

SEND TAX NOTICE TO:  
Hubbard Properties, Inc.  
2275 Green Springs Highway  
Birmingham, Al. 35205

20220215000065740  
02/15/2022 12:04:20 PM  
DEEDS 1/2

This Instrument was prepared by:  
James F. Burford III  
1318 Alford Avenue  
Suite 101  
Birmingham, Al. 35226

TITLE NOT EXAMINED BY PREPARER

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents, that in consideration of One Hundred Thirty Five Thousand Dollars (\$135,000.00) which sum can be verified by sales contract between the parties to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Robert B. Aland, a married man, whose address is 2921 Balmoral Road, Birmingham, Alabama 35223 (herein referred to as Grantor) does grant, bargain, sell and convey unto JLH Investments, LLC and P. Scott Shelnuttt whose address is 2275 Green Springs Highway, Birmingham, Alabama 35205 (herein referred to as Grantees) an undivided one third (1/3) interest in the following described real estate (the Property) situated in Shelby County, Alabama, with a Shelby County, Alabama parcel ID number of 33-2-10-0-000-014.000 to wit:

See Exhibit A, attached hereto and incorporated by reference herein for the legal description of the Property

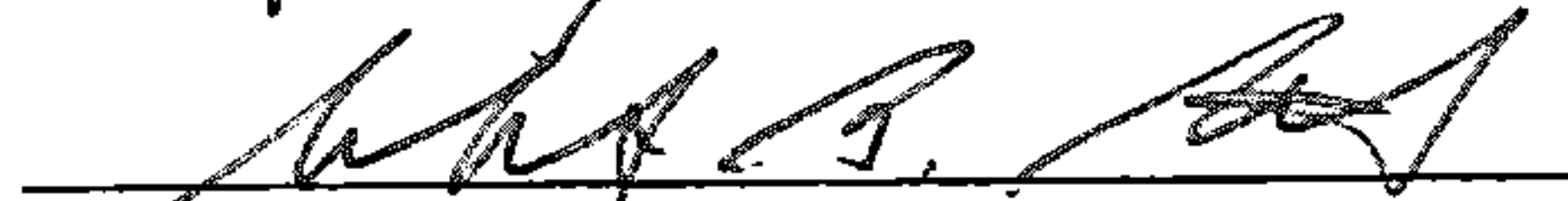
The Property is not the homestead of the Grantor or his spouse.

Subject to: (1) taxes due in the year 2022 and thereafter, (2) Mineral and mining rights not owned by Grantor (3) Rights of others to use the non exclusive easement recorded in Inst. # 20050705000333700 Probate Office of Shelby county, Alabama.

As a result of this conveyance, the Property is now owned by JLH Investments, LLC (undivided 50% interest) and P. Scott Shelnuttt (undivided 50% interest) as tenants in common.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs, successors and assigns forever

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 10<sup>th</sup> day of February, 2022.

  
Robert B. Aland

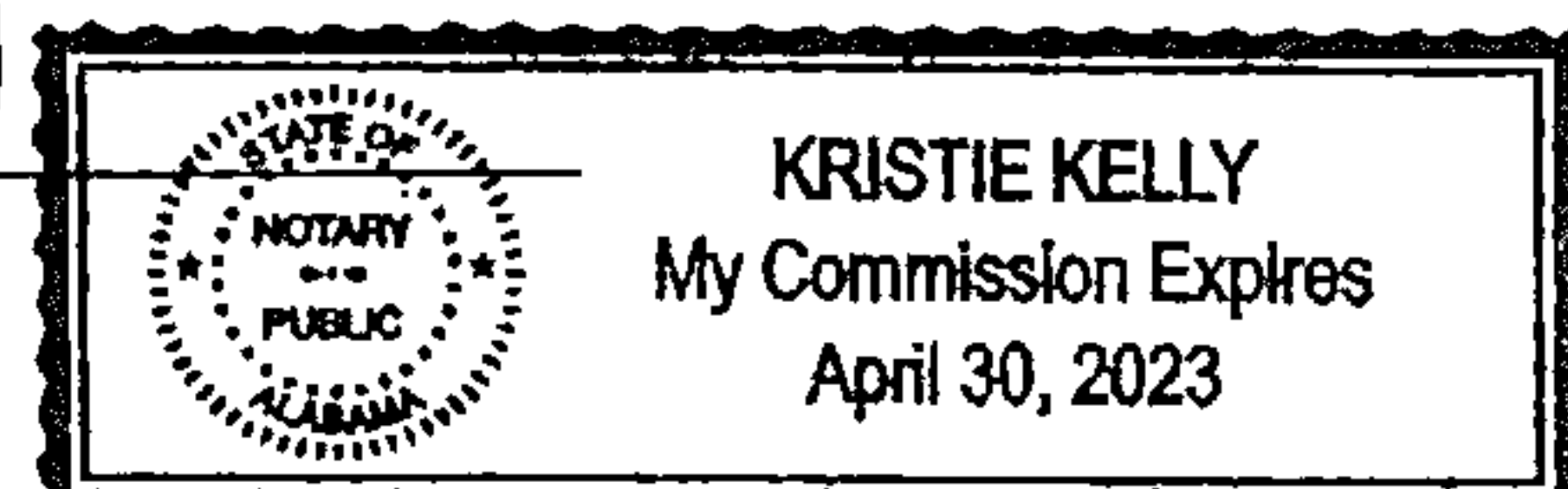
STATE OF ALABAMA )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert B. Aland whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand this 10<sup>th</sup> day of February, 2022.

  
Notary Public

My Commission Expires:



HUG-23-2000 10:33

EXHIBIT A - ALAND TO JLIH AND SHELNUVT

STATE OF ALABAMA  
SHELBY COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit: Commence at a 1/2" rebar in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 01° 49' 07" East along the East boundary of said quarter-quarter section for a distance of 1314.94 feet to a 5/8" rebar in place being the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of said quarter-quarter section; thence continue South 01° 30' 49" East along the East boundary of the Northwest one-fourth of the Southeast one-fourth and along the East boundary of the Southwest one-fourth of the Southeast one-fourth for a distance of 2625.87 feet to a 1/4" rebar in place being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth; thence proceed South 86° 47' 11" West along the South boundary of said Southwest one-fourth of the Southeast one-fourth for a distance of 1340.45 feet to a 1" open top pipe in place, said point being the Southeast corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed South 87° 03' 16" West along a fence and along the South boundary of said quarter-quarter section for a distance of 1334.32 feet to a 1/2" rebar in place being the Southwest corner of the Southwest one-fourth of the Southwest one-fourth; thence proceed North 01° 23' 34" West along a fence and along the West boundary of said quarter-quarter section for a distance of 1326.83 feet to a 5/8" rebar in a 2" open top pipe in place being the Northwest corner of said quarter-quarter section; thence proceed North 87° 22' 03" East along a fence and along the North boundary of said quarter-quarter section for a distance of 1328.59 feet to a rock pile in place being the Northeast corner of said quarter-quarter section; thence proceed North 00° 51' 16" West along a fence and along the West boundary of said Northwest one-fourth of the Southeast one-fourth and along the West boundary of the Southwest one-fourth of the Northeast one-fourth (set 1/2" rebar) for a distance of 2634.04 feet, said point being the Northwest corner of the Southwest one-fourth of the Northeast one-fourth; thence proceed North 87° 17' 24" East along a fence and along the North boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 1305.61 feet to the point of beginning.

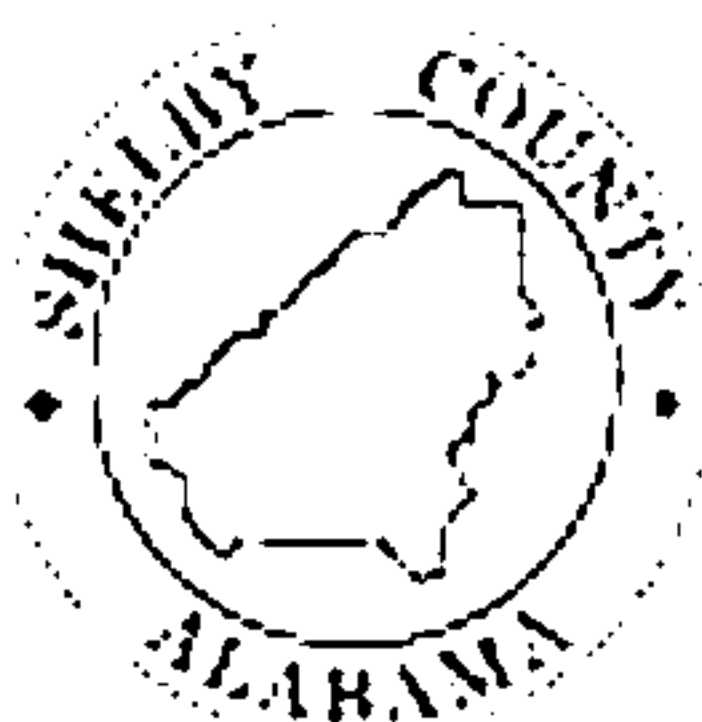
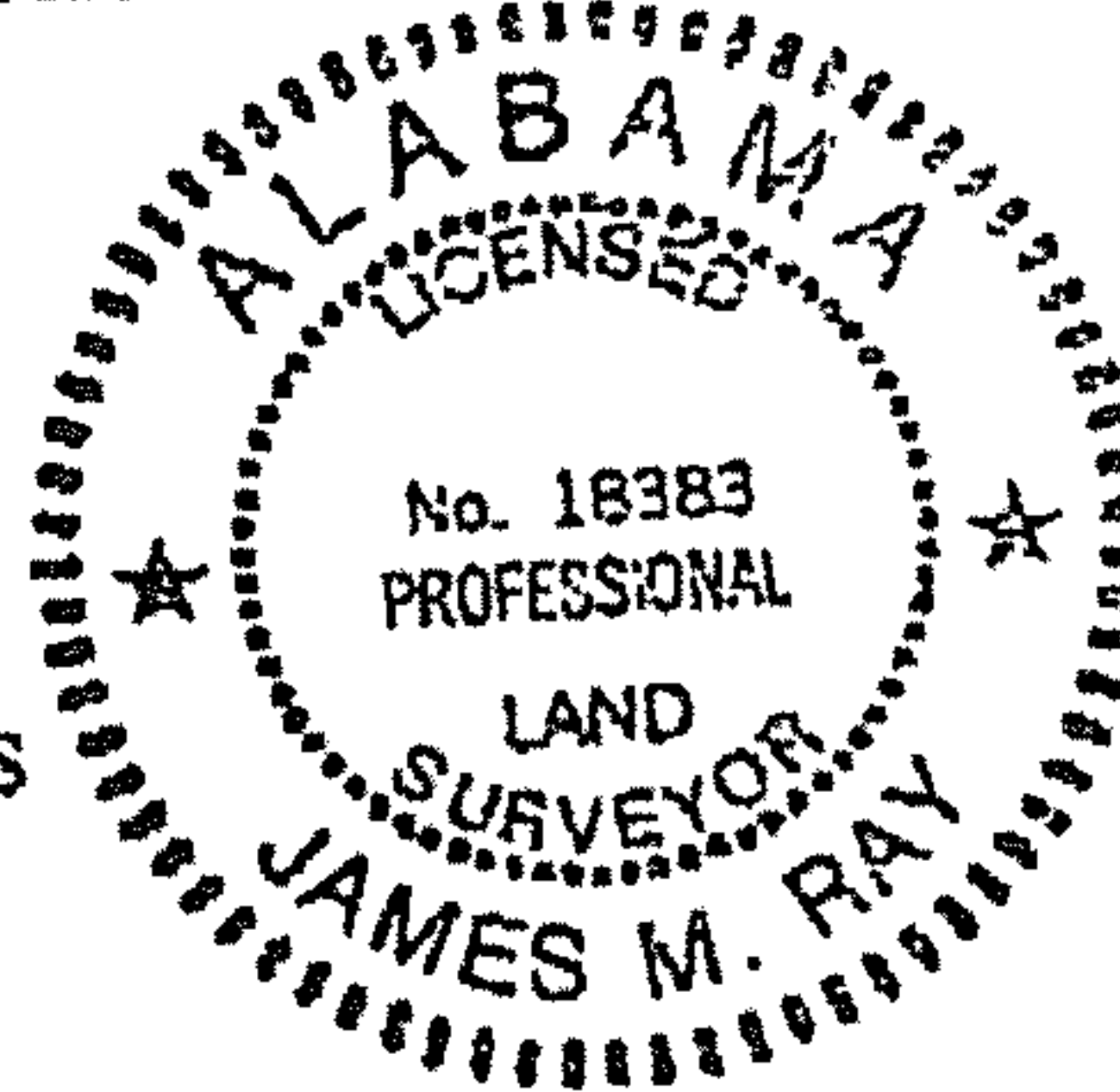
The above described land is located in the Southwest one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, and contains 161.0 acres.

AND ALSO A 60 FOOT ingress and egress and utility easement being 30 feet in equal width on each side of the following described line: Commence at a 1/2" rebar in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed South 87° 17' 24" West along the North boundary of said quarter-quarter section for a distance of 110.0 feet to the centerline of said easement and the point of beginning. From this beginning point proceed North 16° 26' 09" West along the centerline of said easement for a distance of 110.0 feet; thence proceed North 31° 13' 46" West along the centerline of said easement for a distance of 110.0 feet; thence proceed North 27° 05' 07" East along the centerline of said easement for a distance of 249.67 feet to the centerline of Shelby County Road No. 46 and the termination of said easement.

According to my survey this the 20<sup>th</sup> day of August, 2008.

James M. Ray, Ala. Reg. No. 18383

Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2022 12:04:20 PM  
\$160.00 JOANN  
20220215000065740

Allen S. Bayl