

20220127000038340
01/27/2022 01:02:56 PM
DEEDS 1/4

Upon recording return this instrument to:

Nathan Antonio
300 Camp Forrest Trail
Helena, Alabama 35080

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Nathan Antonio
300 Camp Forrest Trail
Helena, Alabama 35080

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Shelby Investments, LLC
1511 Highway 13
Helena, Alabama 35080

**Grantee's Name and Mailing
Address:**

Nathan Antonio
300 Camp Forrest Trail
Helena, Alabama 35080

Property Address:

Acreage

Date of Sale:

January 26, 2022

Purchase Price:

\$315,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:
☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Nathan Antonio**, an adult person (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate situated in Shelby County, Alabama, minerals and mining rights owned by Grantor excepted, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto to the Grantee, its heirs and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its heirs and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions, against which Grantor shall not defend.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 26th day of January, 2022.

Grantor:

Shelby Investments, LLC

By: [Signature]

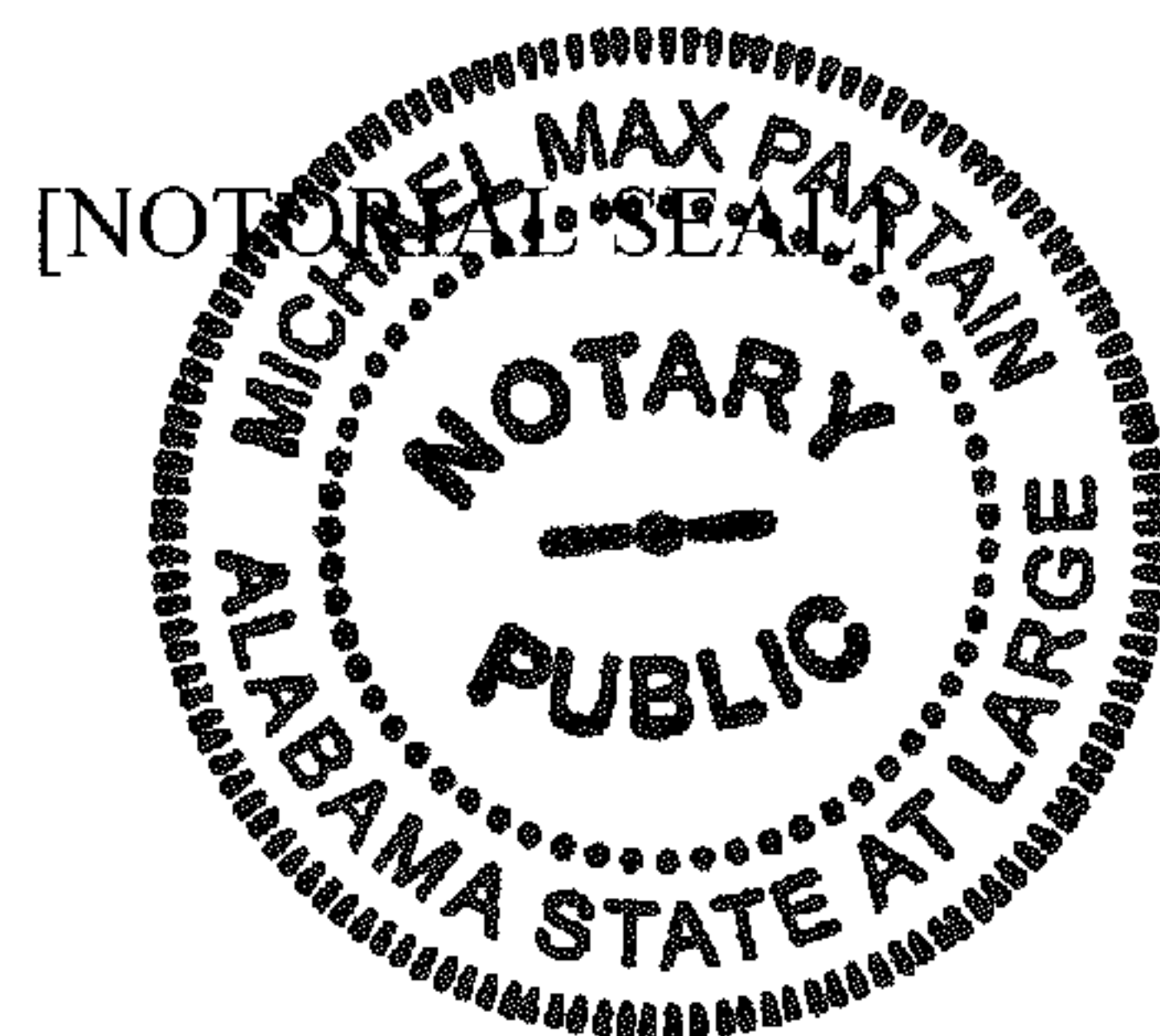
Name: Tim Webster

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster whose name as Manager of **Shelby Investments, LLC**, a Georgia 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 such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 26th day of January, 2022.



[Signature]
Notary Public
My commission expires: 1-20-2025

EXHIBIT A

Legal Description of the Property

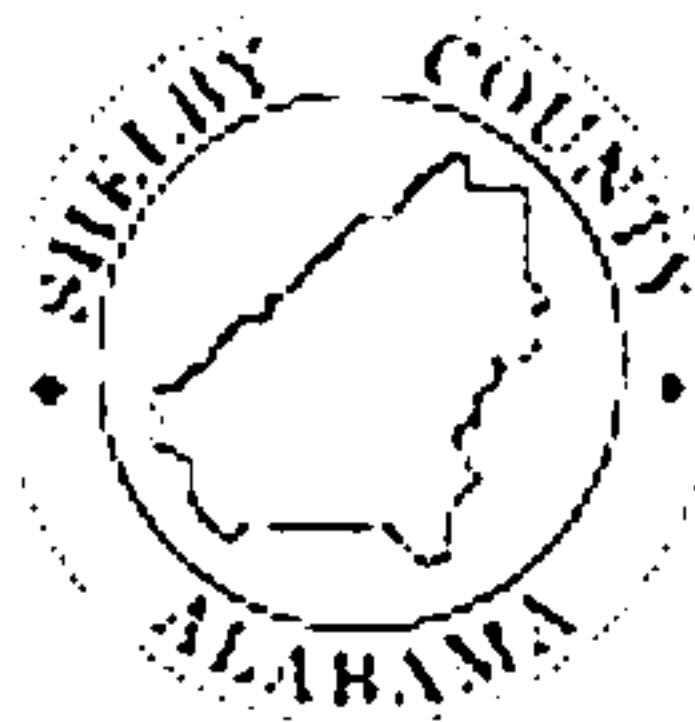
A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SE corner of said 1/4-1/4 section thence N 00°36'56" W along the East line of said 1/4-1/4 section a distance of 529.68'; thence S 79°35'57" W a distance of 44.95' to the point of a non tangent curve to the right with a radius of 44.19', and a central angle of 60°50'04", with a chord bearing of S 15°24'43" E, with a chord length of 44.74', thence along said curve an arc length of 46.92'; thence S 15°00'19" W a distance of 62.83' to the point of a non tangent curve to the right with a radius of 80.00', and a central angle of 57°38'30", with a chord bearing of S 47°39'52" W, with a chord length of 77.13', thence along said curve an arc length of 80.48'; thence S 76°29'07" W a distance of 46.35'; thence S 23°46'29" E a distance of 387.85' to the Point of Beginning.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2022, a lien, but not yet payable, until October 1, 2022, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to restrictions, conditions and limitations as set for in Book 205, Page 232, in the Probate Office of Shelby County, Alabama.
5. Subject to all conditions as set forth in Map Book 12, Page 90, in said Probate Office.
6. Access may be limited through a private roadway as set forth in Map Book 12, Page 90 and in Book 205, Page 232, in said Probate Office.
7. Subject to Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates as recorded in Instrument 2018104530 Jefferson County and Instrument 20181001000349900 Shelby County, as Restated and Amended Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates recorded in Instrument 2019009273 Jefferson County and Instrument 20190201000034660 Shelby County, and Second Restated and Amended Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates to be executed and recorded in Jefferson and Shelby Counties.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2022 01:02:56 PM
\$346.00 CHERRY
20220127000038340

Allen S. Bayl