

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

Send Tax Notice to:
Learning Tree Management LLC
312 West Grande View Terrace
Maylene, AL 35114

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Garry L. Cain, a married man** (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, **Learning Tree Management LLC, an Alabama Limited Liability Company** (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:

Commence at a 2" solid iron in place being the Southeast corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; thence proceed North 90 degrees 00 minutes 00 seconds West along the South boundary of said Section 2 for a distance of 2333.78 feet; thence proceed North 05 degrees 00 minutes 36 seconds West for a distance of 508.25 feet (set 1/2" rebar) said point being the point of beginning. From this beginning point continue North 05 degrees 00 minutes 36 seconds West for a distance of 207.70 feet (set 1/2" rebar); thence proceed South 87 degrees 43 minutes 25 seconds West for a distance of 534.95 feet (set 1/2" rebar) to a point on the easterly right of way of Alabama Highway No. 119; thence proceed South 05 degrees 00 minutes 36 seconds East along the easterly right of way of said highway for a distance of 199.90 feet (set 1/2" rebar); thence proceed North 88 degrees 33 minutes 26 seconds east for a distance of 535.38 feet to the point of beginning.

Also known as Lot 2, according to the map of Village Square, recorded in Map Book 35, Page 19, in the Probate Office of Shelby County, Alabama.

Also, a nonexclusive easement for ingress and egress, not to exceed 30 feet in width, more specifically described as follows:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West; thence run West along the South line of said Section 2 for 2333.78 feet; thence turn an angle to the right of 84 degrees 59 minutes 24 seconds and run North for 300.55 feet; thence continue along the last described course for 415.40 feet to the POINT OF BEGINNING; thence turn an angle to the left of 87 degrees 15 minutes 59 seconds and run West for 534.95 feet to a point on the East right of way Alabama Highway No. 119; thence northerly along said right of way 103.51 feet to a 1 inch crimp pipe, thence turn an angle to the right of North 87 degrees 57 minutes 4 seconds east and leaving said right of way a distance of 534.95 feet; thence South 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.

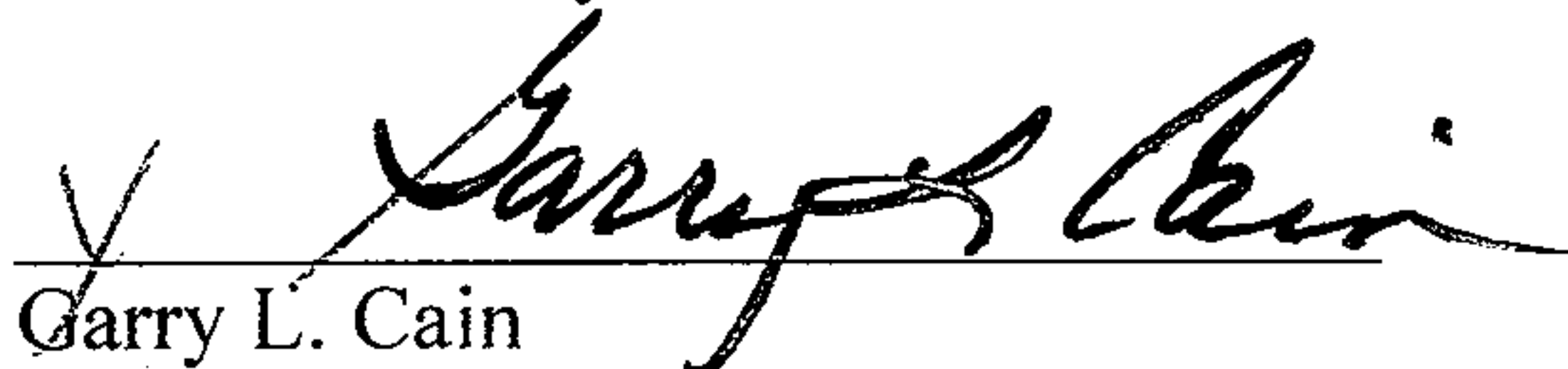
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 24th day of June, 2022.

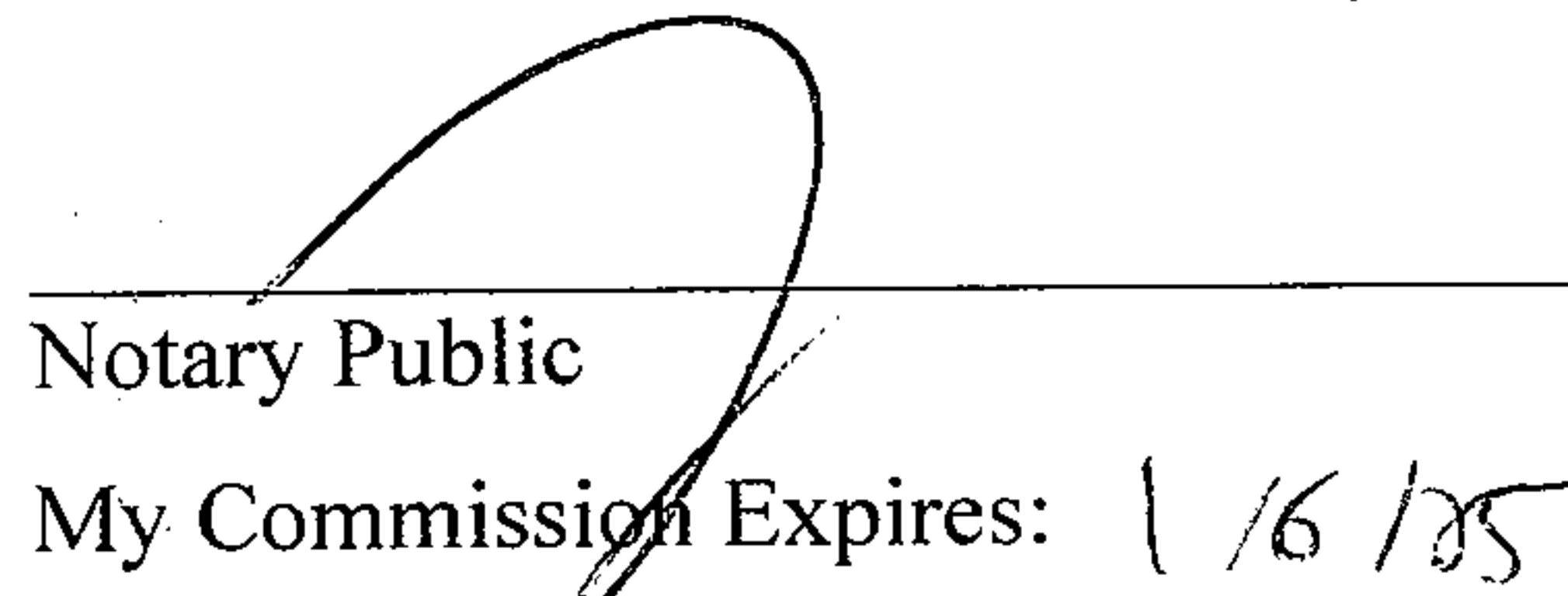

Garry L. Cain

STATE OF ALABAMA
Shelby COUNTY

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Garry L. Cain**, 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 24th day of June, 2022.


Notary Public
My Commission Expires: 1/6/25

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

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Garry L. Cain
 Mailing Address 207 Sletson Ln
Montevallo, AL 35115
 Property Address 2.5 Acres on Hwy 119
Montevallo, AL 35115

Grantee's Name Learning Tree Management LLC
 Mailing Address 312 West Grande View Terrace
Maylene, AL 35114
 Date of Sale June 24, 2022
 Total Purchase Price \$200,000.00
 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 Appraisal
X Sales Contract Other:
 Closing Statement

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 June 24, 2022

Print: Justin Smitherman

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2022 10:49:42 AM
 \$56.00 JOANN
 20220628000257380

Alli S. Byrd

Form RT-1