

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
B & L BURTON PROPERTIES LLC
320 County Road 304
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIXTY SEVEN THOUSAND AND 00/100 (\$67,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cathryn Mims Smith and Renfroe Smith, wife and husband** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **B & L Burton Properties LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A tract of land situated in the N 1/2 of the SE 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly de-scribed as follows:

Commence at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 2 West, Shelby County Alabama and run South along the East line of said 1/4 1/4 Section for a distance of 666.62 feet; thence Westerly along the South line of the N 1/2 of said 1/4 1/4 Section for a distance of 100.0 feet, more or less to a point of intersection with the Westerly right of way line of Public Road No. 304; Thence continue Westerly along said South line for a distance of 300.0 feet; thence tight 88 degrees, 52 minutes, 32 seconds (measured) for a distance of 100.00 feet; thence right 61 degrees, 34 minutes, 34 seconds and run Northeasterly for a distance of 240.0 feet to a point of intersection with the Westerly right of way line of said public road; thence Southeasterly along said public road for a chord distance of 237.40 feet to point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 15th day of March, 2022.

X Cathryn Mims Smith
Cathryn Mims Smith

X Renfro Smith
Renfro Smith

STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cathryn Mims Smith and Renfro Smith**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of March, 2022.

Justin Smitherman
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

