

20220712000275240
07/12/2022 03:36:42 PM
DEEDS 1/4

This instrument was prepared without examination of title.

Upon recording return this instrument to:

Mike Weeks
13051 Ridgewood Drive
McCalla, Alabama 35111

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
81 Burnham Street
Birmingham, Alabama 35242

Mail tax notice to:

Mike Weeks
13051 Ridgewood Drive
McCalla, Alabama 35111

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Shelby Investments, LLC
1511 Highway 13
Helena, Alabama 35080

**Grantee's Name and Mailing
Address:**

Mike Weeks
13051 Ridgewood Drive
McCalla, Alabama 35111

Property Address:

Acreage

Date of Sale:

July 12, 2022

Purchase Price:

\$240,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Shelby Investments, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantor"), in hand paid by **Mike Weeks**, an adult person (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee that certain parcel of real estate situated in Shelby County, Alabama, minerals and mining rights owned by Grantor excepted, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

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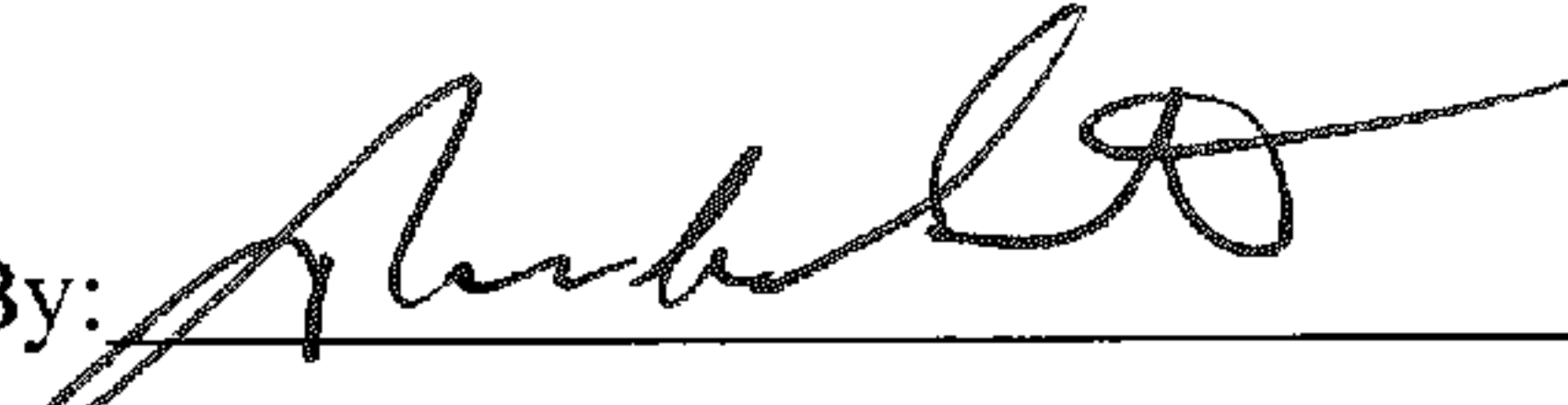
TO HAVE AND TO HOLD unto to the Grantee, its heirs and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantee, its heirs and assigns, forever, against the lawful claims of all persons, except for the Permitted Exceptions, against which Grantor shall not defend.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 12th day of July, 2022.

Grantor:

Shelby Investments, LLC

By: 

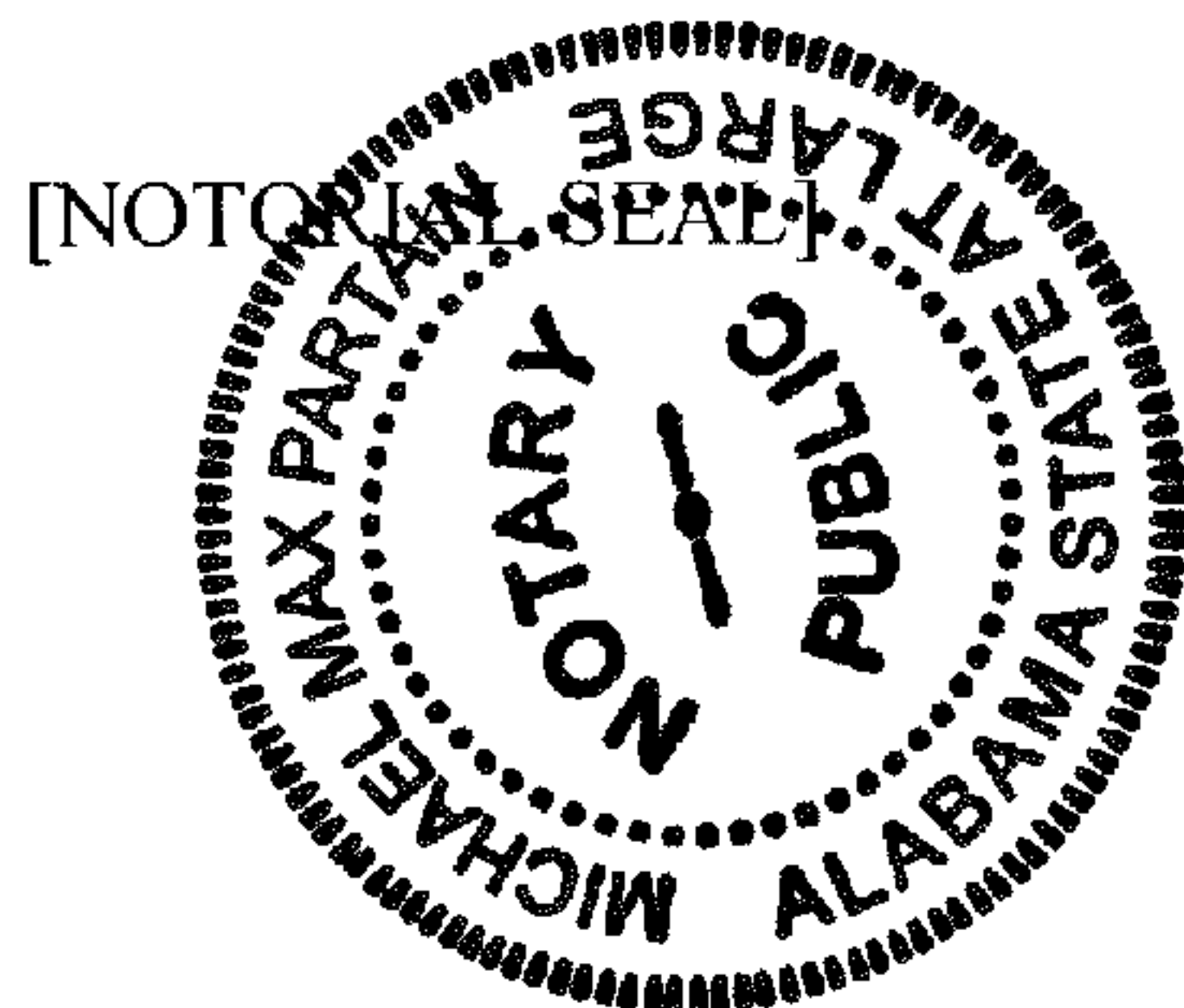
Name: Tim Webster

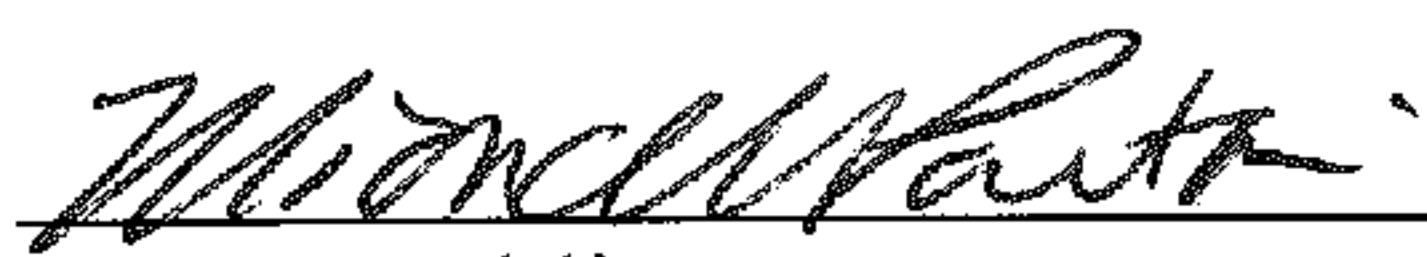
Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster whose name as Manager of **Shelby Investments, LLC**, an Alabama 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, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 12th day of July, 2022.




Notary Public
My commission expires: 1-20-2025

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EXHIBIT A

Legal Description of the Property

Begin at the northeasterly most corner of Lot 3 of Red Oak Farms, as recorded in map book 45, page 95 in the Probate Office of Shelby County, said point being on the southeasterly right of way line of Shelby County Highway 13; thence S 00°56'37" E along the East line of said Lot 3, a distance of 933.79' to the centerline of Hancock Creek; thence along said centerline the following courses; thence S 61°48'07" E a distance of 161.28'; thence S 49°34'45" E a distance of 73.40'; thence S 35°29'36" E a distance of 192.88'; thence S 54°51'52" E a distance of 28.13'; thence S 89°24'09" E a distance of 18.91'; thence N 47°44'12" E a distance of 37.89'; thence N 62°42'42" E a distance of 18.76'; thence S 58°48'37" E a distance of 31.71' to the intersection of a branch; thence northeasterly along the meanderings of said branch a distance of 727' more or less; thence northwesterly a distance of 1221', more or less to the southeasterly right of way line of Shelby County Highway 13; thence southwesterly along said right of way a distance of 467.40' to the Point of Beginning.

Containing 20.2 acres, more or less.

This instrument was prepared without examination of title.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2022, a lien, but not yet payable, until October 1, 2022, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to all easements, covenants, restrictions, conditions and limitations recorded in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/12/2022 03:36:42 PM
\$271.00 JOANN
20220712000275240

Allen S. Bayl