

Send tax notice to:
Build All Construction, Inc.
PO Box 612
HELENA, AL, 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022282T

Shelby COUNTY

Consideration: \$54,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sierra Building Company, LLC.** whose mailing address is: PO BOX 612, HELENA, AL 35080 (hereinafter referred to as "Grantor") by **Build All Construction, Inc.** whose property address is: **406 4TH STREET, HELENA, AL, 35080** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in Northwest 1/4 of the Southwest 1/4 of Section 15, Township 20 South, Range 3 West, all in Shelby County, Alabama and being more particularly described as follows: Begin at a point, said point being the intersection of the South right of way of 1st Avenue and the West right of way of 4th Street, said point also being an iron found; thence run Southwesterly along the West right of way line of said 4th Street, 143.24 feet; thence run right 82 degrees 01 minutes 10 second and run Westerly, 158.37 feet; thence turn right 90 degrees 38 minutes 49 second and run Northerly 152.56 feet to a point on the South right of way line of 1st Avenue; thence right 92 degrees 49 minutes 15 seconds and run along the South right of way line of 1st Avenue 176.86 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey, as recorded in Map Book 40, page 54, in the Probate Office of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Sierra Building Company, LLC, by Billy Gossett, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9th day of June, 2022.

Sierra Building Company, LLC


BY: Billy Gossett

ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Gossett, whose name as Member of Sierra Building Company, LLC., 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 said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 9th day of June, 2022.


Notary Public

Print Name: Charles E. Smith Jr

Commission Expires: 4-30-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2022 11:38:35 AM
\$79.00 JOANN
20220610000232490

Allie S. Bayl