

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20220124000033160
01/24/2022 01:55:44 PM
DEEDS 1/3

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

166 Salters Path
Montevallo, AL 35114

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Five Hundred Sixty Thousand and 00/100 (\$560,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Denman Construction Company, Inc., an Alabama Corporation, in hand paid by the GRANTEE(S), Shane Jones Properties LLC, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit A

NOTE: \$460,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

SUBJECT TO: (1) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 105, at Page 155, in the Probate Office of Shelby County, Alabama; (2) Rights of Way granted to Shelby County by Instrment recorded in Deed Book 135, at Page 364, in the Probate Office of Shelby County, Alabama; (3) Rights of way granted to Alabama Power Company by instrument recorded in Deed Book 263, at Page 46, and Instrument No. 1998-889 in the Probate Office of Shelby County, Alabama; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, including rights set out in Deed Book 111, at Page 625, Deed Book 121, at Page 294, Deed Book 255, at Page 188, Deed Book 178, at Page 521, and Deed Book 127,

at Page 140 in the Probate Office of Shelby County, Alabama. (5)
Subject to Restrictive Covenant recorded in Deed Book 2001-55973.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 28th day of December, 2021.

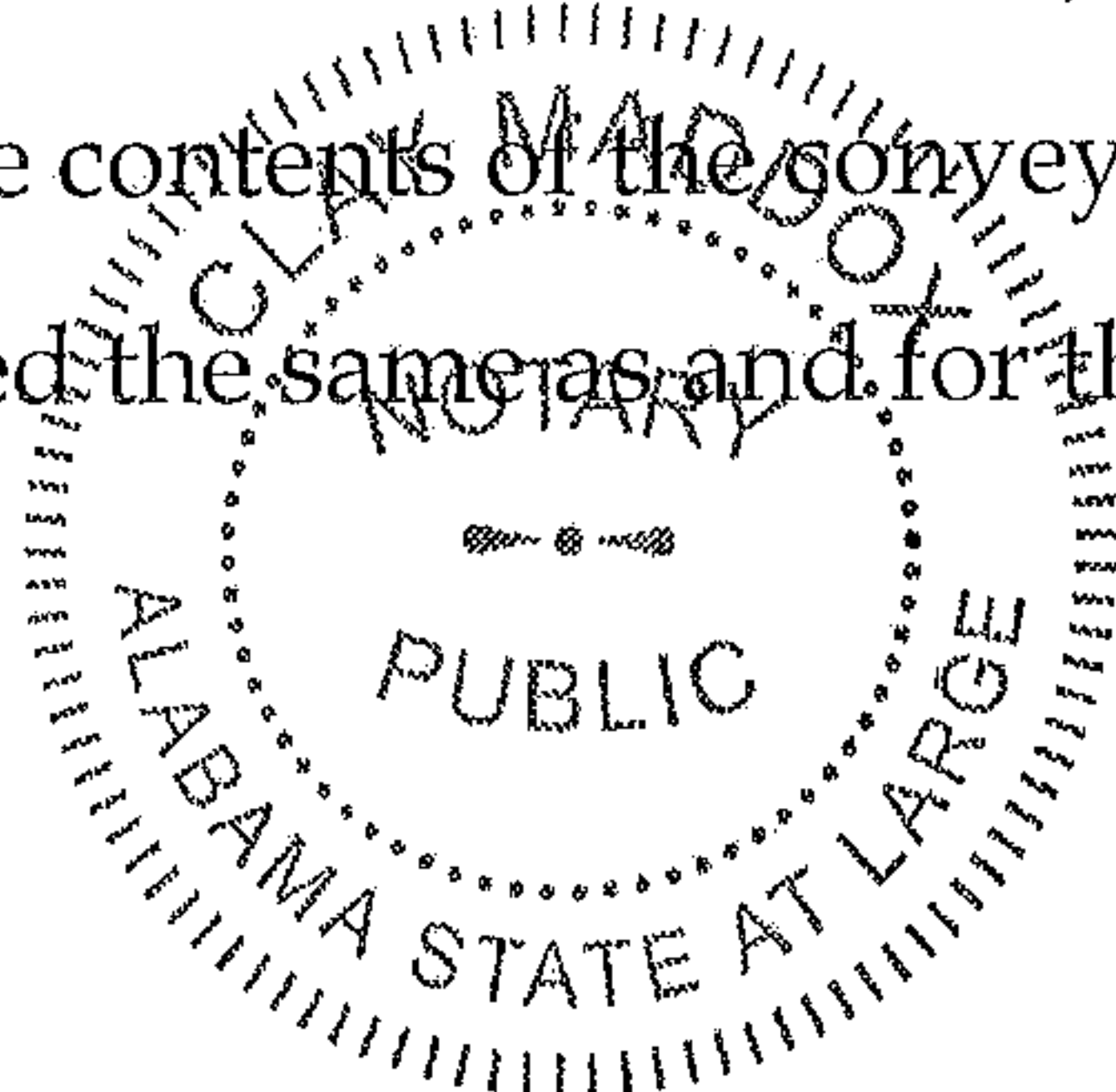
Denman Construction Company, Inc.

By: _____

Rodney B. Denman, President

State of Alabama
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that **Rodney B. Denman, President of Denman Construction Company, Inc.** 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 and power, executed the same as and for the act of on the day the same bears date.



NOTARY PUBLIC

My Commission Expires: 4-23-23

Address of Grantee:

166 Salters Path
Montevallo, AL 35114

Address of Grantor:

5528 Hwy 11
Pelham, AL 35124

Property Address:

0 Hwy 261
Pelham, AL 35124

Real Value: \$560,000.00

EXHIBIT A- LEGAL DESCRIPTION

DESCRIPTION: PARCEL 1

COMMENCE AT THE SOUTHWEST CORNER OF THE SW $\frac{1}{4}$ - SW $\frac{1}{4}$ SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR 137.86 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BEAVER CREEK PARKWAY AND THE POINT OF BEGINNING; THENCE RUN NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR 112.62 FEET TO A FOUND CAPPED IRON (#2087); THENCE RUN SOUTH 88 DEGREES 30 MINUTES 02 SECONDS EAST FOR 588.52 FEET TO A FOUND $\frac{1}{2}$ " REBAR LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO.261; THENCE RUN SOUTH 47 DEGREES 27 MINUTES 37 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 454.85 FEET TO THE POINT OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 88 DEGREES 26 MINUTES 31 SECONDS WEST, AND A CHORD LENGTH OF 34.79 FEET; THENCE RUN ALONG SAID ARC AND SAID ROAD RIGHT OF WAY FOR 38.48 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BEAVER CREEK PARKWAY; THENCE RUN NORTH 44 DEGREES 20 MINUTES 38 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 276.96 FEET TO A SET IRON; THENCE RUN SOUTH 45 DEGREES 39 MINUTES 22 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 10.00 FEET TO A SET IRON; THENCE RUN NORTH 44 DEGREES 20 MINUTES 38 SECONDS WEST ALONG SAID ROAD RIGHT OF WAY FOR 25.56 TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 109,781.60 SQ. FT. OR 2.52 ACRES MORE OR LESS.

DESCRIPTION: PARCEL 2

BEGIN AT THE SOUTHWEST CORNER OF THE SW $\frac{1}{4}$ - SW $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN NORTH 00 DEGREES 06 MINUTES 16 SECONDS EAST ALONG THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR 51.22 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF BEAVER CREEK PARKWAY; THENCE RUN SOUTH 44 DEGREES 20 MINUTES 38 SECONDS EAST ALONG SAID ROAD RIGHT OF WAY FOR 73.37 FEET TO A POINT ON THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION; THENCE RUN NORTH 88 DEGREES 36 MINUTES 37 SECONDS WEST ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR 51.39 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 1315.75 SQ. FT. OR 0.03 ACRES MORE OR LESS.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2022 01:55:44 PM
\$128.00 JOANN
20220124000033160

A handwritten signature in black ink, appearing to be "R. B. B.", is written above the official stamp.

Allen S. Bayl