

This Instrument was Prepared by:

Send Tax Notice To: Jay Shree Ambe, LLC
AL

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-26892

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Tyler Wilson Enders, a Single man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jay Shree Ambe, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

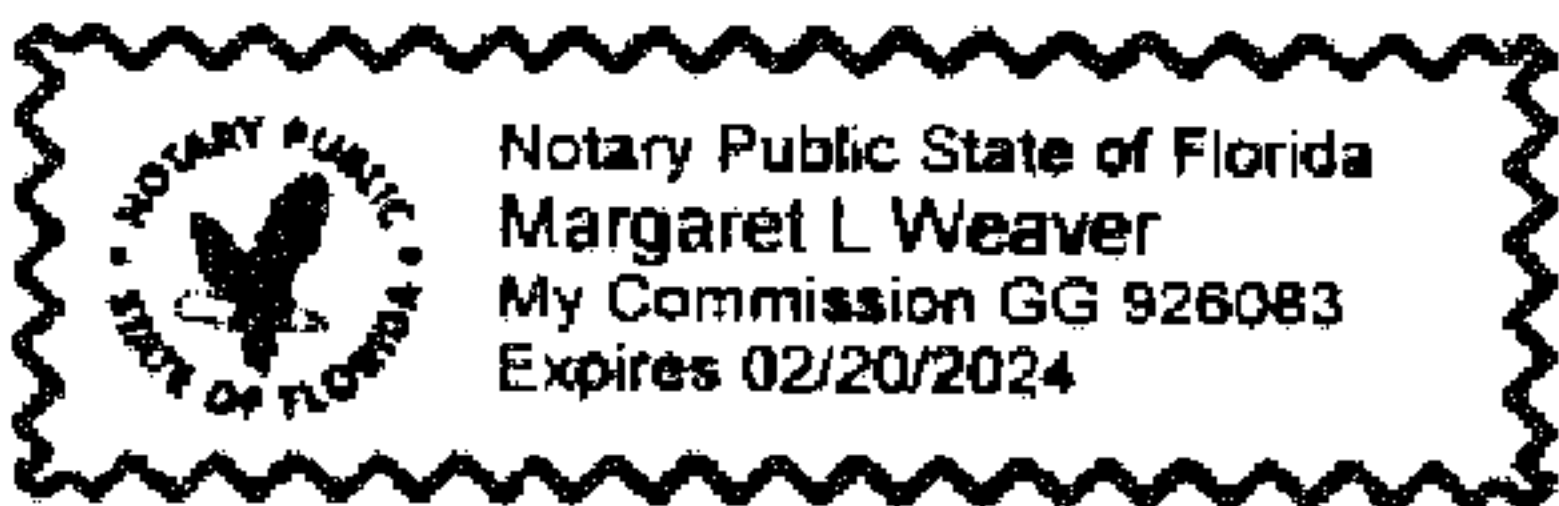
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of February, 2022.

Tyler Wilson Enders
Tyler Wilson Enders



State of FL

County of Hernando

I, Margaret L Weaver, a Notary Public in and for the said County in said State, hereby certify that Tyler Wilson Enders, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of February, 2022.

Margaret L Weaver
Notary Public, State of FL
Margaret L Weaver
My Commission Expires: 2-20-2024

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of Section 6, Township 22 South, Range 1 West; thence North 88 degrees 28 minutes 33 seconds East along the South line of the SW 1/4 of said Section 6 a distance of 570.57 feet; thence North 1 degrees 31 minutes 27 seconds West a distance of 684.08 feet to a point lying on the northerly ROW line of Shelby County Hwy #42 (80' ROW) and the POINT OF BEGINNING; thence North 36 degrees 50 minutes 49 seconds East a distance of 810.71 feet; thence South 53 degrees 09 minutes 11 seconds East a distance of 564.00 feet to the northwesterly ROW line of State Hwy. #25 (80' ROW); thence South 36 degrees 50 minutes 49 seconds West along said ROW line a distance of 699.86 feet; thence South 82 degrees 03 minutes 06 seconds West a distance of 100.47 feet to a point lying on the northerly ROW line of aforesaid Shelby County Hwy. #42; thence North 53 degrees 16 minutes 10 seconds West along said ROW line a distance of 151.55 feet to the beginning of a curve to the left having a radius of 994.95 feet, a central angle of 9 degrees 12 minutes 15 seconds and subtended by a chord which bears North 57 degrees 52 minutes 18 seconds West a chord distance of 159.66 feet; thence along the arc of said curve and said ROW line a distance of 159.83 feet to the end of said curve; thence North 27 degrees 31 minutes 35 seconds East along a radial to aforesaid curve and along said ROW line a distance of 20.00 feet to the beginning of a curve to the left having a radius of 1014.95, a central angle of 10 degrees 26 minutes 30 seconds and subtended by a chord which bears North 67 degrees 41 minutes 11 seconds West a distance of 184.71 feet; thence along the arc of said curve and said ROW line a distance of 184.97 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Tyler Wilson Enders</u>	Grantee's Name	<u>Jay Shree Ambe, LLC</u>
Mailing Address	<u>4037 Orient Drive</u>	Mailing Address	<u>107 Widgeon Dr</u>
	<u>Hernando Beach, FL 34607</u>		<u>Alabaster, AL 35007</u>
Property Address	<u>Vacant</u>	Date of Sale	<u>February 24, 2022</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	<u>\$220,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

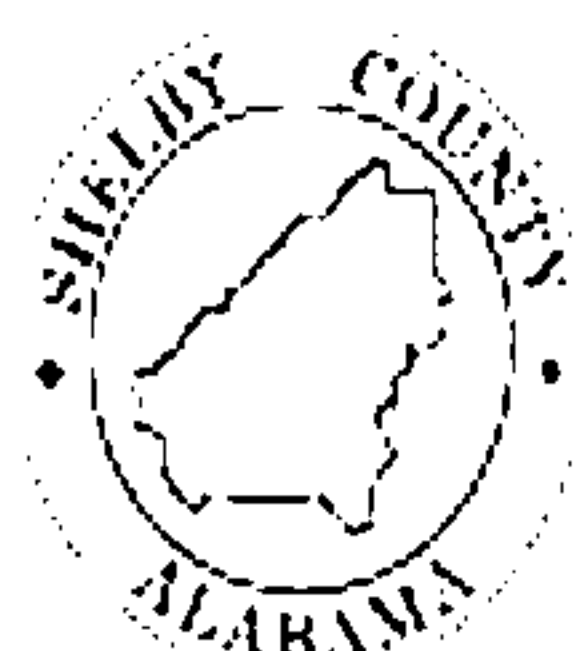
Date February 21, 2022

Print Tyler Wilson Enders

Unattested

Sign *Tyler Wilson Enders*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2022 11:42:32 AM
\$248.00 BRITTANI
20220225000081470

Form RT-1

Allen S. Boyd