

20220113000015500
01/13/2022 09:57:25 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Courtney Nicole Orton
4476 South Shades Crest Road
Helena, AL 35022
HOV-21-28

This instrument prepared by:
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **BCWL Property Group, LLC**, whose address is 508 Eagle Pointe Ln Pell City, AL 35128 (hereinafter "Grantor", whether one or more), by **Courtney Nicole Orton**, (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 **Courtney Nicole Orton**, the following described real estate situated in Shelby County, Alabama, the address of which is **4476 South Shades Crest Road, Helena, AL 35022** to-wit:

Begin at the Northwest corner of Section 13, Township 20 South, Range 4 West; thence run South along the West line of said Section 653.01 feet to the point of beginning; thence proceed South along the previous course 118.75 feet; thence turn left 40 degrees 39 minutes Southeasterly 224.33 feet to the Northerly right of way of South Shades Crest Road, said point is the P.C. of a curve to the right with a radius of 8267.79 feet; thence turn left 97 degrees 06 minutes Northeasterly along said right of way along a chord of a segment of said curve a distance of 99.88 feet; thence turn left 87 degrees 00 minutes Northwesterly 302.95 feet to the point of beginning. Situated in Shelby County, Alabama.

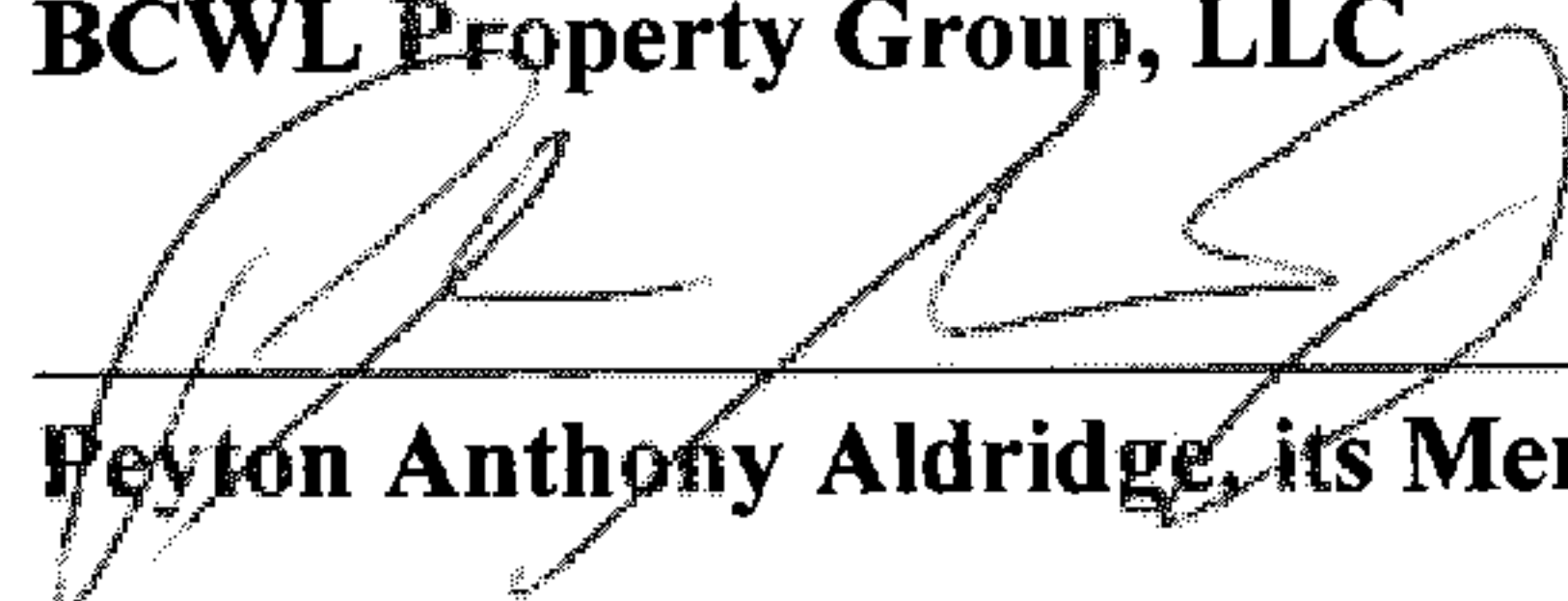
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$358,388.00 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 30 day of December, 2021.


BCWL Property Group, LLC

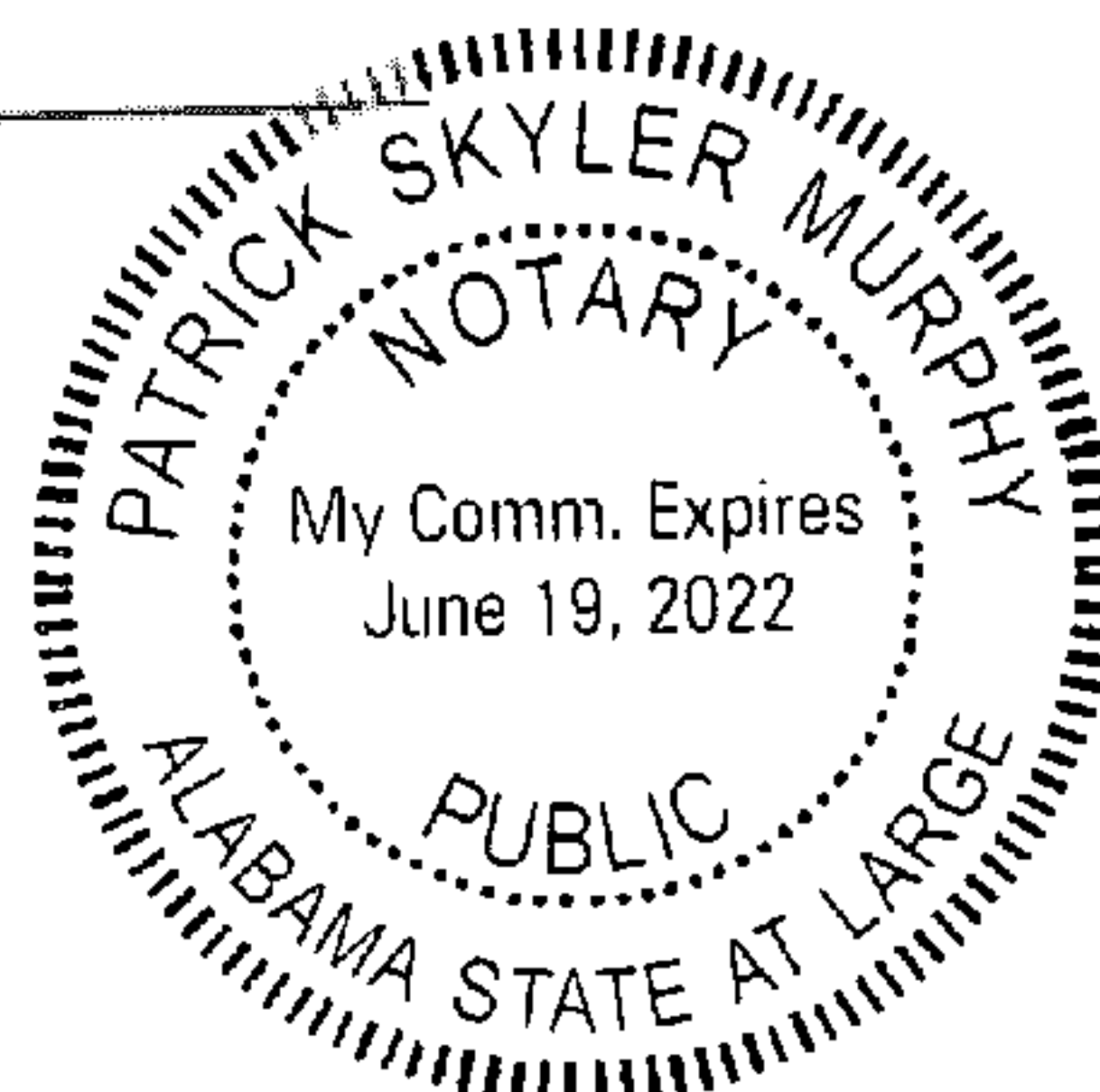

Peyton Anthony Aldridge, its Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Peyton Anthony Aldridge, whose name as Managing Member of BCWL Property Group, 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, 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 official seal this 30 day of December, 2021.


Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2022 09:57:25 AM
\$32.00 BRITTANI
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