

20211223000606490  
12/23/2021 11:59:49 AM  
DEEDS 1/3

**SEND TAX NOTICE TO:**

Ross Tortorigi, Inc.  
4232 Cliff Road South  
Birmingham, AL 35222

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2100931

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Four Hundred Two Thousand and 00/100 Dollars (\$402,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nicholas C. Cairns, a married man**, whose address is 125 Hickory Street Columbiana AL. 35051 (hereinafter "Grantor", whether one or more), by **Ross Tortorigi, Inc.**, whose address is 4232 Cliff Road South Birmingham AL. 35222 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is Vacant Lot on Industrial Road, Alabaster, AL 35007, to-wit:**

**PARCEL 2:**

**COMMENCE AT A NAIL IN A WOODEN FENCE, LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 406.76 FEET TO A CAPPED REBAR MARKED 'LUKER' AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 253.59 FEET TO A 1" CRIMPED PIPE; THENCE DEFLECT 00°06'04" LEFT AND RUN WEST FOR A DISTANCE OF 153.88 FEET TO A CAPPED REBAR MARKED 'LUKER'; THENCE DEFLECT 88°34'12" RIGHT AND RUN NORTH FOR A DISTANCE OF 592.00 FEET TO A RIGHT OF WAY MARKER ON THE SOUTH MARGIN OF INDUSTRIAL ROAD; THENCE DEFLECT 91°09'36" RIGHT AND RUN EAST ALONG THE SOUTH MARGIN OF INDUSTRIAL ROAD FOR A DISTANCE OF 409.63 FEET TO A CAPPED RABAR MARKED 'LUKER'; THENCE LEAVING SAID RIGHT OF WAY DEFLECT 89°03'11" RIGHT AND RUN SOUTH FOR A DISTANCE OF 594.33 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 5.56 ACRES, MORE OR LESS.**

**PARCEL 3:**

**BEGIN AT A NAIL IN A WOODEN FENCE, LOCALLY ACCEPTED AS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 406.76 FEET TO A CAPPED REBAR MARKED 'LUKER'; THENCE DEFLECT 88°40'56" RIGHT AND RUN NORTH FOR A DISTANCE OF 594.33 FEET TO A CAPPED REBAR MARKED 'LUKER' ON THE SOUTH MARGIN OF INDUSTRIAL ROAD; THENCE DEFLECT 90°56'49" RIGHT AND RUN EAST ALONG THE SOUTH MARGIN OF INDUSTRIAL ROAD FOR A DISTANCE OF 406.57 FEET TO A 5/8" REBAR; THENCE LEAVING SAID RIGHT OF WAY DEFLECT 89°10'48" RIGHT AND RUN SOUTH FOR A DISTANCE OF 545.29 FEET TO A 1" CRIMPED PIPE; THENCE DEFLECT 01°36'58" LEFT AND RUN SOUTH FOR A DISTANCE OF 51.69 FEET TO THE POINT OF BEGINNING, SAID PROPERTY CONTAINING 5.55 ACRES, MORE OR LESS.**

Subject property is not the homestead of the grantor or his spouse.

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 \$0.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of December, 2021.

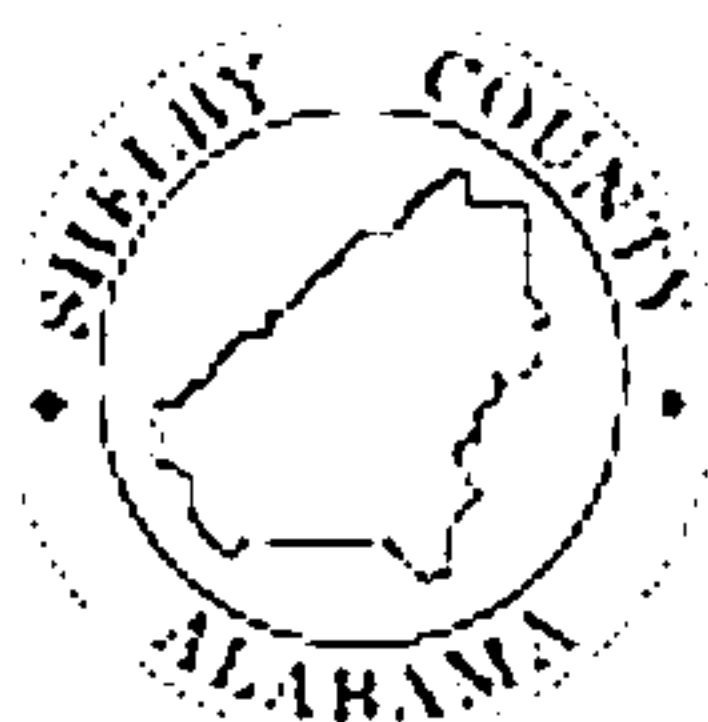
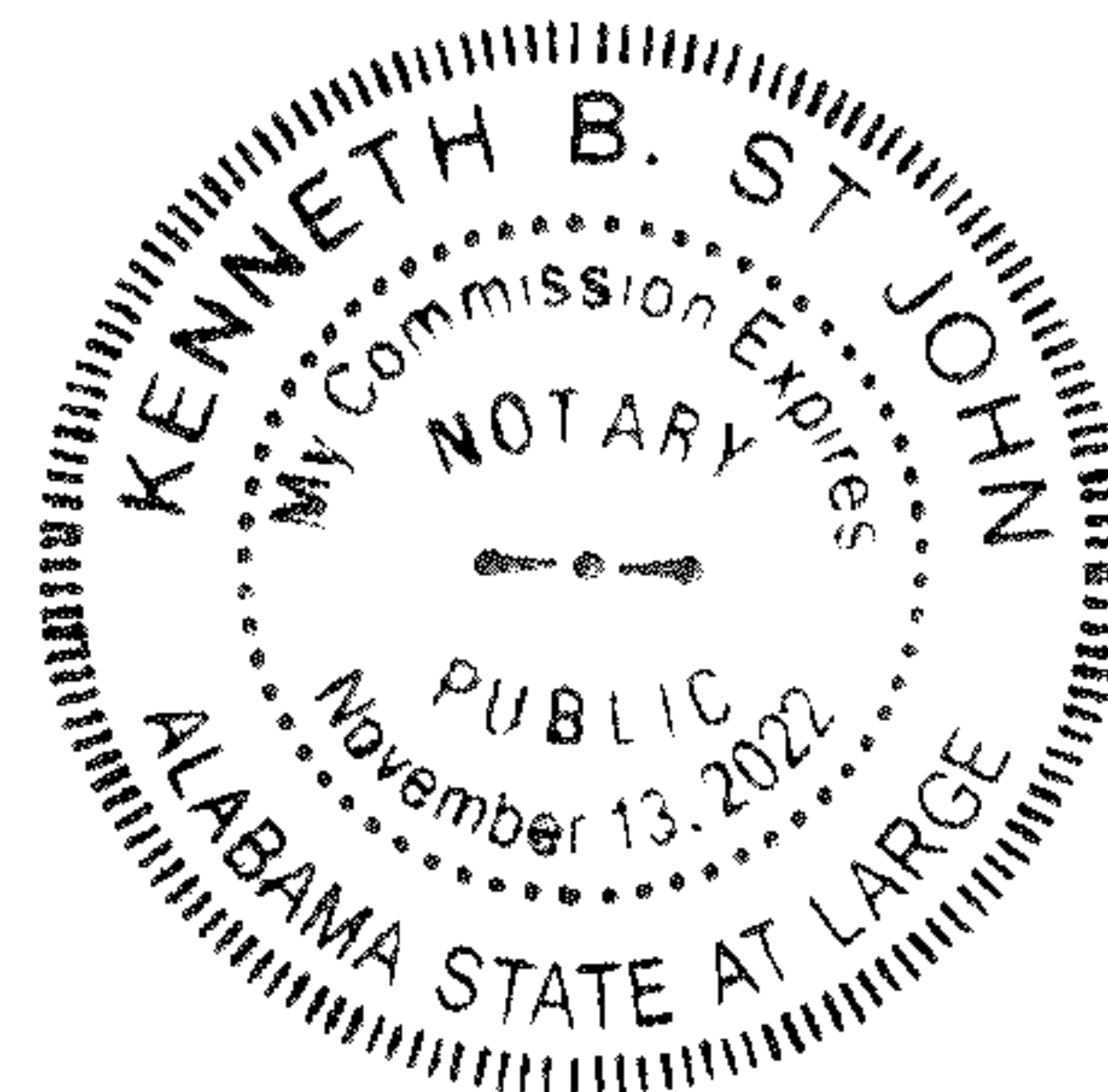
  
Nicholas C. Cairns

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Nicholas C. Cairns, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22nd day of December, 2021.

  
Notary Public : Kenneth B. St. John  
My commission expires: 11/13/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/23/2021 11:59:49 AM  
\$430.00 CHERRY  
20211223000606490

