

Send tax notice to:
MANCHA HARDSCAPES, LLC
2508 ROCKY RIDGE ROAD
VESTAVIA HILLS, AL, 35243

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022053T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SUNSET PROPERTIES, LLC, a limited liability company** whose mailing address is 184 Stonegate Dr. Birmingham, AL 35244 (hereinafter referred to as "Grantor") by **MANCHA HARDSCAPES, LLC, a limited liability company** whose property address is: **7059 MEADOWLARK DRIVE, BIRMINGHAM, AL, 35242-5342** (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I: Tract 7, of Jessica Ingram Survey, as recorded in Map Book 3, page 54, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT: A portion of Tract 7, of the Jessica Ingram Survey, as recorded in Map Book 3, page 54, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of said Lot 7, and run in an Easterly direction along the North line of said Lot 7, a distance of 557.40 feet to a point; thence turn a left interior angle of 92°54'42" and run parallel to the West line of said Lot 7, a distance of 135.27 feet to a point; thence turn a left interior angle of 87°04'26" and run parallel to the South line of said Lot 7, a distance of 557.41 feet to a point on the West line of said Lot 7; thence turn a left interior angle of 92°55'34" and run along the West line of said Lot 7, a distance of 135.13 feet to the point of beginning, making a closing left interior angle of the first described course of 87°05'18"; being situated in Shelby County, Alabama.

PARCEL II: ALSO, a parcel of land 30 feet wide to be used as an access easement, described as follows: Commence at the SW corner of said Lot 7, and run in a Northerly direction along the West line of said Lot 7, a distance of 30.04 feet to the SW corner of the above described parcel of land; thence turn a left interior angle of 87°04'26" and run along the South line of the above described parcel of land a distance of 557.41 feet to the SE corner of said described parcel; thence turn a left interior angle of 92°55'34" and run a distance of 30.04 feet to point on the South line of said Lot 7; thence turn a left interior angle of 87°04'26" and run along the South line of said Lot 7, a distance of 557.41 feet to the point of beginning of the herein described 30 feet wide access easement making a closing left interior angle of 92°55'34" being situated in Shelby County, Alabama.

SUBJECT TO:

- 1. Taxes for the year beginning October 1, 2021, which are not due and payable until October 1, 2022.
- 2. Restrictions, public utility easements and setback lines as shown on the recorded Survey of the Jessica Ingram Survey, as recorded in Map Book 3, page 54, in the Office of the Judge of Probate of Shelby County, Alabama.
- 3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public.
- 4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 112, page 132 and Deed Book 112, page 133, in the Probate Office of Shelby County, Alabama.

\$~~307,309.20~~⁸⁰ OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, SUNSET PROPERTIES, LLC, by Earsey Brian Skelton, its Managing member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 2nd day of March, 2022.

SUNSET PROPERTIES, LLC

Earsey Brian Skelton
BY: EARSEY BRIAN SKELTON
ITS: MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earsey Brian Skelton, whose name as Managing Member of SUNSET PROPERTIES, LLC, 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 said instrument and with full authority, he executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 2nd day of March, 2022.

[Signature]
Notary Public
Print Name: *[Signature]*
Commission Expires: *[Signature]*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 11:03:14 AM
\$98.00 JOANN
20220304000090600

Alvin S. Bayl