutes 37 seconds West along the east line of said quarter-quarter for a distance of 197.15 feet to the POINT OF BEGINNING.

Together with the right of ingress and egress to said property from a 50' unnamed road R.O.W. leading to the home of the grantor and further extending to the Alabama Power CO. R.O.W. and along said Alabama Power Company R.O.W. further reasonable access to said property from the Alabama Power Company R.O.W. a more specific route is indicated in the attached survey marked Exhibit B which is attached to and made a part thereof.

Parcel B

A parcel of land situated in the Northeast quarter of the Northwest quarter of Section 23, Township 17 South, Range 1 East; Huntsville Meriden, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northeast quarter of the Northwest quarter of Section 23, township 17 South Range 1 East; thence run South 89 degrees 46 minutes 58 seconds West, along the South line of said quarter-quarter for a distance of 200.05 feet to an iron pin found and the Point of Beginning; thence run South 89 degrees 24 minutes 44 seconds West for a distance of 200.00 feet; thence run North 01 degrees 36 minutes 48 seconds East for a distance of 199.98; thence run South 89 Degrees 25 minutes 14 seconds East for a distance of 199.99 feet; thence run South 01 degrees 36 minutes 40 seconds West for a distance of 200.01 feet to the Point of Beginning.

Parcel B being one and the same as the property shown on the survey attached hereto as Exhibit “A”

- Subject to:
- (1) 2021 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
8th day of September, 2021

Davis3, LLC, an Alabama Limited Liability Company

By: *Randall Morgan Smith*
Randall Morgan Smith, Manager

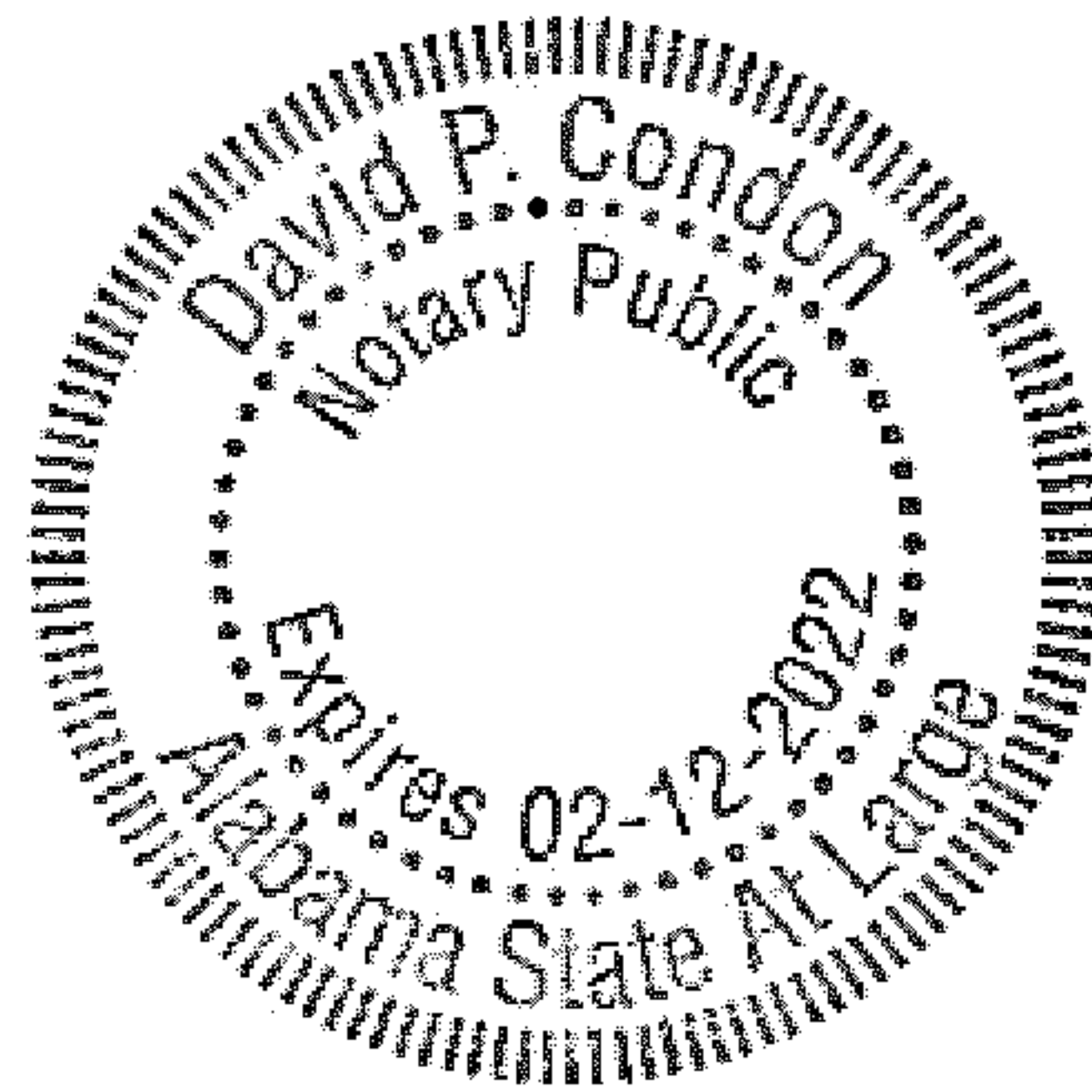
STATE OF ALABAMA
COUNTY OF JEFFERSON

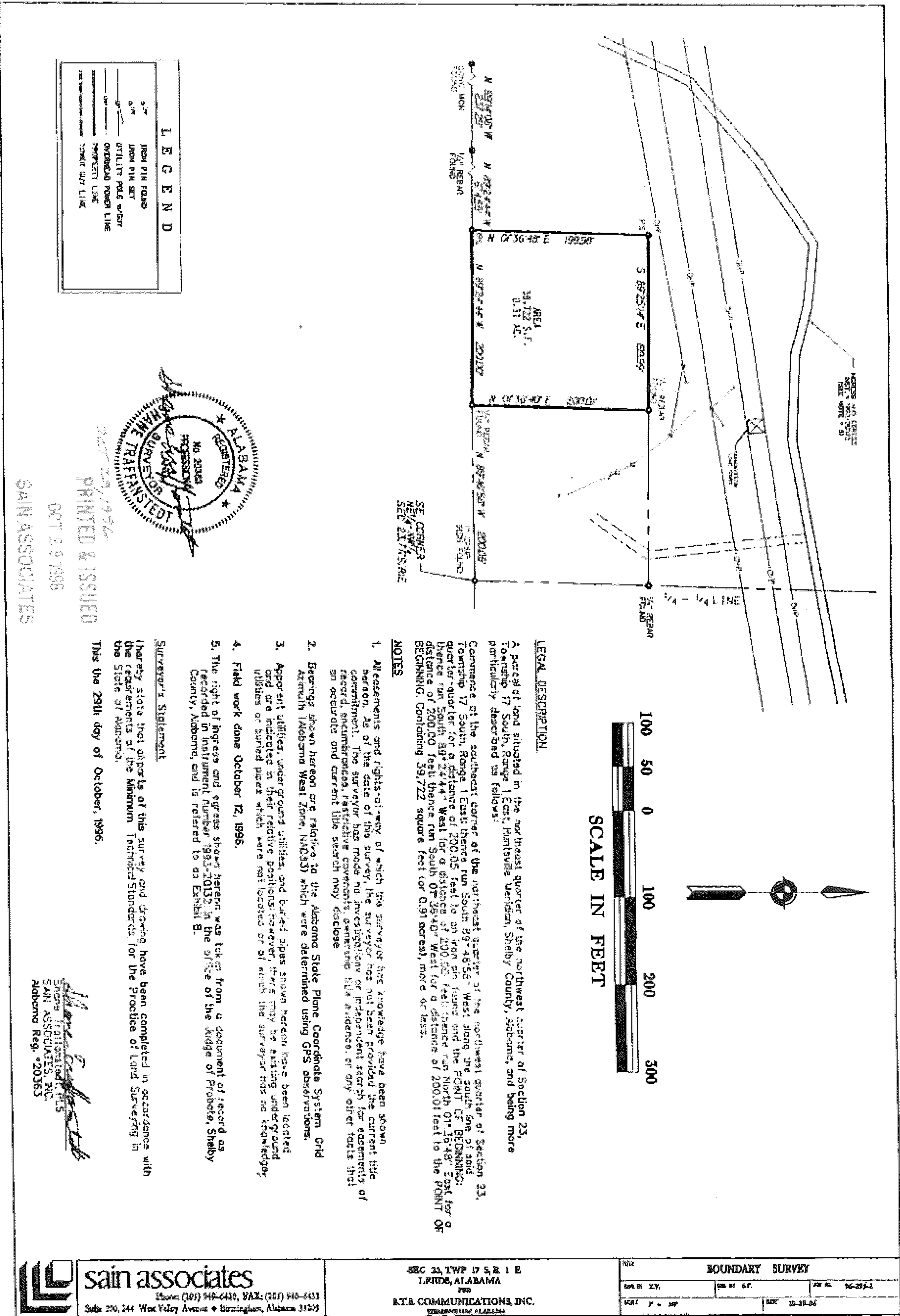
I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Randall Morgan Smith whose name as Manager of Davis3, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8th day of September, 2021.

David P. Condon

Notary Public: David P. Condon
My Commission Expires: 02.12.2022





Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing AddressDavis 3, LLC
1607 Woodfern Dr.
Hornet Wood, AL 35209Grantee's Name
Mailing AddressDawson Enterprises Inv. II
1543 Mill Creek Circle
Salem, AL 36576

Property Address

A & B Shelby County
Leeds, AL 35094

Date of Sale

9-8-2021

Total Purchase Price

\$ 15,000.00

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

9-8-21

Print

Dawn Bagwell for David P. Conner PE!

Sign

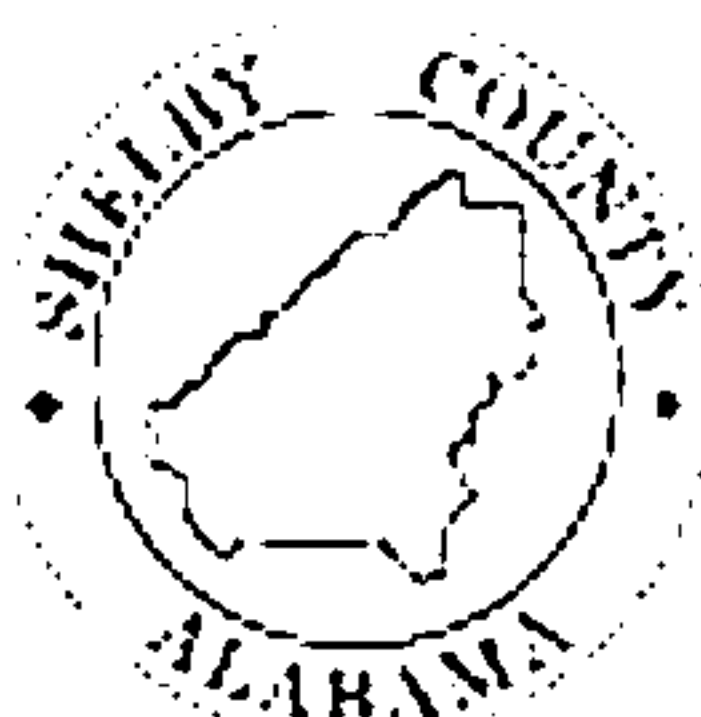
Dawn Bagwell

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2021 11:22:55 AM
\$46.00 JOANN
20210916000452080

Alli S. Bayl