

20220420000162320
04/20/2022 11:45:54 AM
DEEDS 1/3

SEND TAX NOTICE TO:
PECK Properties, LLC
1084 Greymoor Road
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO MILLION NINE HUNDRED THOUSAND AND 00/100 (\$2,900,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **TFL, LLC, an Alabama Limited Liability Company**, whose address is 17647 Bent Tree Court, Baton Rouge, LA 70810, (hereinafter "Grantor", whether one or more), by **PECK Properties, LLC**, whose address is 1084 Greymoor Road, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **PECK Properties, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is 7290 Cahaba Valley Road, Birmingham, AL 35242, to-wit:

PARCEL I:

A parcel of land situated in the West 1/2 of the Southeast 1/4 of Section 29, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 29, Township 18 South, Range 1 West; thence in a Northerly direction along the West line of Southeast 1/4 of said section a distance of 1223.09 feet to the point of beginning; thence 114°31' to the right and in a Southeasterly direction a distance of 397.24 feet to a point on the Westerly right of way line of Cahaba Valley Road; thence 90°00' to the left and in a Northeasterly direction along the Westerly line of Cahaba Valley Road a distance of 141.13 feet to a point; thence 81°29' to the left and in a Northwesterly direction a distance of 501.26 feet to a point on the West line of the Southeast 1/4 of said section; thence 123°02' to the left and in a Southerly direction along said West line a distance of 236.91 feet to the point of beginning.

Together with rights granted in that certain Drainage Easement between Continental 120 Fund LLC and Joseph & Williams, L.L.C., recorded November 16, 2005 in Instrument 20051116000598470, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT any part of subject property lying within a road right of way.

ALSO:

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 29, Township 18 South Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter and run North along the West line of said quarterquarter for a distance of 132.06 feet to the POINT OF BEGINNING; thence

leaving said North line, turn a deflection angle of 120°51'37" to the right and run in a Southeasterly direction for a distance of 499.38 feet; thence turn an interior angle of 93°34'18" to the left and run in a Southwesterly direction for a distance of 20.50 feet; thence turn an interior angle of 84°05'16" to the left and run in a Northwesterly direction for a distance of 501.08 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion of subject property lying within a road right of way.

All being situated in Shelby County, Alabama.

PARCEL II:

A part of Tracts 6 and 7 of a survey of the D.N. Lee Estate, as surveyed by W.R. Walker, on August 2, 1951 and recorded in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Southwest Quarter of the Southeast Quarter of Section 29, Township 18 South, Range 1 West, thence South along the West line of said quarter-quarter a distance of 104.74 feet (104.82 feet deed) an iron pipe found at the point of beginning, thence continue along said line a distance of 215.43 feet to an axle found, thence turn an interior angle of 125°53'37" to the right and in a Southeasterly direction a distance of 312.29 feet to an iron pin set on the Western right-of-way of Alabama Highway 119, also known as Cahaba Valley Road (80° R.O.W.), thence turn an interior angle of 79°00'07" to the right and in a Northeasterly direction along said right-of-way a distance of 255.14 feet to an iron pin set, thence turn an interior angle of 89°58'54" (90°00'00" deed) to the right and in a Northwesterly direction 397.34 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$2,410,250.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor, TFL, LLC, an Alabama Limited Liability Company, by Lynne Aldridge, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 18th day of April, 2022.

TFL, LLC, an Alabama Limited Liability Company

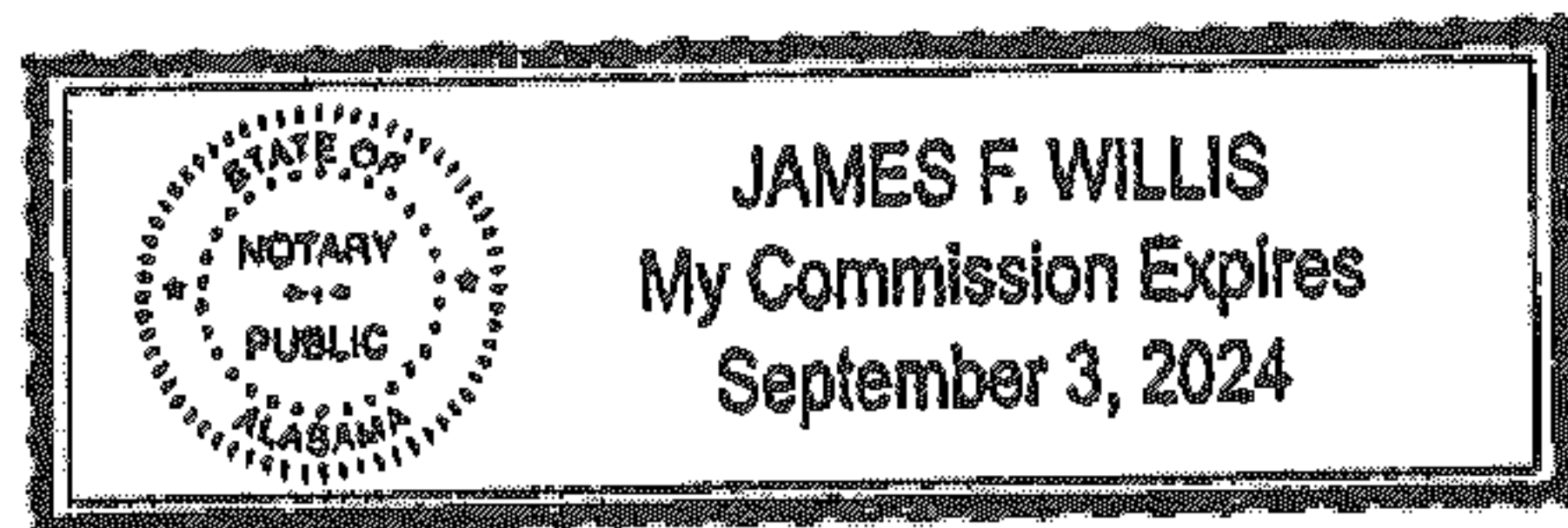
By: Lynne Aldridge
Lynne Aldridge, Authorized Signer

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The Undersigned, a Notary Public, in and for said County in said State, hereby certify that Lynne Aldridge whose name as Authorized Signer of TFL, LLC, a AL Limited Liability Company, 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 18th day of April, 2022.

[Signature]
Notary Public
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/20/2022 11:45:54 AM
\$518.00 CHARITY
20220420000162320

Allie S. Bevil