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09/29/2021 02:44:41 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Aaron Davis Patterson & Shelby L. Patterson
3340 Highway 13
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
SMT2100244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lake Davidson Properties, LLC, an Alabama limited liability company**, whose address is PO Box 824, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Aaron Davis Patterson and Shelby L. Patterson**, whose address is 422 Russet Hill Road, Hoover, AL 35244, (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 **3340 Highway 13, Helena, AL 35080**, to-wit:

A parcel of land situated in Section 5, Township 21 South, Range 4 West and being more particularly described as follows: Begin at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 5, Township 21 South, Range 4 West, thence run North along the Western boundary line of said 1/4-1/4 section 28 feet to the South side of the public road; thence in a Northwesterly direction along the South side of said road 369 feet to an iron stake; thence turn right and run in a Southerly direction 225 feet to an iron stake located on the South line of said 1/4-1/4 section 240 feet East of the Southwest corner of said 1/4-1/4 section; thence West along said South line 246 feet to the point of beginning; being situated in Shelby County, Alabama.

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.

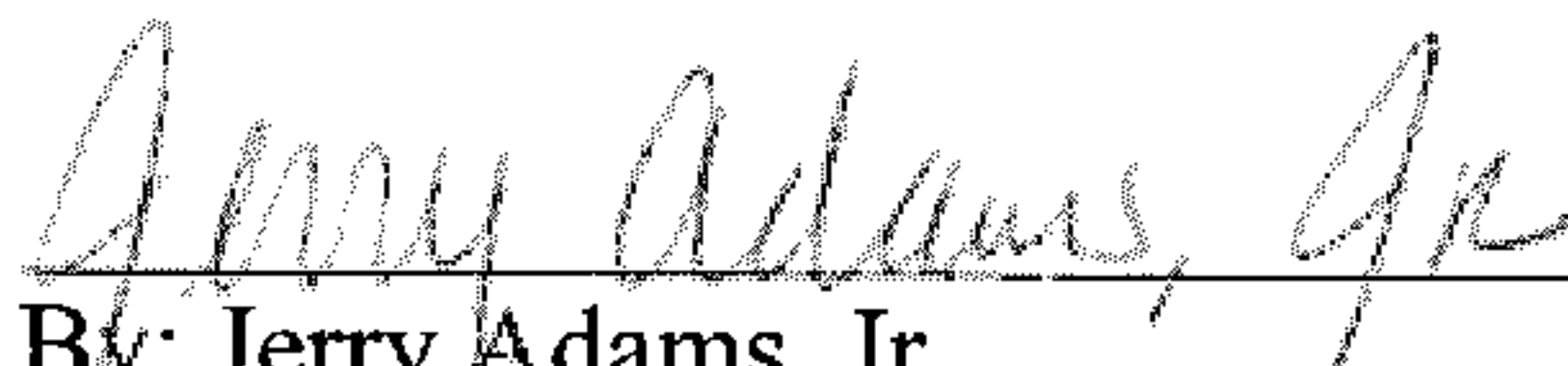
Subject to a third-party mortgage in the amount of \$186,558.00 executed and recorded simultaneously herewith.

All outstanding rights of redemption in favor of all persons entitled to redeem the Land from that certain Mortgage Foreclosure Sale evidenced by Foreclosure Deed dated 02/23/2021, recorded 04/07/2021 in Instrument No. 20210407000174540, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America.

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, Lake Davidson Properties, LLC, by Jerry Adams, Jr, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 28th day of September, 2021.

Lake Davidson Properties, LLC

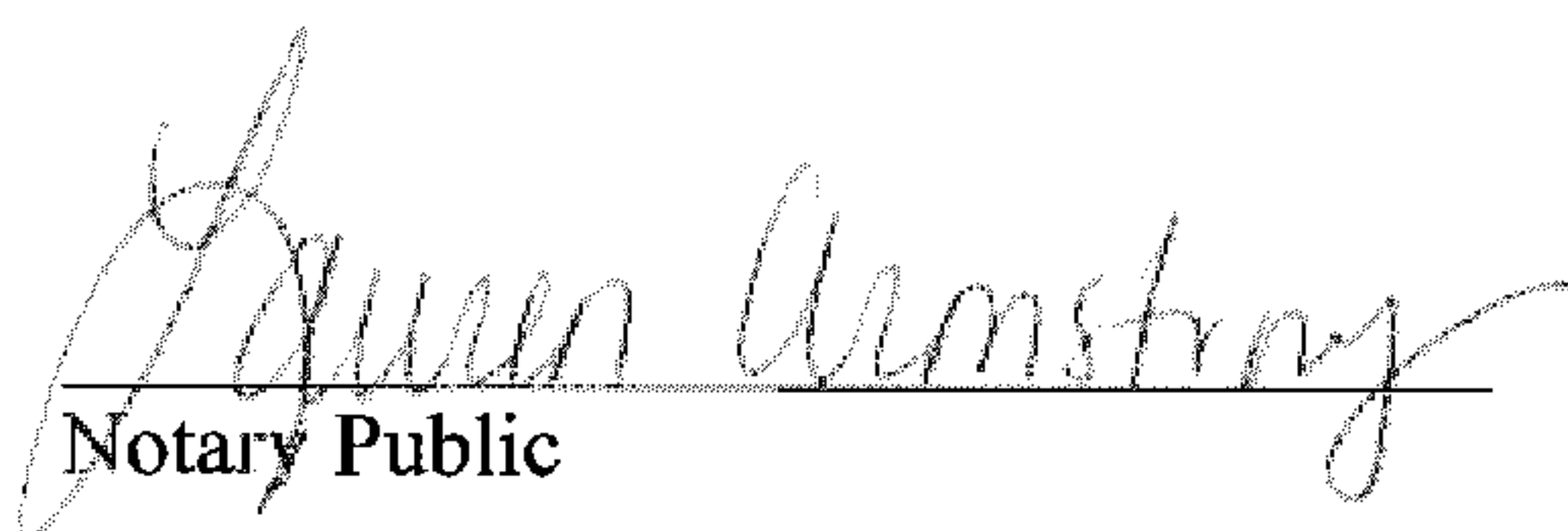

By: Jerry Adams, Jr
Its: Member

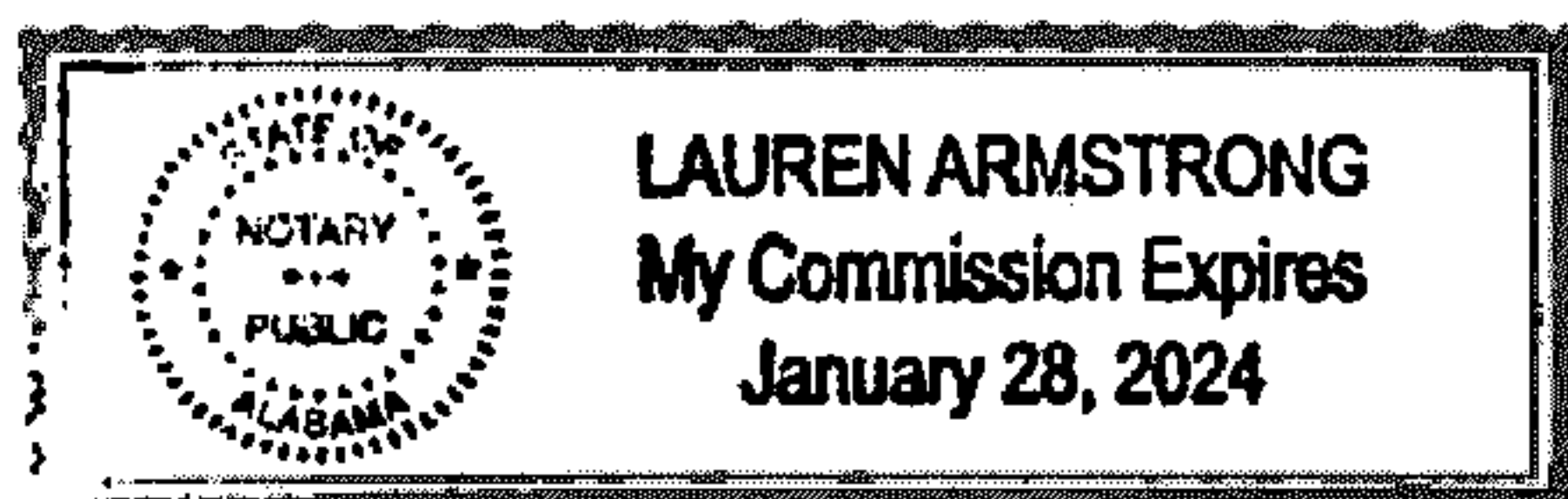
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry Adams, Jr, as Member of Lake Davidson Properties, 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 28th day of September, 2021.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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