

This Instrument was Prepared by: Send Tax Notice To: CJM Enterprises, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28445

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Seventy Eight Thousand Dollars and No Cents (\$178,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Mockingbird Hill, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **CJM Enterprises, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

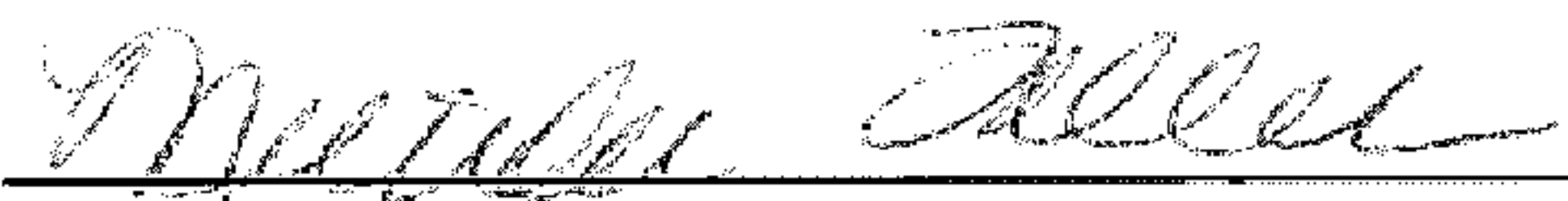
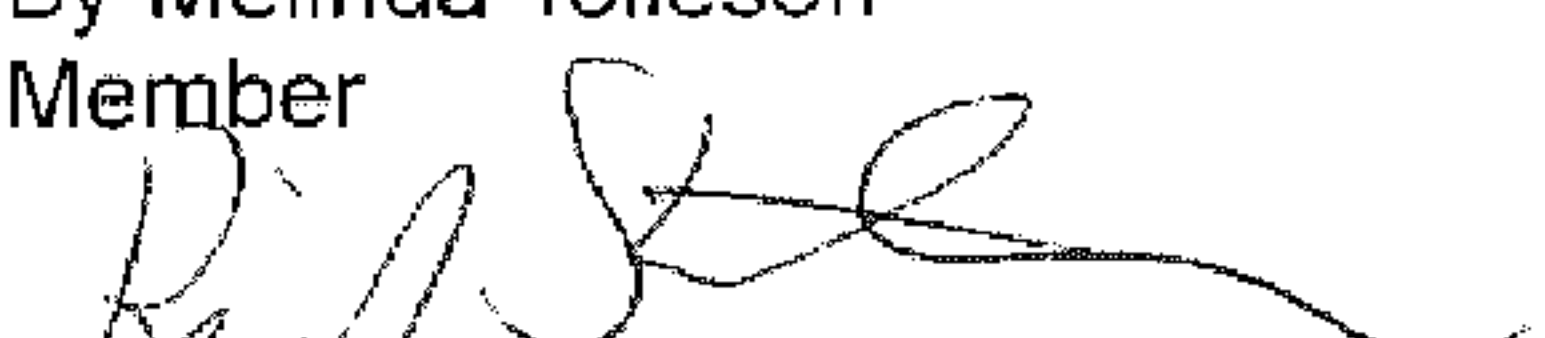
SEE EXHIBIT "A" ATTACHED HERETO

\$120,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of August, 2022.

MOCKINGBIRD HILL, LLC

By Melinda Tolleson
Member

By Ricky Stricklin
Member

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for said County in said State, hereby certify that Melinda Tolleson and Ricky Stricklin as Members of Mockingbird Hill, LLC, an Alabama Limited Liability Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-2024

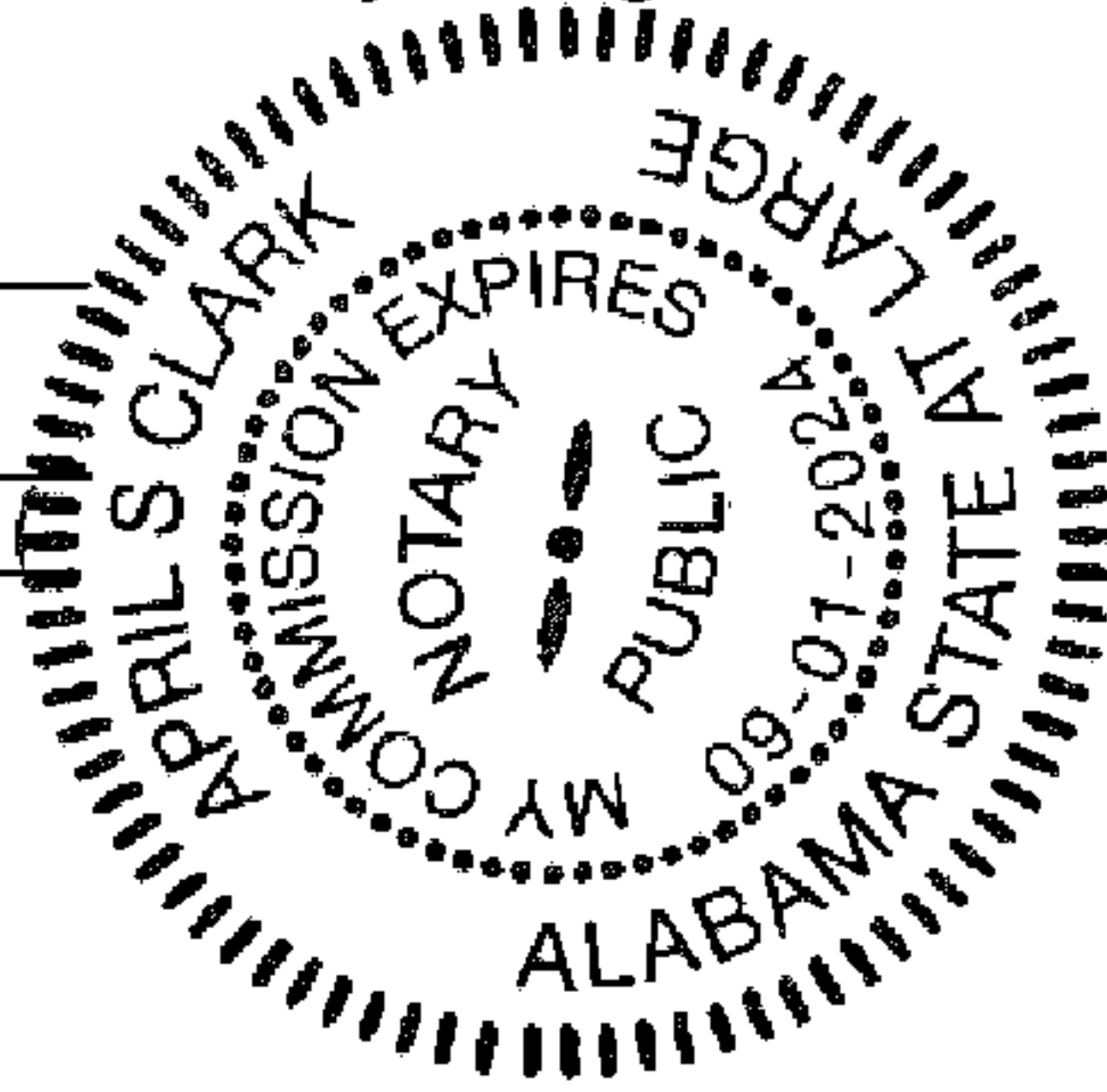


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the SE 1/4 of SW 14 and SW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, described as follows: To find the point of beginning start at the Northeast corner of said SE 1/4 of SW 1/4; thence South 2 degrees East along the East line of said SE 1/4 of SW 1/4 a distance of 210 feet to a point; thence at a deflection angle of 57 degrees 07 minutes to the right a distance of 136.3 feet to a point; thence at a deflection angle of 18 degrees 31 minutes to the left, a distance of 152.5 feet to a point which is the point of beginning; thence at a deflection angle of 35 degrees 10 minutes to the left a distance of 100 feet; thence at a deflection angle of 93 degrees 18 minutes to the left a distance of 190.8 feet to a point; thence at a deflection angle of 67 degrees 02 minutes to the left a distance of 99.6 feet to a point; thence at a deflection angle of 110 degrees 56 minutes to the left a distance of 224.5 feet to the point of beginning. Subject to an easement of 20 feet off the entire South side for a road. There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in Final Record Probate Office of Shelby County, Alabama, Book 7, Page 51.

Also, a part of SE 1/4 of SW 1/4 and the SW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, described as follows: To find the point of beginning, start at the NE corner of SE 1/4 of SW 1/4; thence South 2 degrees East along the East line of said SE 1/4 of SW 1/4 a distance of 210 feet to a point; thence at a deflection angle of 57 degrees 07 minutes to the right a distance of 136.3 feet to point of beginning; thence at a deflection angle of 18 degrees 31 minutes to the left a distance of 152.5 feet to a point; thence at a deflection angle of 126 degrees 25 minutes to the left a distance of 224.5 feet to a point; thence at a deflection angle of 67 degrees 57 minutes to the left a distance of 120.1 feet to a point; thence at a deflection angle of 108 degrees 26 minutes to the left a distance of 179.8 feet to the point of beginning. There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in Final Record Probate Office of Shelby County, Alabama, Book 7, Page 51.

Also, a part of SE 1/4 of SW 1/4 and the SW 1/4 of SE 1/4 of Section 13, Township 22 South, Range 1 East, described as follows: Begin at the NE corner of SE 1/4 of SW 1/4 of said Section 13; thence Southwardly along the East line of said SE 1/4 of SW 1/4 a distance of 210 feet to a point which is the point of beginning; thence in a deflection angle of 57 degrees 07 minutes to the right a distance of 136.3 feet to a point; thence at a deflection angle of 141 degrees 20 minutes to the left a distance of 179.8 feet to a point; thence at a deflection angle of 65 degrees to the left a distance of 138.8 feet to a point; thence at a deflection angle of 132 degrees 16 minutes to the left a distance of 138.3 feet to the point of beginning. There is excepted herefrom existing rights of way and easements and particularly the Alabama Power Company flood rights to 425 feet datum plane as recorded in Final Record Probate Office of Shelby County, Alabama, Book 7, Page 51.

ALSO, SURFACE RIGHTS ONLY TO: Part of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 1 East, Shelby County, Alabama, described as follows: To locate the point of beginning commence at the NE corner of said SE 1/4 of SW 1/4; thence South along the East line of said SE 1/4 of SW 1/4 a distance of 180 feet to a point which is the point of beginning; thence continue South along said East line a distance of 30 feet to a concave marker; thence with a deflection angle of 13 degrees 39 seconds to the right run Southwestwardly a distance of 136.30 feet to a point; thence with an interior angle of 198 degrees 32 minutes run Southwest a distance of 152.50 feet to a point on the East boundary of a 30-foot road right of way; thence with an interior angle of 52 degrees 32 minutes run North along said East boundary a distance of 148.70 feet to a point; thence with an interior angle of 95 degrees 30 minutes run Northeastwardly a distance of 258.43 feet to the point of beginning.

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | <u>Mockingbird Hill, LLC</u> | Grantee's Name | <u>CJM Enterprises, LLC</u> |
| Mailing Address | <u>2017 Morris Ave. #400</u> <u>Birmingham, AL 35203</u> | Mailing Address | <u>1594 Tara Dr.</u> <u>COLUMBIANA, AL 35051</u> |
| Property Address | <u>Rainbow Lane</u> <u>Shelby, AL 35143</u> | Date of Sale | <u>August 01, 2022</u> |
| | | Total Purchase Price | <u>\$178,000.00</u> |
| | | or | |
| | | Actual Value | <u></u> |
| | | or | |
| | | Assessor's Market Value | <u></u> |

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)

| | | | |
|--------------|-------------------|-----------|-----------|
| <u> </u> | Bill of Sale | <u> </u> | Appraisal |
| <u> x </u> | Sales Contract | <u> </u> | Other |
| <u> </u> | 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 of 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 July 28, 2022

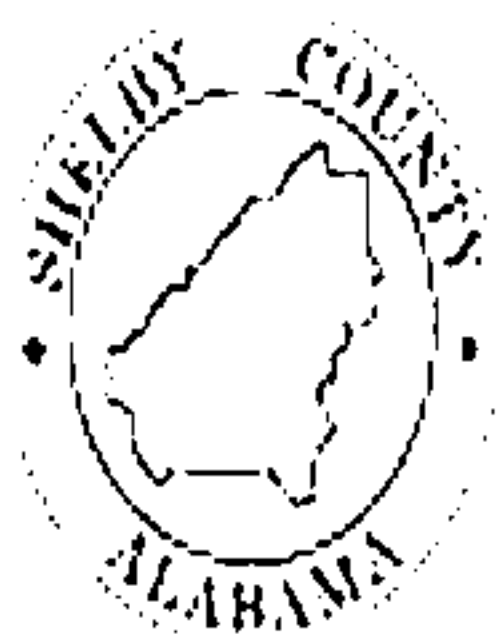
Print Mockingbird Hill, LLC

Unattested

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

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2022 12:07:22 PM
\$86.00 JOANN
20220801000299460



Form RT-1

Allen S. Bayl