

20220225000082100 1/4 \$56.00  
Shelby Cnty Judge of Probate, AL  
02/25/2022 02:17:59 PM FILED/CERT

Send Tax Bills To:  
B and A LLC  
P.O. Box 382543  
Birmingham, AL 35238

This Instrument Prepared by:  
Neil E. Senkbeil, Esq.  
Deep South Title, LLC  
4000 Eagle Point Corporate Dr.  
Birmingham, AL 35242

STATE OF ALABAMA       )  
                                     :  
COUNTY OF SHELBY       )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **KEILA LIMBAUGH A/K/A KEILA REGINA LIMBAUGH**, a single woman , ("Grantor") does hereby grant, bargain, sell and convey unto **B AND A LLC, an Alabama limited liability company** ("Grantee") and their heirs, executors, administrators, successors and assigns, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

**SEE ATTACHED EXHIBIT "A" INCORPORATED BY REFERENCE HEREIN**

Subject to current taxes and all covenants, conditions, restrictions, and easements of record.

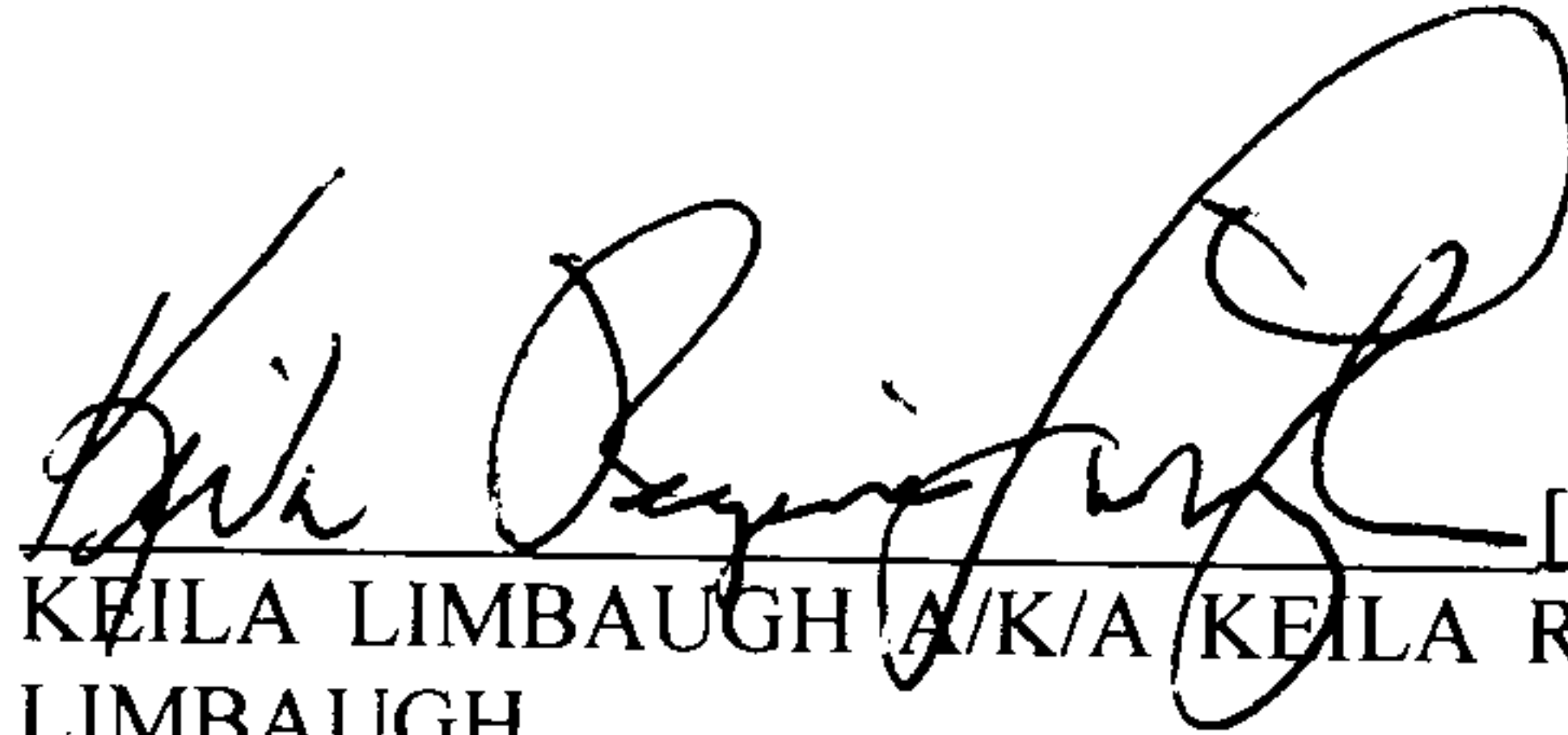
TO HAVE AND TO HOLD unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee. And Grantor does for himself and for the heirs, executors, administrators, successors and assigns of Grantor, covenant with the said Grantee, their heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantee, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal as of this 10<sup>th</sup> day of February, 2022.

**"GRANTOR:"**

  
[SEAL]  
KEILA LIMBAUGH A/K/A KEILA REGINA  
LIMBAUGH

STATE OF ALABAMA       )  
                                     :  
COUNTY OF SHELBY     )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **KEILA LIMBAUGH A/K/A KEILA REGINA LIMBAUGH**, a single woman man, 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 said instrument, he executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires: \_\_\_\_\_

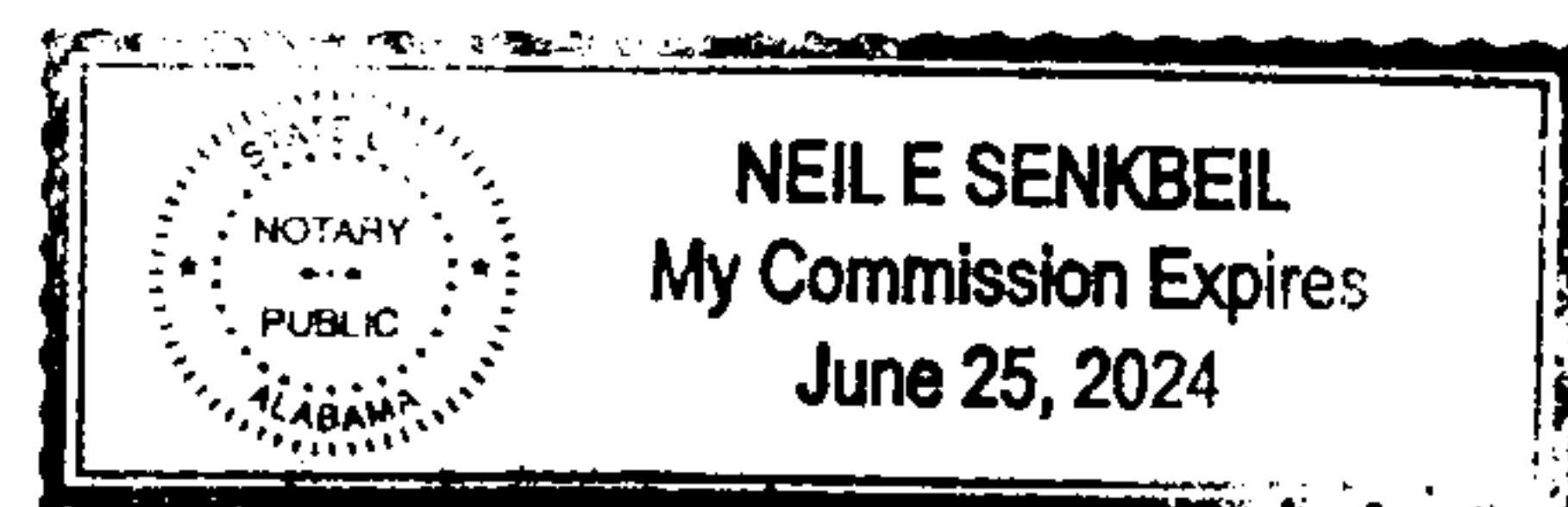


Exhibit "A"

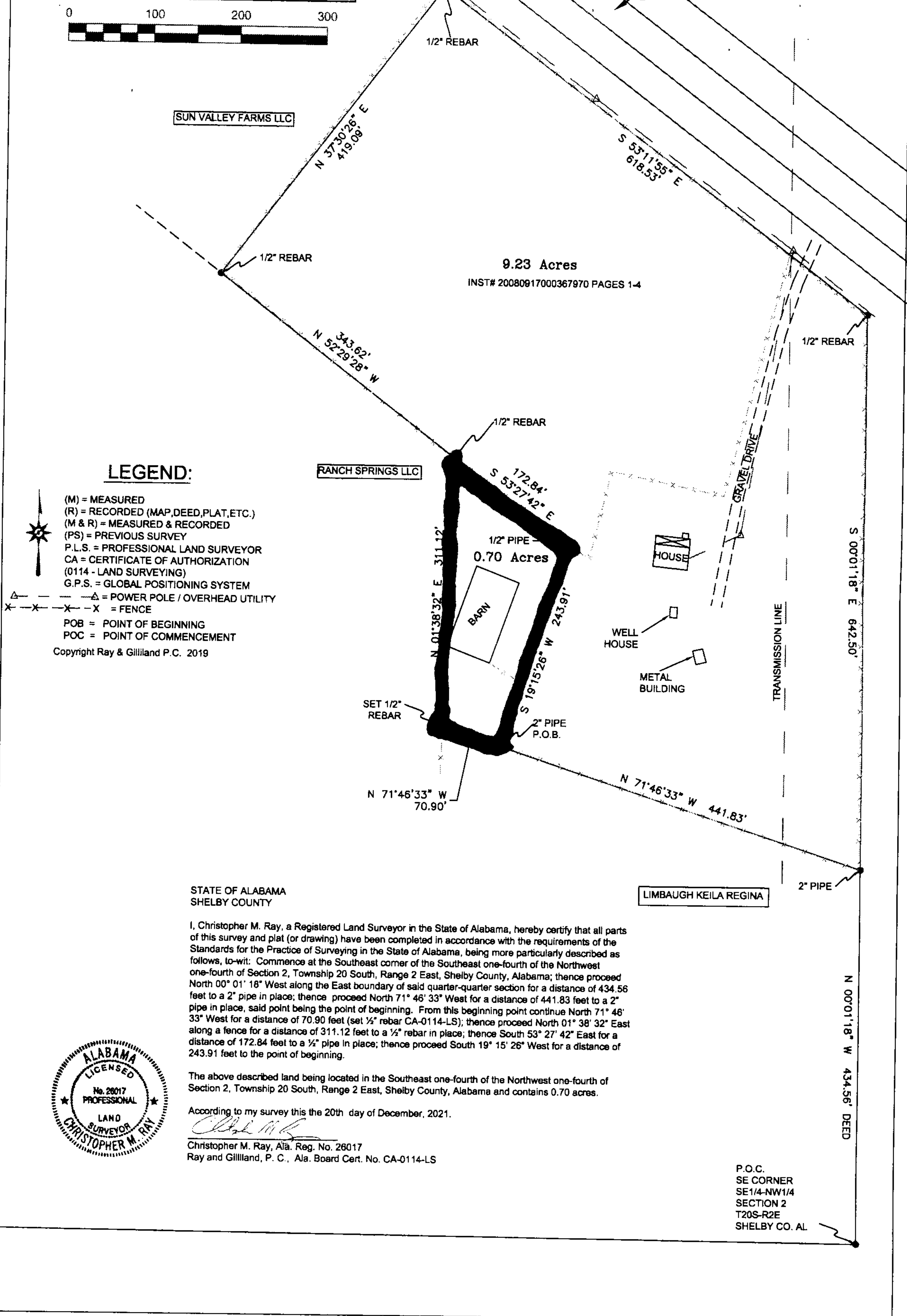


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RAY & GILLILAND, P.C.	
122 NORTH CALHOUN AVENUE P.O. BOX 1183 SYLACAUGA, ALABAMA 35150	TEL NO. (256) 245-3243 FAX NO. (256) 245-3202 FILE: HARRIS
DRAWN BY: CMR	SCALE: 1" = 100'
BOUNDARY SURVEY	DATE: 12/20/2021



U.S. HIGHWAY #280  
RIGHT-OF-WAY VARIES



LEGEND:

- (M) = MEASURED
  - (R) = RECORDED (MAP, DEED, PLAT, ETC.)
  - (M & R) = MEASURED & RECORDED
  - (PS) = PREVIOUS SURVEY
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - CA = CERTIFICATE OF AUTHORIZATION
  - (0114 - LAND SURVEYING)
  - G.P.S. = GLOBAL POSITIONING SYSTEM
  - △ = POWER POLE / OVERHEAD UTILITY
  - X-X-X-X = FENCE
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
- Copyright Ray & Gilliland P.C. 2019

STATE OF ALABAMA  
SHELBY COUNTY

I, Christopher 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 the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 00° 01' 18" West along the East boundary of said quarter-quarter section for a distance of 434.56 feet to a 2" pipe in place; thence proceed North 71° 46' 33" West for a distance of 441.83 feet to a 2" pipe in place, said point being the point of beginning. From this beginning point continue North 71° 46' 33" West for a distance of 70.90 feet (set 1/2" rebar CA-0114-LS); thence proceed North 01° 38' 32" East along a fence for a distance of 311.12 feet to a 1/2" pipe in place; thence proceed South 53° 27' 42" East for a distance of 172.84 feet to a 1/2" pipe in place; thence proceed South 19° 15' 26" West for a distance of 243.91 feet to the point of beginning.

The above described land being located in the Southeast one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and contains 0.70 acres.

According to my survey this the 20th day of December, 2021.

Christopher M. Ray, Ala. Reg. No. 26017  
Ray and Gilliland, P.C., Ala. Board Cert. No. CA-0114-LS



P.O.C.  
SE CORNER  
SE1/4-NW1/4  
SECTION 2  
T20S-R2E  
SHELBY CO. AL



## Real Estate Sales Validation Form

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

Grantor's Name Keila Limbaugh  
Mailing Address 142 Ranch Road  
Harpersville, AL 35078

Grantee's Name B and A LLC  
Mailing Address PO Box 382543  
Birmingham, AL 35238

Property Address 142 Ranch Road  
Harpersville, AL 35078

Date of Sale February 10, 2022  
Total Purchase Price \$ 25,000.00

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other



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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 or 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 2-10-22

Print

Neil Senkub

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

**Print Form**

**Form RT-1**