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DEEDS 1/7

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Birmingham Land Acquisitions, LLC
9001 E Colonial Drive
Orlando, FL 32817

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Seventy-Nine Thousand and 00/100 Dollars (\$379,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Estate of Douglas Marion McRoy, deceased, Shelby County Probate Case No. PR-2022-000221, by
and through Jennifer Lyn McRoy Barnett, Personal Representative;**

and

**Jennifer Lyn McRoy Barnett, a married woman,
Katrena Marie McRoy Smith, a married woman,**

and

**Deborah Elizabeth McRoy, an unmarried woman,
as devisees under the Last Will and Testament of Douglas Marion McRoy, deceased**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Birmingham Land Acquisitions, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT A ATTACHED HERETO AND MADE A PART THEREOF

Said property is not the homestead of the Grantors, nor the homestead of the Grantors' spouses.

Subject to the matters described in **EXHIBIT B** attached hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 20th day of July, 2022

**ESTATE OF DOUGLAS MARION MCROY, DECEASED, SHELBY COUNTY PROBATE CASE
NO. PR-2022-000221**

By: Jennifer Lyn McRoy Barnett, Personal Representative
Jennifer Lyn McRoy Barnett, Personal Representative

Jennifer Lyn McRoy Barnett
Jennifer Lyn McRoy Barnett

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Jennifer Lyn McRoy Barnett** individually and as Personal Representative of **Estate of Douglas Marion McRoy, deceased, Shelby County Probate Case No. PR-2022-000221**, whose name 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, **Jennifer Lyn McRoy Barnett**, executed the same voluntarily, individually, and in her capacity as Personal Representative of the Estate of Douglas Marion McRoy on the same bears date.

Given under my hand and seal this July 20th, 2022.

My Commission Expires:

3-18-26

Michelle R. Gunn
Notary Public



IN WITNESS WHEREOF, the said Grantor has set her hand and seal this the 20th day of July, 2022

Katrena Marie McRoy Smith
Katrena Marie McRoy Smith

STATE OF ALABAMA)
COUNTY OF Shelby)

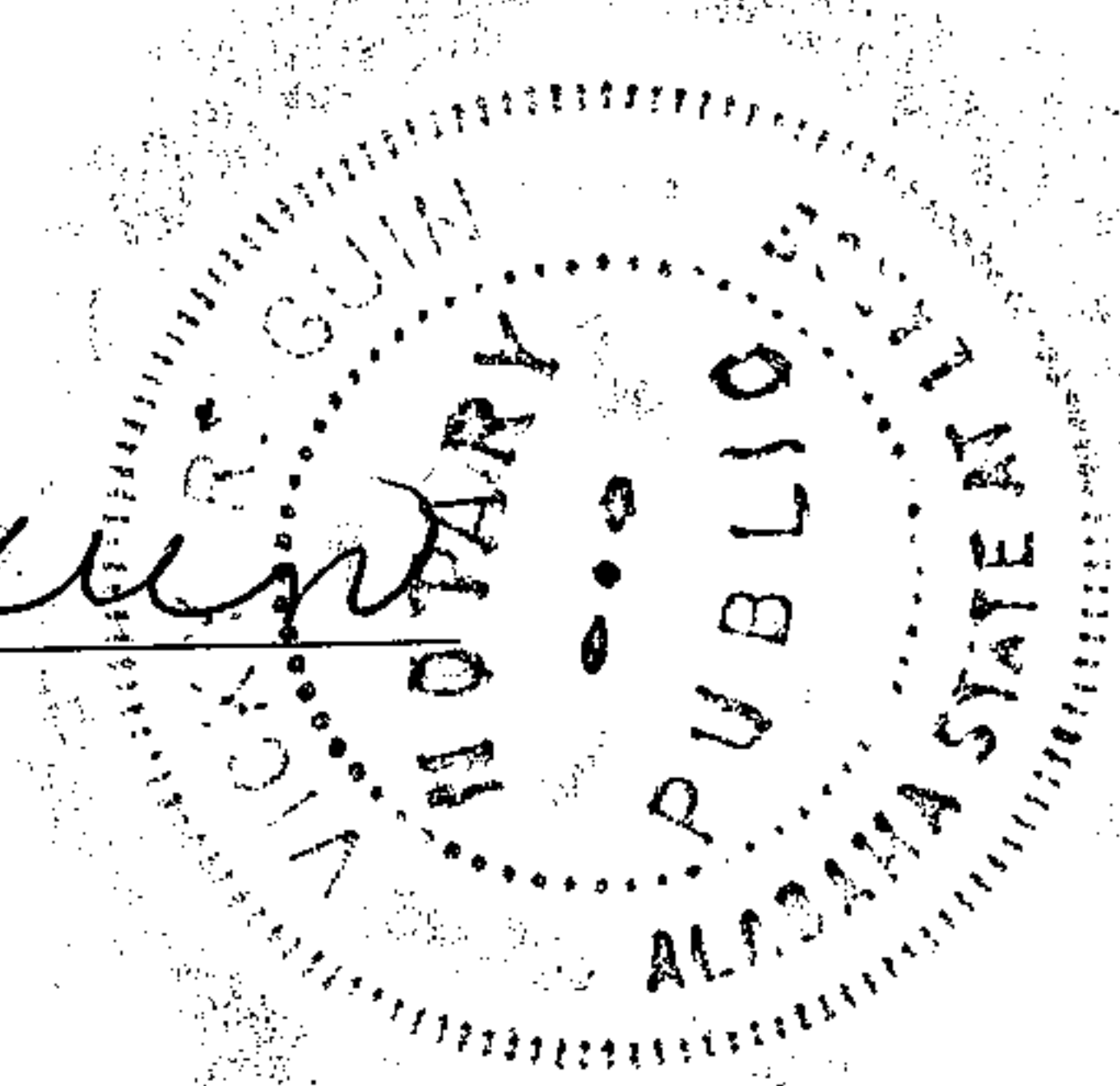
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Katrena Marie McRoy Smith**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this July 20th, 2022.

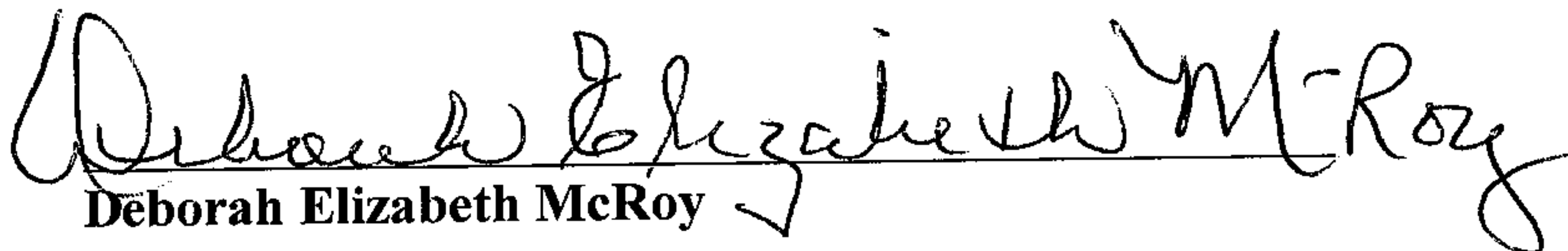
My Commission Expires:

3-18-2026

Wick R. Gentry
Notary Public



IN WITNESS WHEREOF, the said Grantor has set her hand and seal this the 20th day of July, 2022


Deborah Elizabeth McRoy

STATE OF ALABAMA)
COUNTY OF Shelby)

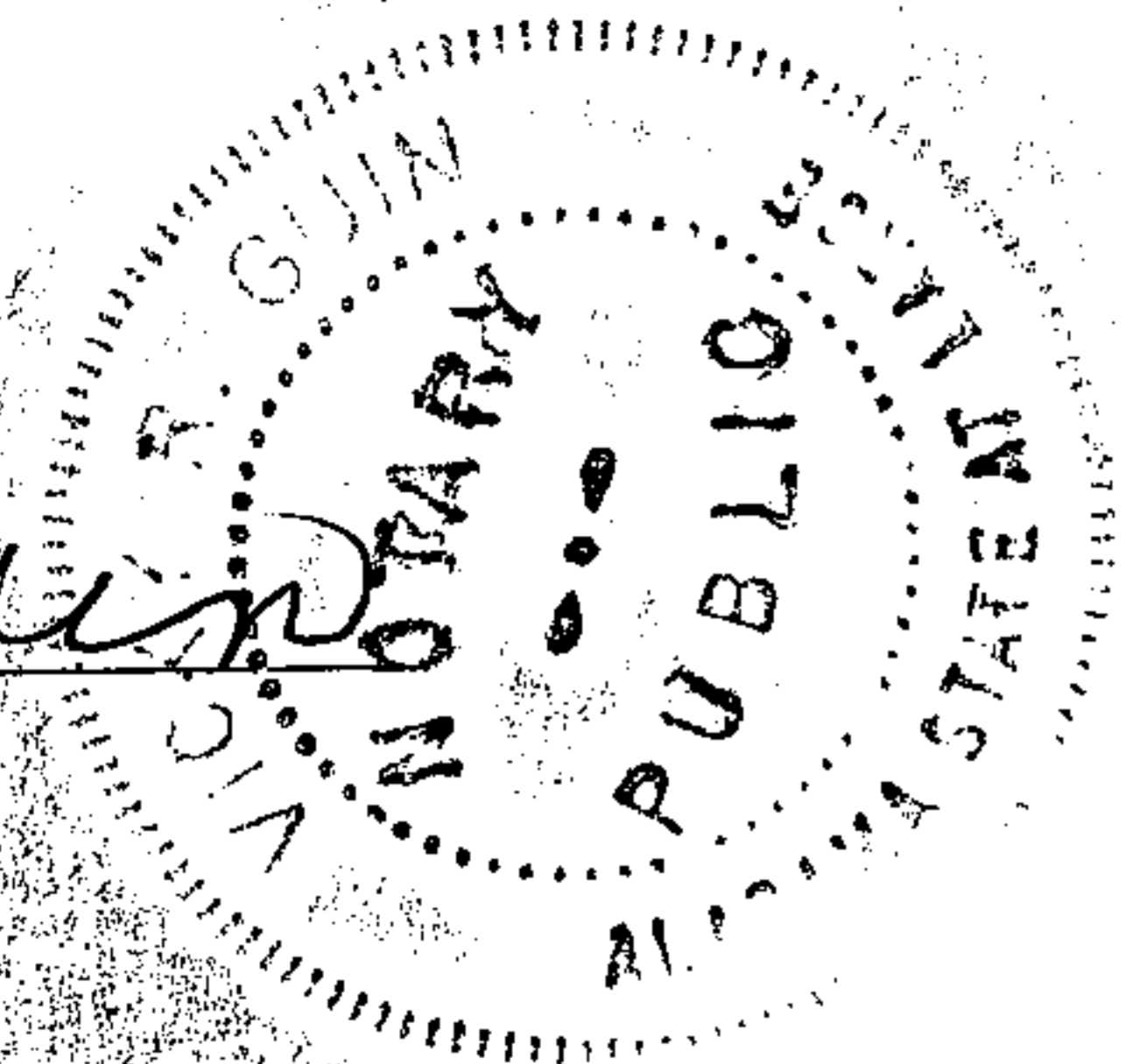
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Deborah Elizabeth McRoy**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this July 20th, 2022.

My Commission Expires:

3-18-2026


Notary Public



Grantor's Address:

Property Address: 2182 Pelham Pkwy Pelham, AL 35124

EXHIBIT A**Property Description**

A parcel of land lying in the NW 1/4; SW 1/4 Section 31, Township 19 South, Range 2 West, and more particularly described as follows:

Starting at the northwest corner of said NW 1/4; SW 1/4; run S 1°30' E for 666.9 feet to an iron marker. Thence run East for 589.9 feet to an iron marker. Thence run N 2°18' East for 245.5 feet to an iron marker; which is a property corner agreed upon by the three owners whose land surrounds the said corner, which is the point of beginning. Thence run Westerly for 40.1 feet to an iron marker. Thence turn 70°53' right and run N 19°07' W for 136.2 feet to a point which is 1.0 feet northwest of a chain link fence. Thence turn 87°31' to the right and run N 68°24' E, parallel to and 1.0 foot northwest of said chain link fence for 298.2 feet to a point which is 2.0 feet southwest of a building; thence turn 86°59' right and run S 24°37' E and 2.0 feet southwest of, and parallel to said building for 157.8 feet to a point in a fence. Thence turn 94°30' right and run S 69°53' W for 276.4 feet to the point of beginning.

Said parcel lies in the said NW 1/4; SW 1/4, Section 31, Township 19 South, Range 2 West.

Said property being further described by the survey of Gonzalez-Strength & Associates as follows:

A parcel of land located in the Southwest one quarter of Section 31, Township 19 South, Range 2 West Shelby County, Alabama. Said parcel being more particularly described as follows:

Commence at a found PK nail marking the Eastern most corner of Lot 1 Beers Addition to Pelham as recorded in Map Book 34 Page 13 in the Office of Judge of Probate Shelby County, Alabama; thence run South 71 Degrees 28 Minutes 30 Seconds West along the Southeast line of said Lot 1 for a distance of 284.21 feet to a found capped rebar stamped Weygand, said point marking the POINT OF BEGINNING of the parcel herein described; thence continue along the last described course and the continuation thereof for a distance of 272.84 feet to a found 1 inch solid; thence leaving said Southeast line run North 86 Degrees 46 Minutes 12 Seconds West for a distance of 40.01 feet to a found 1 inch solid; thence run North 17 Degrees 03 Minutes 16 Seconds West for a distance of 136.20 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being 1.30 feet North of a chain link fence; thence run North 70 Degrees 40 Minutes 59 Seconds East for a distance of 297.14 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being 1.00 foot North of a chain link fence, said point also being 3.2 feet West of an existing building; thence run South 22 Degrees 44 Minutes 55 Seconds East for a distance of 134.03 feet to a found capped rebar stamped Weygand; thence run South 17 Degrees 15 Minutes 05 Seconds East for a distance of 21.43 feet to the POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Right of Way granted to Alabama Power Company as recorded in Deed Book 101, page 505, Deed Book 119, page 457, Deed Book 157, page 290, Deed Book 164, page 378 and Deed Book 172, page 543 in the Probate Office of Shelby County, Alabama.
3. Right of way for telephone line, recorded in Deed Book 56, Page 296, in the Probate office of Shelby County, Alabama.
4. The following matters set forth on the ALTA/NSPS Land Title Survey prepared by Derek S. Meadows, with Gonzalez-Strength & Associates dated 08/1/22 and designated as Project 22-0476:
 - a. deed overlap over the East property line as shown on survey
 - b. encroachment of fence over the Southwest and East property lines as shown on survey
 - c. property does not have direct access to public right of way as noted on survey

REAL ESTATE VALIDATION FORM

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

Grantor's Name: **Estate of Douglas Marion McRoy, deceased, Shelby County Probate Case No. PR-2022-000221** Grantee's Name: **Birmingham Land Acquisitions, LLC**

Mailing Address: 6488 Harpers Dairy Loop Mailing Address: 9001 E Colonial Dr
Bessemer, AL 35022 Orlando, FL 32817

Property Address: 2182 Pelham Pkwy Date of Sale: 8/2/22
Pelham, Alabama, Total Purchase Price: \$379,000.00
35124

Or
 Actual Value: \$
 Or
 Assessors 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: **August 2, 2022**Print Name: **Jennifer Lyn McRoy Barnett**

☐ Unattested Luke Henderson
 (verified by)

Sign: Jennifer Lyn McRoy Barnett
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/04/2022 02:05:49 PM
 \$422.00 JOANN
 20220804000305200

Allen S. Bayl