

A MORTGAGE IN THE AMOUNT OF \$1,098,000.00 IS BEING RECORDED SIMULTANEOUSLY HEREWITH:

THIS INSTRUMENT WAS PREPARED BY:

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20211007000489480 1/5 \$308.50
Shelby Cnty Judge of Probate, AL
10/07/2021 11:58:45 AM FILED/CERT

Send Tax Notice To:
Stone Creek Alabaster, LLC
P.O. Box 130715
Birmingham, Alabama 35215

STATE OF ALABAMA

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SHELBY COUNTY

STATUTORY WARRANTY DEED

Shelby County, AL 10/07/2021
State of Alabama
Deed Tax: \$274.50

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of the sum of One Million Three Hundred Seventy-Two Thousand Five Hundred and No/100 Dollars (\$1,372,500.00), to the undersigned Grantor in hand paid by the Grantee herein, and other good and valuable consideration, the receipt whereof is acknowledged, Fairway Properties, L.L.C., an Alabama limited liability company with a principal address of 2045 Medical Center Drive, Suite 22, Birmingham, Alabama 35209 (the "Grantor"), does grant, bargain, sell, and convey unto Stone Creek Alabaster, LLC, an Alabama limited liability company with a principal address of P.O. Box 130715, Birmingham, Alabama 35215 (the "Grantee"), the real estate situated in Shelby County, Alabama, more fully described on Exhibit "A" attached hereto and incorporated herein by reference (the "Premises"), subject to the Permitted Exceptions listed on Exhibit "B" attached hereto and incorporated herein by reference.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in, and to the same and every parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the Premises, together with the appurtenances, unto the said Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the Premises (subject to the Permitted Exceptions as set forth on Exhibit B attached hereto) to Grantee, its successors and assigns, forever, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Fairway Properties, L.L.C.
2045 Medical Center Drive, Suite 22
Birmingham, Alabama 35209

Stone Creek Alabaster, LLC
P.O. Box 130715
Birmingham, Alabama 35215

Property Address: 1130, 1132, and 1136 1st Avenue North, Alabaster, Alabama 35007

Purchase Price: \$1,372,500.00

The Purchase Price of the Premises can be verified by the Closing Statement.

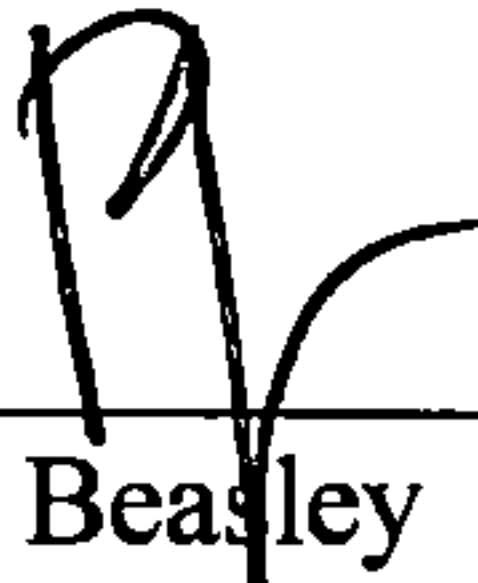
**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]
[SIGNATURE PAGES TO FOLLOW]**



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IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal this 4th day of October 2021.

FAIRWAY PROPERTIES, L.L.C.

By: 
Ron Beasley
Its Member

By: 
Brian Barnes
Its Member

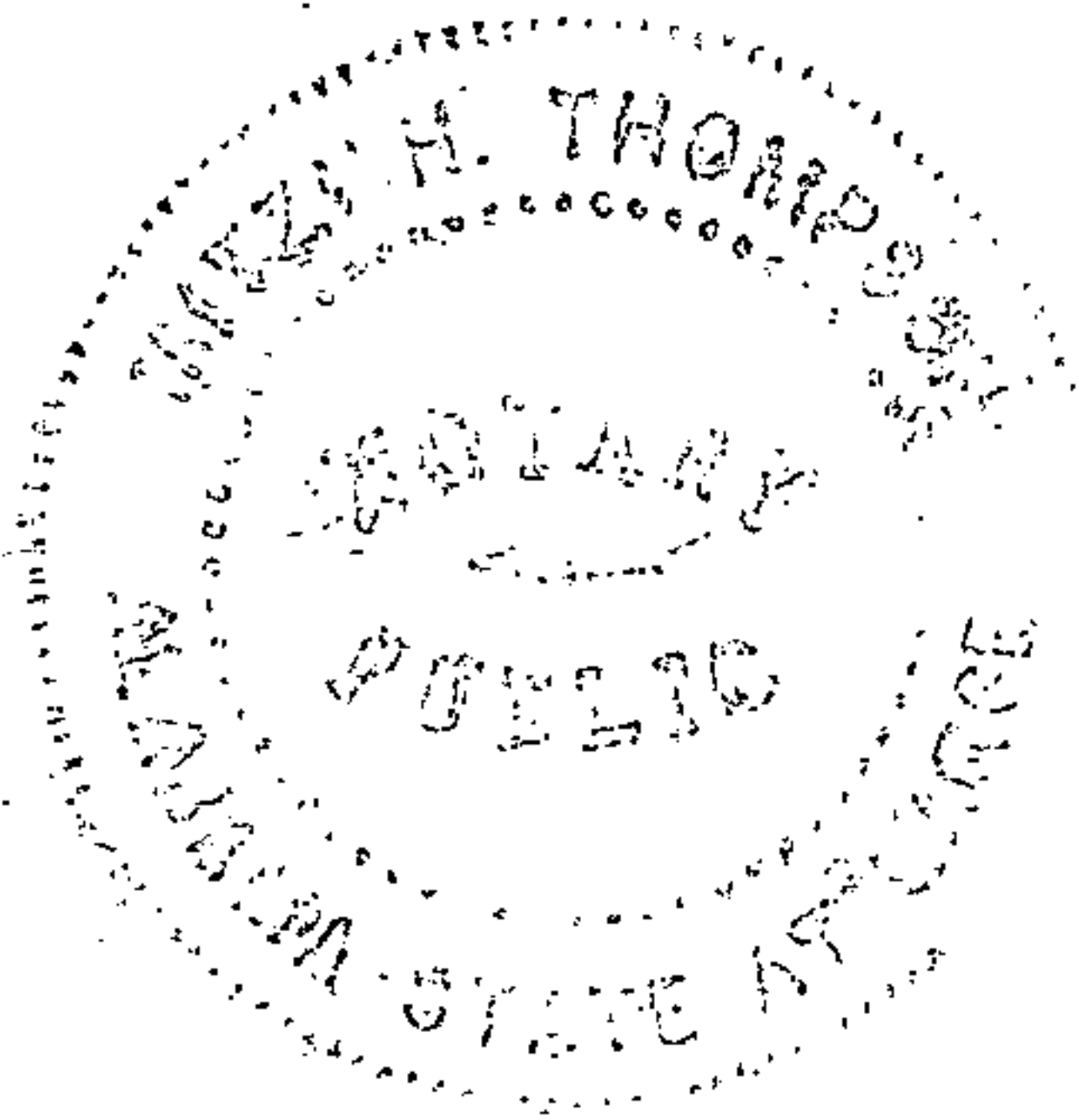
STATE OF ALABAMA

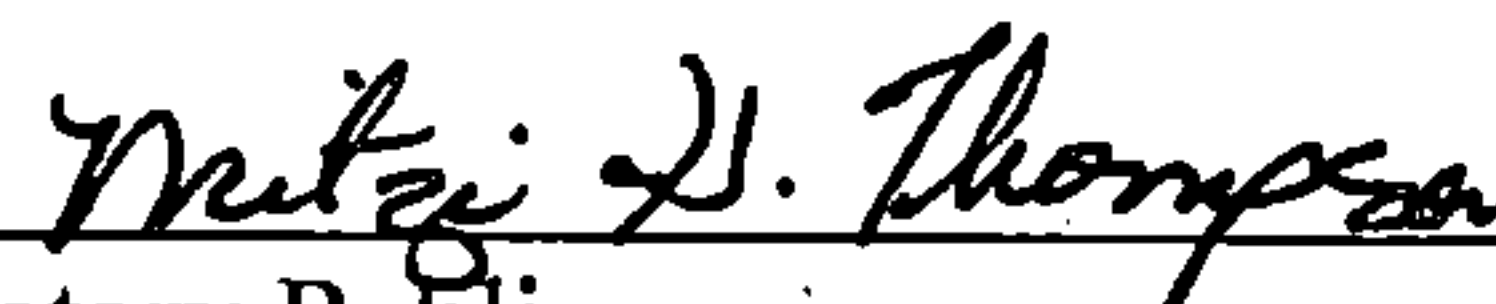
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§ ss.
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JEFFERSON COUNTY

I, the undersigned authority, a notary public in and for the State of Alabama at Large, hereby certify that Ron Beasley and Brian Barnes whose named as Members of Fairway Properties, L.L.C., an Alabama limited liability company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such Members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand on this the 4th day of October, 2021.




Notary Public
My Commission Expires: September 20, 2022

Mitzi H. Thompson
My Commission Expires:
September 20, 2022


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EXHIBIT "A"

Legal Description of the Premises



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Lot No. 6 and the North one-half of Lot No. 7, all in Block 1, according to the Map of Cedar Grove Estates, as recorded in the Office of the Probate Judge of Shelby County, Alabama, in Map Book 3, Page 53, in said Probate Office of Shelby County, Alabama.

Less and except the portion of the property located in the State of Alabama right of way as described in Deed Book 102, Page 446, Final Record Book 16, Page 112 and Deed Book 167, Page 242.

EXHIBIT "B"

Permitted Exceptions



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1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings; whether or not shown by the records of such agency or by the Public Records.
4. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
5. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
6. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
7. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the Public Records.
8. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
9. Intentionally deleted.
10. Transmission Line Permit to Alabama Power Company as shown by Instrument recorded in Deed Book 138, Page 443; Deed Book 157, Page 285; Deed Book 176 Page 377 in Probate Office.
11. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 103 Page 54; Deed Book 134 Page 25; Deed Book 160 Page 63 and Deed Book 175 Page 394 in Probate Office.
12. Easement to South Central Bell as shown as shown by instrument recorded in Deed Book 168 Page 180 and Deed Book 80 Page 44 in Probate Office.
13. Easements and Rights of Way to State of Alabama as set out in Deed Book 102 Page 446 and Final Record Book 16 Page 112 and Deed Book 167 Page 242 in Probate Office.