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03/29/2022 11:23:59 AM
DEEDS 1/3

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

Send Tax Notice to:
Highway 25 Properties, LLC
1403 Canyon Lane
Hoover, AL 35244

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVENTY FIVE THOUSAND AND 00/100 (\$75,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cheryl M. Blackmon a/k/a Cheryl McClure Blackmon, a married woman** (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, **Highway 25 Properties, LLC** (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:

Part of SE 1/4 of NE 1/4 of Section 3 Tp 24 Range 12 East described as follows:

Begin at SE corner of said forty and run North along East line of said forty to South RW line of Calera-Montevallo paved highway; thence Northwesterly direction along said right of way line 700 feet to stake; thence southwesterly direction 600 feet more or less to South line of said forty, at a point 950 feet from the SE corner of said forty; thence East along South line of said forty, 950 feet to point of beginning containing 9 acres more or less.

LESS AND EXCEPT:

Commencing at the southeast corner of the SE1/4 of NE1/4, Section 3, T-24-N, R-12-E; thence northerly along the east line of said SE1/4 of NE1/4, Section 3, T-24-N, R-12-E, thence northerly along the east line of said SE1/4 of NE1/4 a distance of 348 feet, more or less, to a point that is 50 feet, southwesterly of and at right angles to the centerline of Project No. S-44 (8) and the point of beginning of the property herein to be conveyed; thence N 62° 58' 08" W parallel with the centerline of said project a distance of 45 feet, more or less, to a point that is 50 feet southwesterly of and at right angles to the centerline of said project at Station 62+00; thence northwesterly along a line a distance of 204 feet, more or less, to a point that is 90 feet, southwesterly of and at right angles to the Centerline of said project at Station 60+00; thence N62° 58' 08" W, parallel with the centerline of said project a distance of 253.267 feet; thence northwesterly along a line (which if extended would intersect a point that is 100 feet southwesterly of and at right angles to the centerline of said project at Station 55+00) a distance of 222 feet, more or less, to the northwest property line; thence northwesterly along said northwest line, a distance of 75 feet, more or less, to the present southwest right-of-way line of Alabama Highway No. 25; thence southeasterly along said present southwest right-of-way line, a distance of 695 feet, more or less, to the east line of said SE1/4 of NE1/4 the east property line; thence southerly along said east line a distance of 25 feet, more or

less, to the 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.

This property is not the homestead of GRANTOR or GRANTOR'S spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 23rd day of March, 2022.

X *Cheryl M. Blackmon a/k/a Cheryl McClure Blackmon by James Daniel Blackmon A/F*

Cheryl M. Blackmon a/k/a Cheryl McClure Blackmon by James Daniel Blackmon, her Attorney-In-Fact

STATE OF ALABAMA
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Cheryl M. Blackmon a/k/a Cheryl McClure Blackmon by James Daniel Blackmon, her Attorney-in-Fact**, 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 23rd day of March, 2022.

Notary Public

My Commission Expires:

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

