

Grantor's mailing address:
430 North College
Auburn, AL 36830

Grantee's mailing address:
7041 Old Southwick Place
Montgomery, AL 36117

Purchase Price: \$341,250.00 as verified by the Settlement Statement.

WARRANTY DEED

THE STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Forty One Thousand Two Hundred Fifty and 00/100 and 00/100 (\$341,250.00) Dollars and other valuable considerations to the undersigned GRANTOR OR GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the undersigned, **New Life Properties, LLC**, an Alabama Limited Liability Company, (herein referred to as GRANTORS does hereby GRANT, BARGAIN, SELL and CONVEY unto **BTK Properties, LLC**, an Alabama limited liability company (herein referred to as GRANTEES, its successors and assigns, the following described Real Estate, located in the County of Shelby and State of Alabama, to-wit:

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 20, the SW 1/4 of the SW 1/4 of Section 17 and the SE 1/4 of the SE 1/4 of Section 18, all being in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said Section 20; thence South 83 degrees 40'34" E a distance of 1.79 feet to the point of beginning, said point lying on the Easterly line of a 200 foot wide CSX Railroad ROW; thence North 22 degrees 54'48" W along said Railroad ROW a distance of 192.04 feet to the intersection of the Easterly line of said Railroad ROW and the Southerly ROW line of County Road #87 (80 foot ROW); thence North 64 degrees 05'17" E along the Southerly line of said County Road #87 ROW a distance of 171.07 feet; thence leaving said ROW South 45 degrees 01'30" E a distance of 39.38 feet; thence South 20 degrees 15'38" W a distance of 190.30 feet; thence South 18 degrees 10'04" W a distance of 84.39 feet to a point on the Easterly line of said Railroad ROW; thence North 22 degrees 54'48" W along said Railroad ROW line a distance of 37.88 feet to the point of beginning; being situated in Shelby County, Alabama.

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above described property.

The above-described property is commonly known as 2596 County Road 87, Alabaster, AL.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER.

And GRANTOR(S) does covenant with the said GRANTEE(S), its successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEES, her heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEES, its successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF James A. Storbeck as Member for New Life Properties, LLC has hereunto set his hand and seal, this 10th day of January, 2022.

WITNESS:

**New Life Properties, LLC, AN ALABAMA
LIMITED LIABILITY COMPANY**

By: James A. Storbeck (L.S.)
James A. Storbeck
Its: Member

Alesia Eloise Barrett

STATE OF Alabama
COUNTY OF Lee

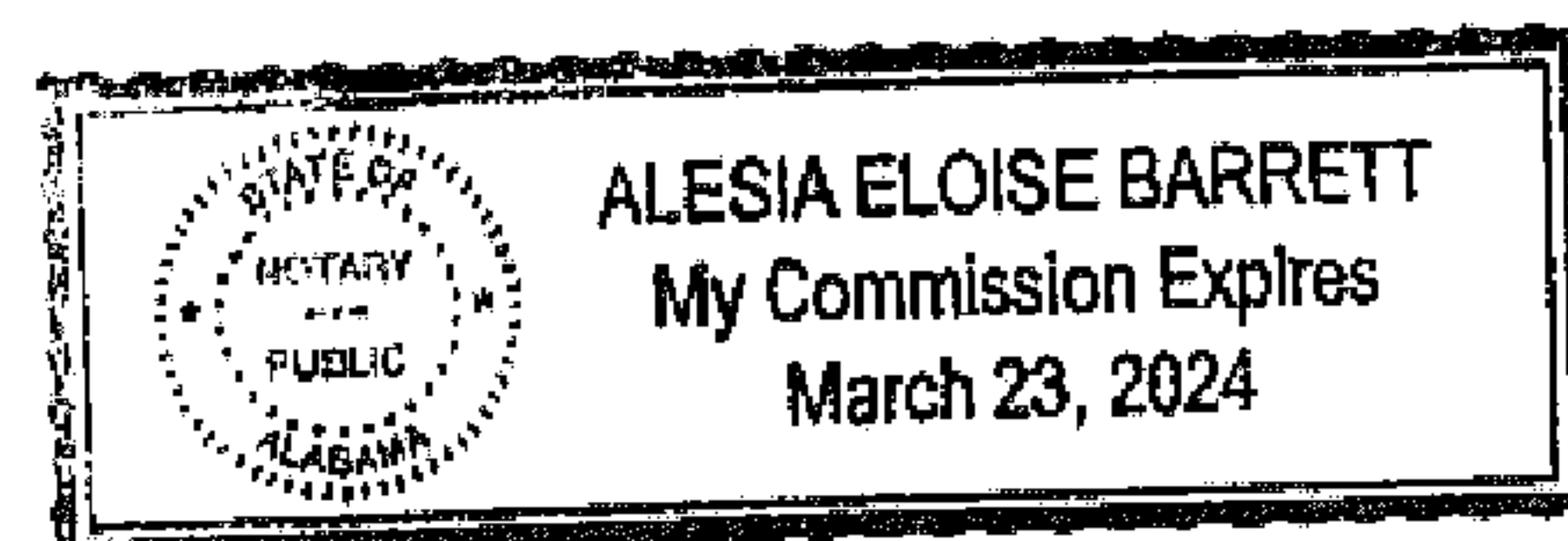
I, the undersigned, Notary Public in and for said County and State, hereby certify that **James A. Storbeck**, whose name as Member of **New Life Properties, LLC**, an Alabama limited liability company is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he in his capacity as such Member, and with full authority, executed the same voluntarily behalf of said company on the day the same bears date.

Given under my hand and official seal this 10th day of January, 2022.

(SEAL)

Alesia Eloise Barrett
Notary Public
My Commission Expires:

Prepared By:
Matthew T. Ellis
CRUM, ELLIS, & ASSOCIATES, P.C.
P.O. Box 1186
Montgomery, AL 36101
MTE-21-4646 BTK PROP



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2022 02:45:09 PM
\$77.50 BRITTANI
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Alesia S. Barrett