

This Instrument was prepared by:
Gregory D. Harrelson, Esq
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Anthony Kyle Stevens
4229 Old Cahaba Pkwy
Helena, AL 35080



20220509000190280 1/2 \$92.50
Shelby Cnty Judge of Probate, AL
05/09/2022 01:16:46 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY NINE THOUSAND and 00/100 DOLLARS (\$269,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Round Too Investments, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Anthony Kyle Stevens, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at a 3" capped pipe in place being the Northwest corner of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama; thence proceed South 89°32'52" East along the North boundary of said Section for a distance of 200.00 feet (set 1/2" rebar CA-0114-LS), said point being the point of beginning. From this beginning point continue South 89°32'52" East along the North boundary of said Section 5 for a distance of 20.0 feet to a 1 1/2" pipe in place; thence proceed North 89° 13' 20" East along the North boundary of said section for a distance of 49.83 feet to a 1 1/2" pipe in place; thence proceed South 89°44'45" East along the North boundary of said section for a distance of 309.28 feet to a 1 1/2" pipe in place; thence proceed South 34°57'32" East for a distance of 1011.72 feet (set 1/2" rebar CA-0114-LS); thence proceed South 64°32'24" West for a distance of 1274.65 feet to a 1/2" rebar in place, said point being located on the West boundary of said Section 5; thence proceed North 00°20'05" West along the West boundary of said section for a distance of 689.75 feet to a 1/2" rebar in place; thence proceed North 00°19'26" West along the West boundary of said section for a distance of 464.82 feet (set 1/2" rebar CA-0114-LS); thence proceed North 89°18'22" East for a distance of 200.0 feet (set 1/2" rebar CA-0114-LS); thence proceed North 00°19'39" West for a distance of 221.00 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and use restrictions.

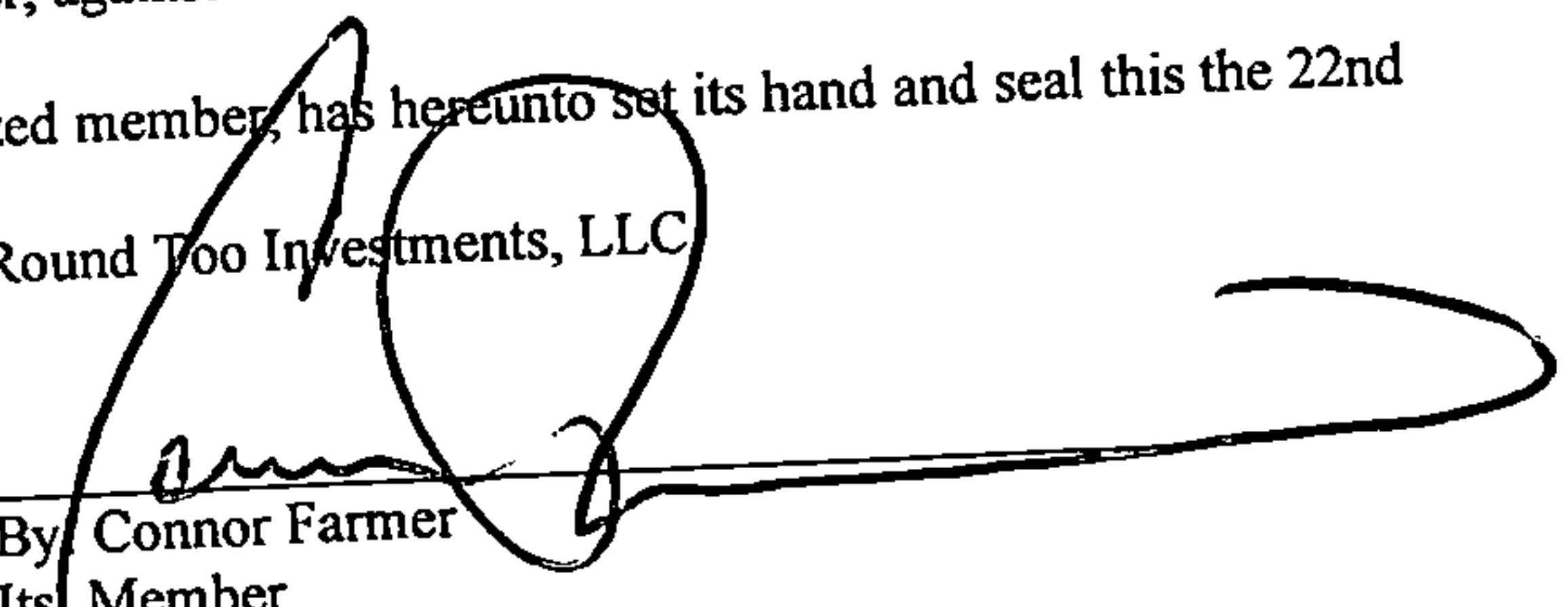
\$201,750.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 22nd day of April, 2022.

Round Too Investments, LLC

By 
Its Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

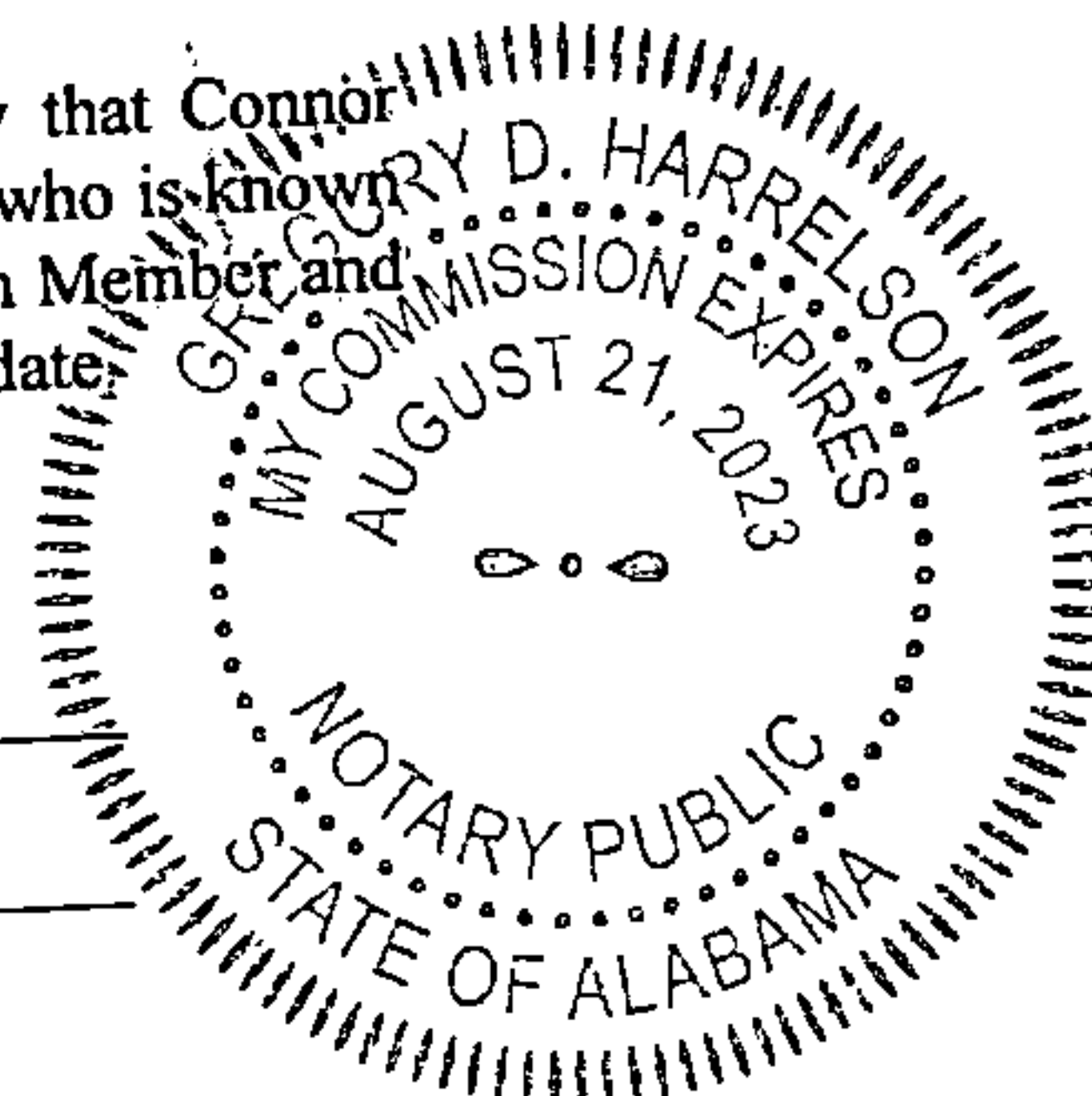
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 22nd day of April, 2022.

Shelby County, AL 05/09/2022
State of Alabama
Deed Tax: \$67.50


NOTARY PUBLIC

My Commission Expires 8/21/23



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Round Too Investments, LLC
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Anthony Kyle Stevens
Mailing Address 4229 Old Cahaba Pkwy
Helena, AL 35124

Property Address 8130 Pecan Dr
Helena, AL 35022

Date of Sale 04/22/2022
Total Purchase Price \$ 269,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/22/22

Print Anthony Kyle Stevens

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1