

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Ave. suite 101
Hoover, Al. 35226

Send Tax Notice To:
BREEZE ON INN LLC
332 MOONLIGHT BAY DRIVE
PAWANA CITY BEACH FL
32407

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Four Hundred Forty Seven Thousand Six Hundred forty and 00/100 Dollars (**\$447,640.00**), 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, Albert L. Scott, Jr., a married man, whose mailing address is 260 Chastain Commons, Atlanta, GA 30342 (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto Breeze On Inn, LLC, whose mailing address is **332 MOONLIGHT BAY DR. PAWANA CITY BEACH FL. 32407** (herein referred to as Grantee,) the following described Property, situated in Shelby County, Alabama, as described in Shelby County Revenue Office Parcel No's 27-6-14-0-000-003.000, and 27-1-11-0-000-003.001 to-wit: **WITH AN ADDRESS OF 2911 SPRING CREEK RD., MONTEVALLO, AL. 35115**
See Attached Exhibit A attached hereto

This conveyance is also subject to (1) Taxes due in the year 2022 and thereafter; (2) Mineral and mining rights not owned by the Grantor, (3) Less and except any part of subject property lying within any road right-of-way and (4) Easements, Restrictions and rights of way of record.


Grantor warrants that there are no fire dues or assessments owing against the Property.

The property conveyed herein is not the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

SIGNATURE AND ACKNOWLEDGEMENT APPEARS ON THE FOLLOWING PAGE

14th IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the
day of April, 2022.

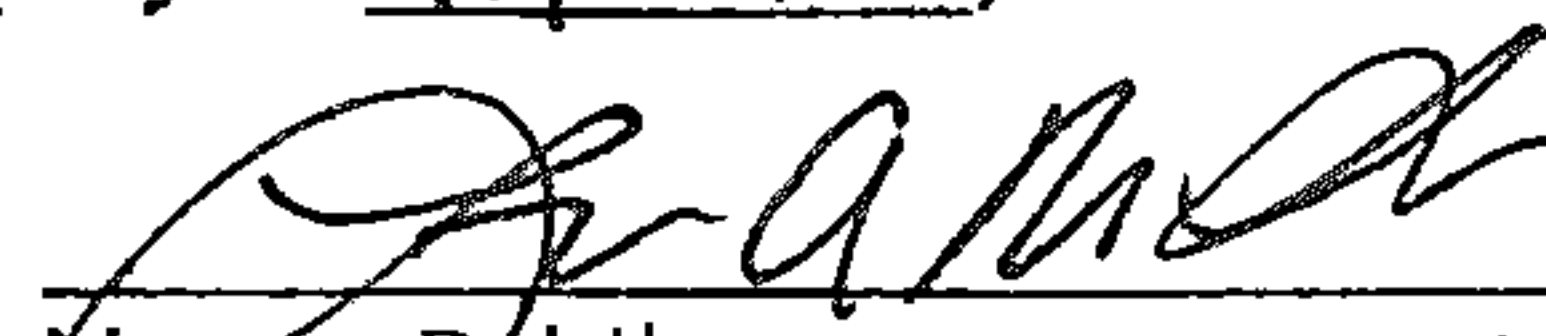


Albert L. Scott, Jr.

STATE OF SC)
Charleston COUNTY)

I, the undersigned, a Notary Public for the State of SC at Large do hereby certify
that Albert L. Scott, Jr., whose name is signed to the foregoing conveyance, and who is known to me,
acknowledged before me this day that, being informed of the contents of said conveyance, he executed the
same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2022.



Notary Public
My Commission Exp. 1/26/2027

Laura A. McLellan
NOTARY PUBLIC FOR SOUTH CAROLINA
My commission expires January 26, 2027



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/18/2022 03:36:20 PM
 \$476.00 JOANN
 20220418000159000

File No. 243772

Allen S. Bayl

EXHIBIT 'A' SCOTT to BRLEEZE ON INN

LEGAL DESCRIPTION

Parcel I

Situated in Section 11 and 14, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NE corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the point of beginning; thence S $00^{\circ}27'16''$ W for a distance of 1320.59' to the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence S $01^{\circ}10'33''$ W for a distance of 1322.02' to the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence S $01^{\circ}01'02''$ W for a distance of 1316.62' to the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence N $88^{\circ}50'11''$ W for a distance of 1092.52'; thence N $00^{\circ}38'12''$ W for a distance of 1677.67' to a curve to the right, having a radius of 871.83, subtended by a chord bearing S $38^{\circ}35'54''$ E, and a chord distance of 81.28'; thence along the arc of said curve for a distance of 81.31', thence N $24^{\circ}16'44''$ E for a distance of 1114.57'; thence S $88^{\circ}43'52''$ E for a distance of 322.56'; thence N $00^{\circ}27'13''$ W for a distance of 1317.52'; thence S $89^{\circ}22'16''$ E for a distance of 350.90' to the point of beginning.

ALSO AND INCLUDING a 80' Private Road and Access Easement, as recorded in Inst. No. 20200508000181100, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO AND INCLUDING a 60' Wide Ingress/Egress & Utility Easement, lying 30' either side of and parallel to the following described centerline:

Commence at the SE corner SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; thence N $88^{\circ}14'45''$ W for a distance of 1399.86'; thence N $88^{\circ}17'06''$ W for a distance of 1236.59'; thence N $00^{\circ}15'38''$ E for a distance of 2279.19' to the Southeasterly ROW line of Alabama Highway 119; thence N $52^{\circ}04'25''$ E and along said ROW line for a distance of 529.97'; thence S $37^{\circ}55'35''$ E and leaving said ROW line for a distance of 340.00'; thence S $52^{\circ}04'25''$ W for a distance of 40.00' to the point of beginning of said centerline; thence S $37^{\circ}55'35''$ E for a distance of 328.03' to a curve to the right, having a radius of 321.68', and subtended by a chord bearing S $26^{\circ}05'01''$ E, and a chord distance of 132.04'; thence along the arc of said curve for a distance of 132.98' to a reverse curve to the left, having a radius of 162.52', and subtended by a chord bearing S $54^{\circ}03'26''$ E, and a chord distance of 208.13'; thence along the arc of said curve for a distance of 225.87'; thence N $86^{\circ}07'34''$ E for a distance of 168.51' to a curve to the right, having a radius of 594.03', and subtended by a chord bearing S $83^{\circ}56'59''$ E, and a chord distance of 204.75'; thence along the arc of said curve for a distance of 205.78' to a reverse curve to the left, having a radius of 281.74', and subtended by a chord bearing S $85^{\circ}04'02''$ E, and a chord distance of 107.92'; thence along the arc of said curve for a distance of 108.59'; thence N $83^{\circ}53'28''$ E for a distance of 583.02' to a curve to the right, having a radius of 841.83', and subtended by a chord bearing S $67^{\circ}28'09''$ E, and a chord distance of 806.98'; thence along the arc of said curve for a distance of 841.59' to the point of ending of said centerline.