

Instrument prepared by:

Crest Legal Group LLC
790 Montclair Rd
Ste 220
Birmingham, AL 35213

Property Address:
1385 1st Street North
Alabaster, AL 35007

Grantee's Address:
357 Highway 260
Maylene, AL 35114

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, 2DN LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, GRANT, BARGAIN, SELL and CONVEY unto Maria Manzano (herein referred to as GRANTEE(S), whether one or more), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

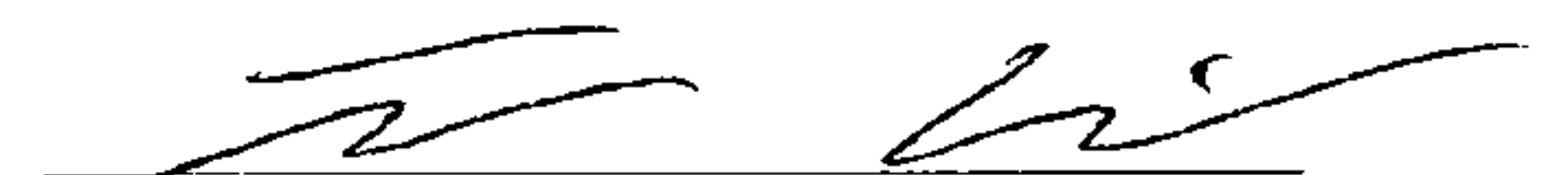
THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said 2DN LLC by its Its Authorized Member, who is authorized to execute this conveyance, has hereto set signature and seal, this the 6th day of October, 2021


2DN LLC, an Alabama Limited Liability Co
mpany

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, John Payne Baker, a Notary Public, in and for said County in said State, hereby certify that Travis K. Peterson whose name as Authorized Member of 2DN LLC, a AL 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 (she), 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 6th day of October, 2021.


Notary Public
My Commission Expires: 12/15/21

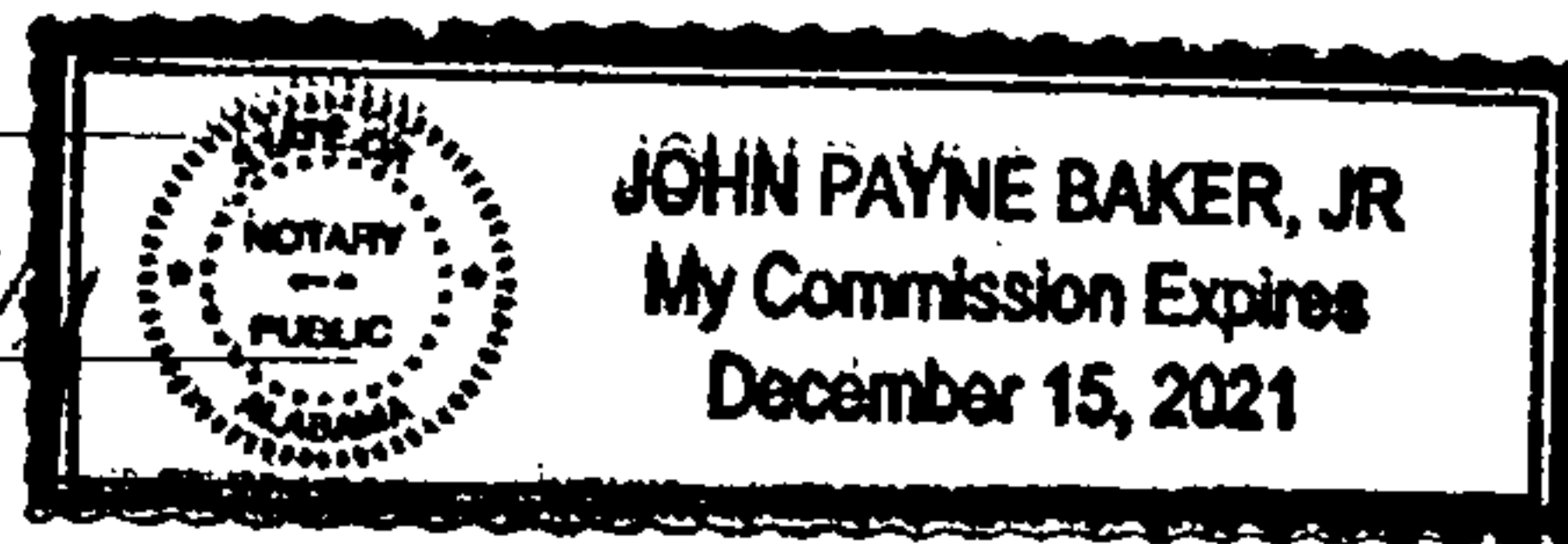


EXHIBIT "A"

Property Address: 1385 1st Street North, Alabaster, AL 35007

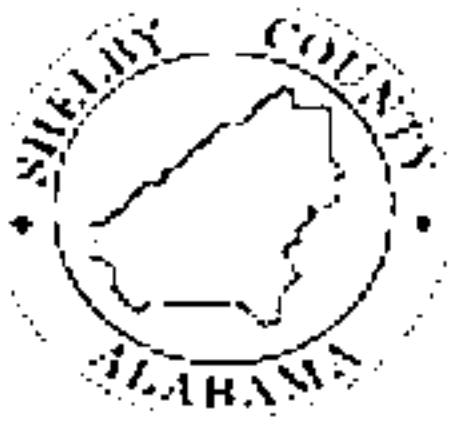
PARCEL I:

Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25; thence East a distance of 130.60 feet to Westerly right of way line of U.S. Highway 31; thence Northeast 675 feet along right of way Northwest a distance of 210 feet to the point of beginning; continue Northwest to the Easterly right of way RR Northerly 105 feet along the right of way Easterly 137.74 feet; thence Southwest 105 feet to the point of beginning.

PARCEL II:

A portion of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the Southwest quarter of the Southwest quarter of said Section 25; thence East along the South line of said Southwest quarter of the Southwest quarter a distance of 130.60 feet to a rebar on the Westerly right of way line of U.S. Highway 31 South (200 foot right of way); thence North 14 degrees 31 minutes 00 seconds East along said right of way line a distance of 675.00 feet to a nail in curb marking the Southeast corner and Point of Beginning of the following described parcel; thence North 75 degrees 29 minutes 00 seconds West a distance of 210.00 feet to a rebar; thence North 14 degrees 31 minutes 00 seconds East a distance of 100.00 feet to a rebar; thence South 75 degrees 29 minutes 00 Seconds East a distance of 210.00 feet to a rebar on said Westerly right of way line; thence South 14 degrees 31 minutes 00 seconds West along said right of way line a distance of 100.00 feet to the Point of Beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/02/2021 02:15:28 PM
 \$621.00 JOANN
 20211102000531020

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name 2DN LLC
 Mailing Address 1318 Pike Road
Pike Road, AL 3604

Grantee's Name Maria Manzano
 Mailing Address 357 Highway 260
Maylene, AL 35114

Property Address 1385 1st Street North
Alabaster, AL 35007

Date of Sale October 6, 2021
 Total Purchase Price \$590,000.00

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
☐ Sales Contract

☐ Appraisal
☐ 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 10/6/21

Print *[Signature]*

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one