

A MORTGAGE ENCUMBERING THE PROPERTY IN THE PRINCIPAL AMOUNT OF \$238,813.00 IS BEING FILED CONTEMPORANEOUSLY HERewith. GRANTEE IS REMITTING MORTGAGE RECORDING PRIVILEGE TAXES IN THE AMOUNT OF \$358.22.

Send Tax Notice to:

Fifty Nine Sixty Two Properties, LLC
1811 McCain Parkway
Pelham, AL 35125

This instrument prepared by:

Matthew D. Evans
Evans PLLC
19 Inverness Center Pkwy, Suite 150
Birmingham, AL 35242
(205) 908-7171

STATE OF ALABAMA)

COUNTY OF SHELBY)

**Grantor's Name/Mailing
Address:**

James R. Elliott and Betty H.
Elliott
200 Chestnut Circle
Alabaster, AL 35007

**Grantee's Name/Mailing
Address:**

Fifty Nine Sixty Two Properties,
LLC
1811 McCain Parkway
Pelham, AL 35125

Property address:

1811 McCain Parkway
Pelham, AL 35125

Date of sale: October 21, 2021

Actual Value: \$238,813.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

 Bill of Sale X Sales Contract Closing Statement Other

GENERAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that in consideration of TWO HUNDRED THIRTY-EIGHT THOUSAND EIGHT HUNDRED THIRTEEN AND 00/100 DOLLARS (\$238,813.00) and other good and valuable consideration **JAMES R. ELLIOTT and BETTY H. ELLIOTT**, a married couple of the State of Alabama (collectively, individually and jointly and severally, the "Grantor"), do hereby grant, bargain, sell, and convey unto **FIFTY NINE SIXTY TWO PROPERTIES, LLC**, an Alabama limited liability company (the "Grantee"), all of Grantor's right, title, and interest in the real property and improvements thereon situated in the County of Shelby, State of Alabama, (the "Property"), to-wit;

Parcel I

A parcel of land located in the Northeast 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, also shown as Parcel II according to the Greg Metcalf survey recorded as Map Book 32, Page 113 in the Probate Office, more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of said Section 25; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Section a distance of 305.77 feet to the point of beginning; thence continue along the last described course a distance of 246.65 feet; thence North 88 degrees, 47 minutes 10 seconds West a distance of 154.47 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 246.65 feet; thence South 88 degrees 47 minutes 10 seconds East a distance of 154.47 feet to a point on the East line of said Section 25, said point also being the point of beginning; being situated in Shelby County, Alabama.

Parcel II

Together with those certain non-exclusive perpetual easements for the benefit of Parcel I for the purpose of Ingress and Egress, as created by that certain Ingress/Egress Easement dated March 10, 2009, and recorded March 17, 2009, in Instrument No. 20090317000098620 in the Office of the Judge of Probate of Shelby County Alabama, over, under and across the following described property:

Easement I:

A 50-foot Ingress/Egress Easement particularly described as follows:

Commence at the Northeast corner of Section 25, Township 20 South, Range 3 West and run South along the East line a distance of 727.42 feet; thence right 91 degrees 12 minutes 59 seconds a distance of 154.47 feet to the point of beginning; thence continue along the last described course a distance of 314.17 feet to the East right of way line of McCain Parkway (50-foot right of way); thence right 90 degrees 19 minutes 12 seconds and along said right of way a distance of 50.00 feet; thence right 89 degrees 40 minutes 48 seconds and leaving said right of way a distance of 312.83 feet to the West line of Parcel I; thence right 88 degrees 47 minutes 10 seconds and along the West line of Parcel a distance of 50.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Easement II:

Commence at the Northeast 1/4 of said Section 25; thence South 00 degrees 00 minutes 00 seconds West along the East line of said Section a distance of 305.77 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 154.47 feet;

thence South 00 degrees 00 minutes 00 seconds West a distance of 211.29 feet to the point of beginning; thence continue along last described course a distance of 35.36 feet; thence South 45 degrees 00 minutes 00 seconds West a distance of 97.93 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 54.28 feet; thence North 88 degrees 47 minutes 10 seconds West a distance of 87.79 feet; thence North 45 degrees 00 minutes 00 seconds East a distance of 222.06 feet to the point of beginning; being situated in Shelby County, Alabama.

Note: The aforementioned Map Book 32, Page 113 is not a properly approved subdivision map and is a survey only.

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns, forever, provided that the Property is subject to the permitted encumbrances more particularly described as follows (the "Permitted Encumbrances"):

1. All taxes due but not delinquent for the year 2021.
2. 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 Property or produced from the Property, 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.

Grantor does for itself, and Grantor's heirs, personal representatives, and assigns, covenant with Grantee and its successors and assigns, that Grantor is lawfully seized in fee simple of the Property, and that Grantor and Grantor's heirs, personal representatives, and assigns shall warrant and defend the same to Grantee and its successors and assigns forever against the lawful claims of all persons claiming by, through, or under Grantor.

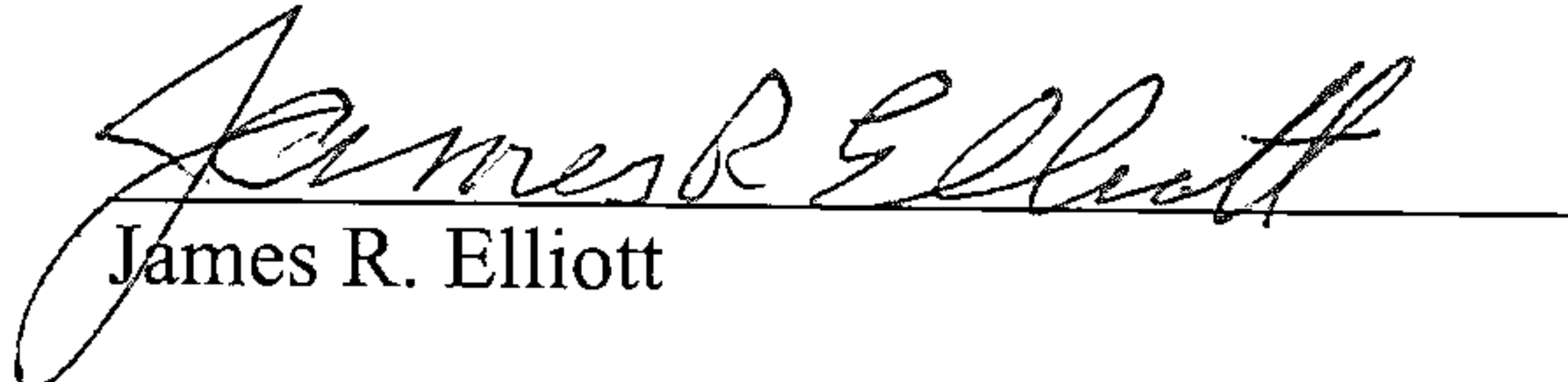
GRANTOR HEREBY REPRESENTS AND WARRANTS THAT THE PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR PRINCIPAL DWELLING OF GRANTOR NOR THE HOMESTEAD OR PRINCIPAL DWELLING OF GRANTOR'S SPOUSE.

[SIGNATURE ON FOLLOWING PAGE]

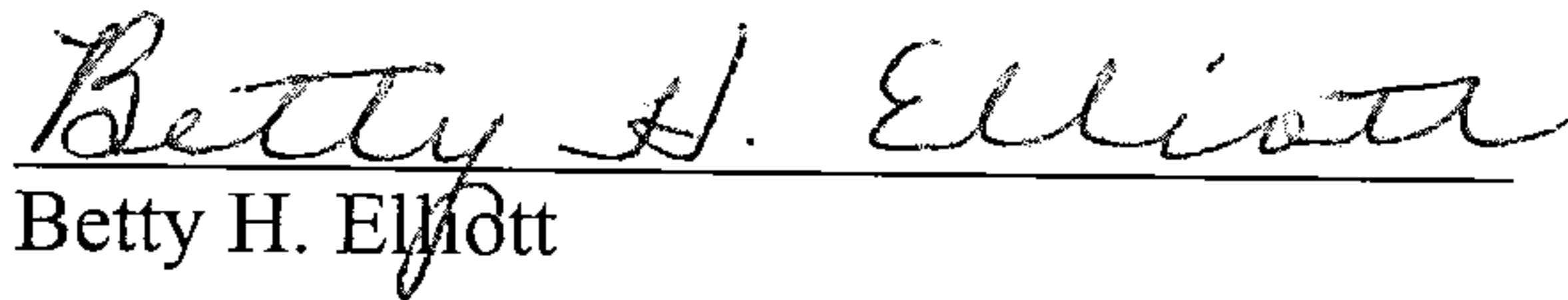
IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the date first above mentioned.

GRANTOR:

JAMES R. ELLIOTT,
a married individual of the State of Alabama


James R. Elliott

BETTY H. ELLIOTT,
a married individual of the State of Alabama


Betty H. Elliott

STATE OF ALABAMA

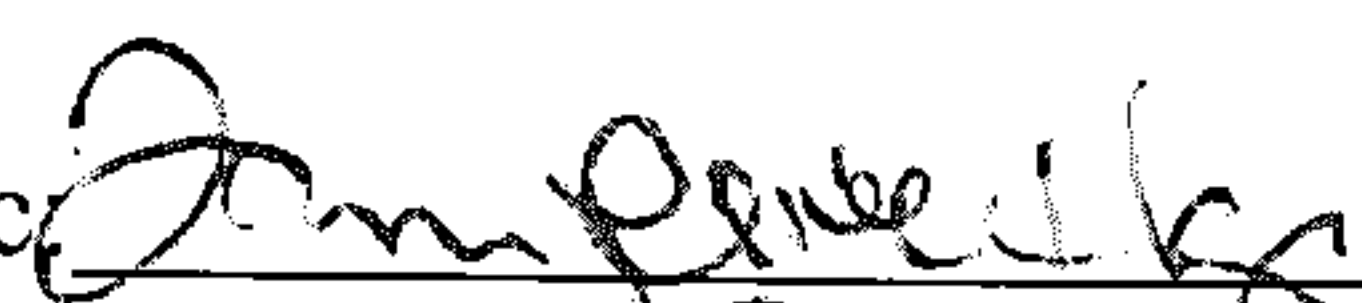
§

COUNTY OF SHELBY

§

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James R. Elliott and Betty H. Elliott, a married couple of the State of Alabama, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, each, executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal, this the 22nd day of October 2021.

Notary Public 
My Commission Expires: OCT 21 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2021 09:58:09 AM
\$32.00 BRITTANI
20211025000516260

