

SEND TAX NOTICE TO:
GRANTS MILL, LLC
2106 DEVEREUX CIRCLE
BIRMINGHAM, AL 35243

20211124000564880
11/24/2021 10:53:18 AM
DEEDS 1/3

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA
JEFFERSON COUNTY

Know All Men by These Presents: That for and in consideration of **Four Hundred Thousand and 00/100 (\$400,000.00)** in hand paid to the undersigned **COLE INVESTMENT REALTY, LLC**, (hereinafter referred to as "Grantor") by **GRANTS MILL, LLC**, (hereinafter referred to as GRANTEE(S)), I the said Grantor do hereby grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in County of JEFFERSON State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictive covenants, reservations, conditions, set back lines, limitations, and rights of way as shown by public records.

Subject to any mineral or mining rights leased, granted or retained by prior owners.

Subject to ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to Grantee, their heirs and assigns forever.

In Witness Whereof, I/we have hereunto set our hand(s) and seal(s), this the 18th day of November, 2021.

COLE INVESTMENT REALTY, LLC.

BY: Eugene K. Cole
EUGENE K. COLE, SOLE MEMBER

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that EUGENE K. COLE, SOLE MEMBER OF COLE INVESTMENT REALTY, LLC 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 18th day of November , 2021


NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

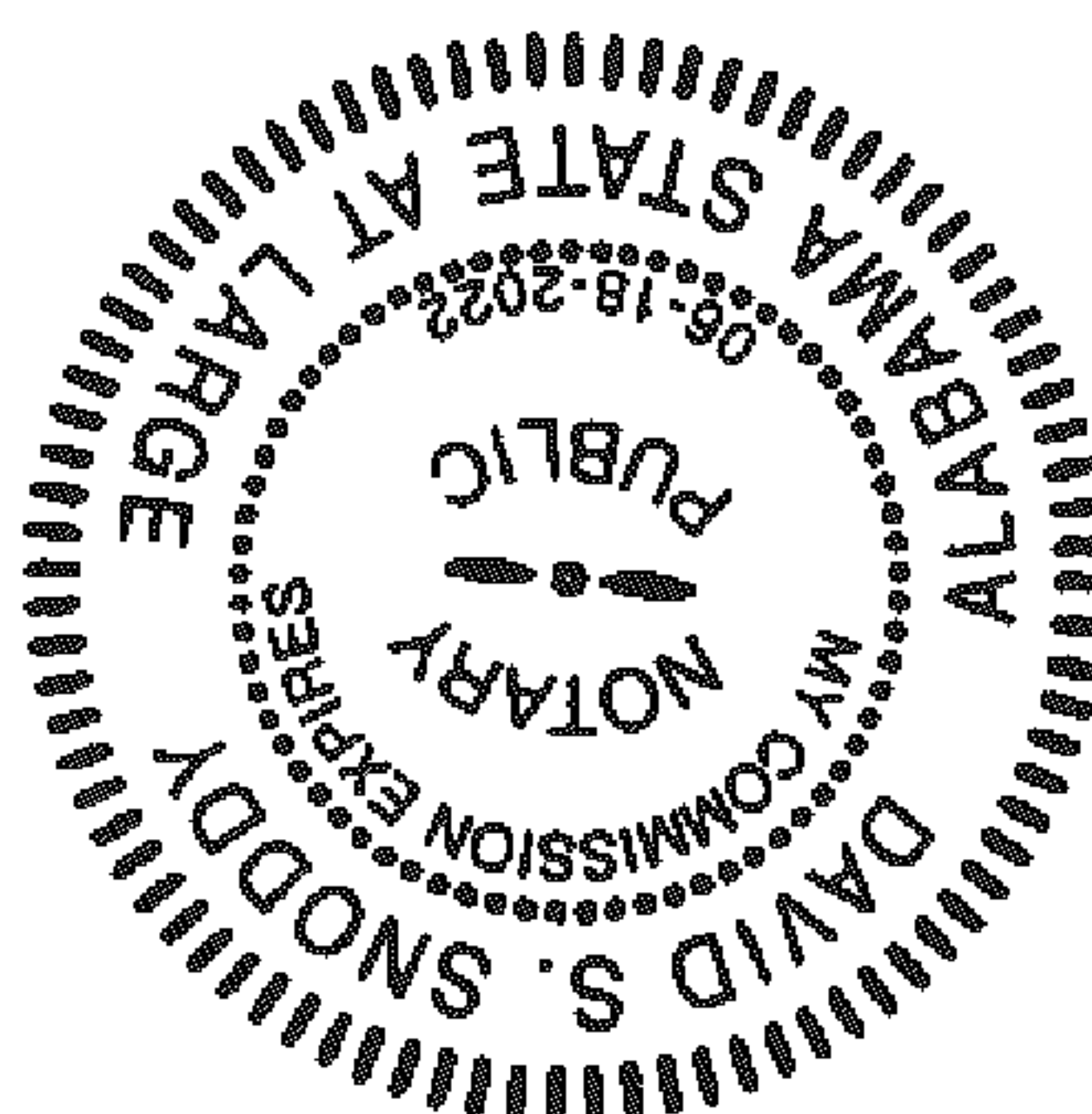


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land located in the northwest quarter of Section 30, Township 20 South, Range 2 West, and more particularly described as follows:

Commence at the Northwest corner of Section 30, Township 20 South, Range 2 West; thence run South 89°58'11" East along the North line of said Section line for 585.90 feet to a point on the Westerly right-of-way of Huntley Parkway, and the Southeast corner of Lot 3C, according to the Resurvey of Lot 3A Pelham Town Center, as recorded in Map Book 42, Page 86, in the Probate Office of Shelby County, Alabama, and a non-tangent curve to the left, having a radius of 780.00 feet, a chord bearing of South 06°12'36" East, and a chord length of 361.19 feet; thence run along said arc and said road right-of-way for 364.49 feet to a curve to the left, having a radius of 957.56 feet, a chord bearing of South 19°38'39" East, and a chord length of 1.58 feet; thence run along said arc and said road right-of-way for 1.58 feet to the point of beginning of the tract of land herein described; thence run along a curve to the left, having a radius of 957.56 feet, a chord bearing of South 26°25'36" East, and a chord length of 224.61 feet; thence run along said arc and said road right-of-way for 225.13 feet; thence run South 33°09'40" East along said road right-of-way for 85.91 feet; to a curve to the right, having a radius of 582.74 feet, a chord bearing of South 25°57'06" East, a chord length of 146.26 feet; thence run along said arc and said road right of way for 146.65 feet; thence run South 18°44'32" East along said road right-of-way for 329.31 feet to a curve to the right, having a radius of 470.00 feet, a chord bearing of South 08°47'53" East, and a chord length of 162.33 feet; thence run along said arc and said road right-of-way for 163.14 feet; thence run South 01°08'46" West along said road right-of-way for 73.15 feet; thence run South 89°55'04" East for 338.67 feet; thence run North 00°05'18" West for 949.48 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name COLE INVESTMENT REALTY, LLC
Mailing Address: 1100 EAST PARK DRIVE, SUITE 400
BIRMINGHAM, AL 35235

Grantee's Name GRANTS MILL, LLC
Mailing Address: 2106 DEVEREUX CIRCLE
BIRMINGHAM, AL 35243

Property Address METES & BOUNDS

Date of Sale: November 18, 2021
Total Purchaser Price \$400,000.00

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
☒ Closing Statement
_____ Appraisal
_____ Other _____

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 of 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.

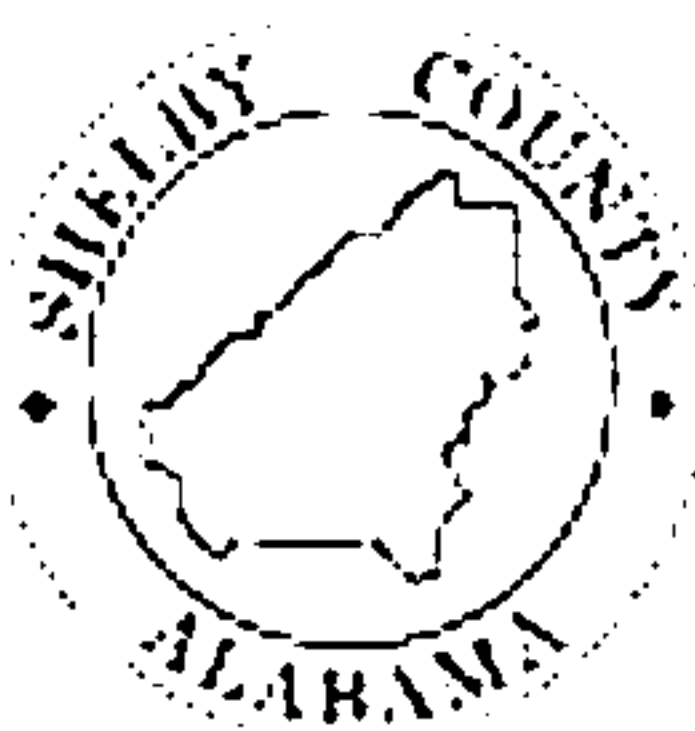
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be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

Date _____

____ Unattested _____
(verified by)

Print Prigett Hightower
Sign _____
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 10:53:18 AM
\$428.00 MISTI
20211124000564880

Allen S. Bayl