



20220221000073000 1/4 \$70.50
Shelby Cnty Judge of Probate, AL
02/21/2022 10:40:56 AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, PHILIP C. HUBBARD and KATHY M. HUBBARD, husband and wife (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto WOLF'S WING ENTERPRISES, LLC, an Alabama limited liability company (herein referred to as Grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND SPECIFICALLY MADE A PART HEREOF.

Deed References:

TO HAVE AND TO HOLD unto said Grantee, Grantee's successors and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, Grantee's successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 10th day of February, 2022.



20220221000073000 2/4 \$70.50
Shelby Cnty Judge of Probate, AL
02/21/2022 10:40:56 AM FILED/CERT

PHILIP C. HUBBARD

KATHY M. HUBBARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that PHILIP C. HUBBARD and KATHY M. HUBBARD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

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

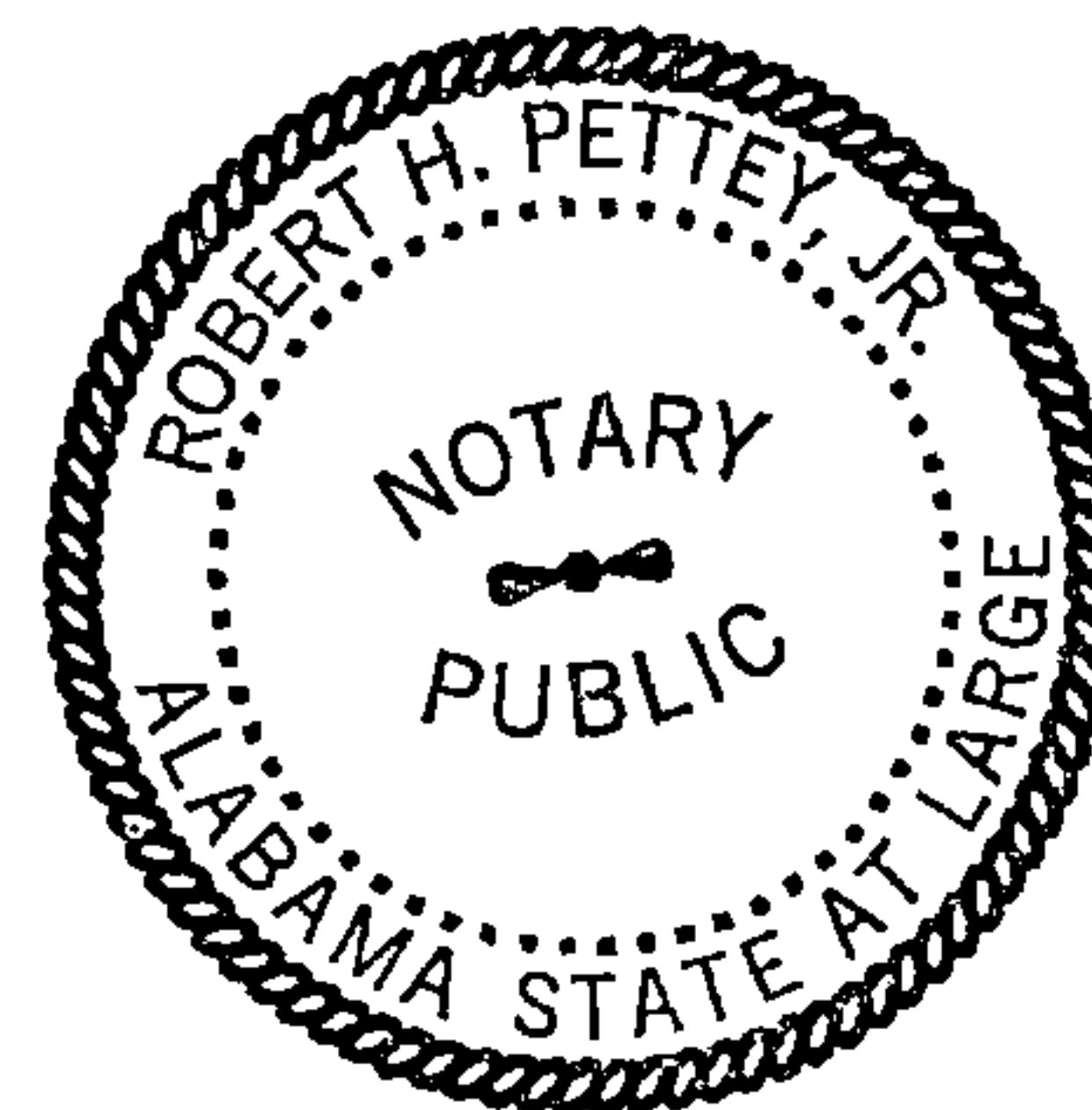
(Notary Seal)

Notary Public

My Commission Expires: My Commission Expires
January 5, 2026

THIS INSTRUMENT PREPARED BY:

Robert H. Pettey
SAMFORD & DENSON, LLP
Post Office Box 2345
Opelika, Alabama 36803-2345





20220221000073000 3/4 \$70.50
Shelby Cnty Judge of Probate, AL
02/21/2022 10:40:56 AM FILED/CERT

EXHIBT "A"

Description of Property

A parcel of land lying and being situated in the Northwest Quarter of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From a point on the Northeasterly right of way line of Shelby County Road No. 22, at a point 40 feet Northeasterly of and perpendicular to highway centerline station 235+00, run Northwesterly along said highway right of way line for 138.1 feet to the point of beginning, said point being a set ½" rebar capped Clinkscals; thence run N 00°38'45" E for a distance of 158.00 feet to a set ½" rebar capped Clinkscals; thence run N 84°03'56" W for a distance of 118.40 feet to a found 2" crimp pipe; thence run N 68°02'02" W for a distance of 115.01 feet to a set ½" rebar capped Clinkscals; thence run S 11°15'34" W for a distance of 135.43 feet to a found concrete monument; thence run S 19°37'22" W for a distance of 10.40 feet to a found concrete monument; thence S 71°49'40" E for a distance of 150.49 feet to a found concrete monument; thence run N 18°58'59" E for a distance of 10.68 feet to a found concrete monument; thence run S 72°20'12" E for a distance of 111.38 feet to the point of beginning.

Street Address of Property: 6875 Highway 22, Montevallo, AL 35115

Parcel / PIN Number: 21-1-02-0-001-008.000



20220221000073000 4/4 \$70.50
Shelby Cnty Judge of Probate, AL
02/21/2022 10:40:56 AM FILED/CERT

REAL ESTATE SALES VALIDATION FORM

This document must be filed in accordance with Code of Alabama, 1975, Section 40-22-1

Grantor's Name: PHILIP C. HUBBARD and KATHY M. HUBBARD
Grantor's Address: 6785 Highway 22, Montevallo, AL 35115

Grantor's Name: WOLF'S WING ENTERPRISES, LLC
Grantee's Address: 6785 Highway 22, Montevallo, AL 35115

Property Address: 6785 Highway 22, Montevallo, AL 35115

Date of Sale:

2/10/22

Total Purchase Price \$

Or

Actual Value \$

Or

Assessor's Market Value \$196,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:

___ Bill of Sale

___ Sales Contract

___ Closing Statement

___ Appraisal

x Other: Tax Assessor's value

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statement claimed on this form may result in the imposition of the penalty indicated in Code of Alabama, 1975, Section 40-22-1 (h).

Date: 2/10/22

Print: R. H. PETTEY

___ Unattested _____
(Verified by)

Sign: _____