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08/09/2022 10:11:49 AM
DEEDS 1/4

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2022-07-6554
Documentary Evidence: Sales Contract

Send Tax Notice To:
Key 7 Management Services, LLC
2183 Parkway Lake Drive
Birmingham, AL 35244

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **McDonald Strong**, an unmarried individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Key 7 Management Services, LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"


Address of property: 320 Masonary Drive, Chelsea, AL 35143

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

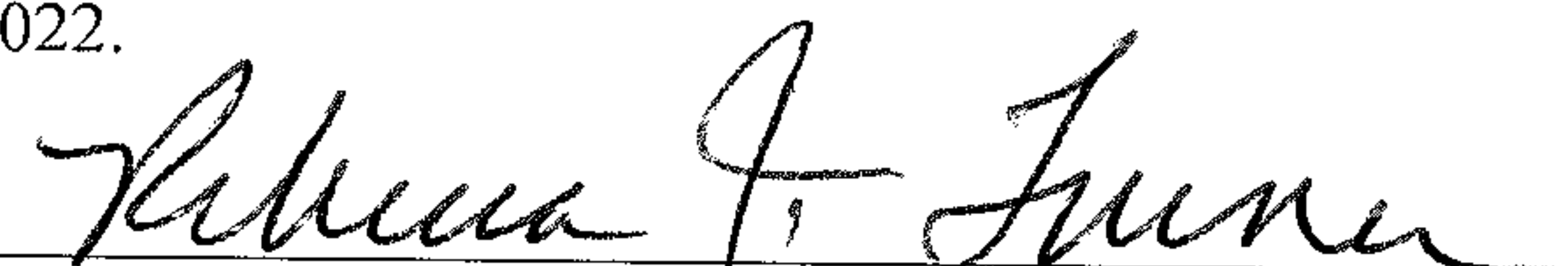
IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 8th day of August, 2022.


_____(Seal)
McDonald Strong

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **McDonald Strong**, an unmarried individual, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 8th day of August, 2022.



Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Grantors' Mailing Address:
443 County Road 104
Bremen, AL 35033

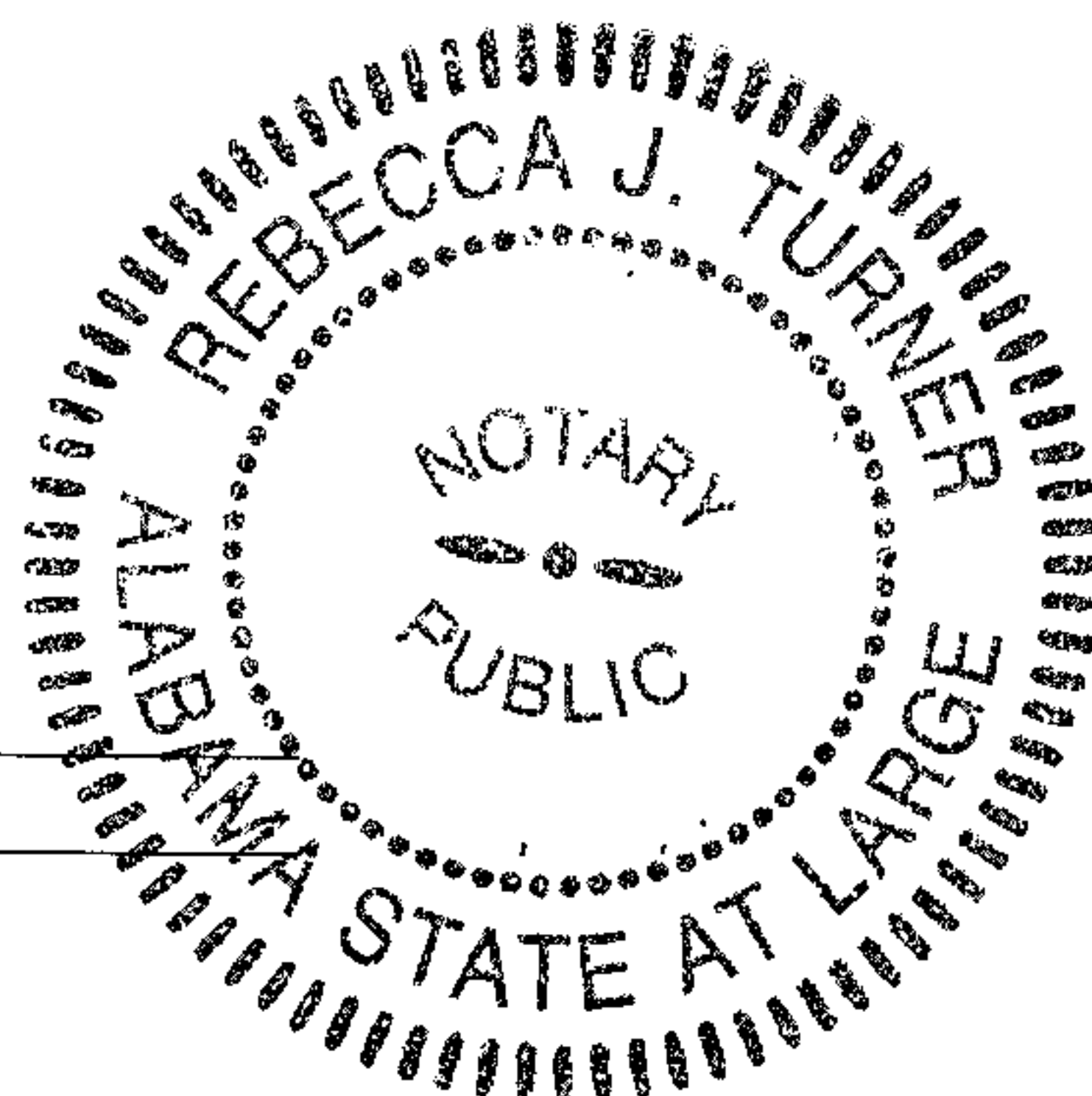


Exhibit A

TRACT I:

Commence at the southwest corner of the NE 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama and run North 33 deg. 30 min. 11 sec. East for 726.48 feet to the point of beginning. From said point of beginning run South 81 deg. 30 min. 37 sec. East for 958.30 feet; thence run North 00 deg. 03 min. 37 seconds East for 221.88 feet to the centerline of Yellowleaf Creek; thence along said centerline of creek the following calls: North 38 deg. 12 min. 36 sec. East for 174.85 feet; North 31 deg. 47 min. 46 sec. West for 151.39 feet; North 44 deg. 45 min. 52 sec. West for 86.12 feet; North 34 deg. 28 min. 08 sec. West for 181.01 feet; North 40 deg. 44 min. 02 sec. West for 184.20 feet; North 67 deg. 41 min. 40 sec. West for 293.33 feet; South 30 deg. 39 min. 46 sec. West for 102.19 feet and North 79 deg. 01 min. 21 sec. West for 259.55 feet; thence leaving said creek, run South 08 deg. 29 min. 23 sec. West for 777.79 feet to the point of beginning.

TRACT II:

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 00 deg. 16 min. 10 sec. East along the West line of said 1/4-1/4 section, a distance of 656.50 feet to the point of beginning; thence continue southerly along said line a distance of 486.30 feet to the centerline of Yellowleaf Creek; thence South 79 deg. 01 min. 21 sec. East along said centerline a distance of 782.40 feet; thence North 30 deg. 39 min. 46 sec. East along said centerline, a distance of 102.19 feet; thence South 67 deg. 41 min. 40 sec. East along said centerline a distance of 293.33 feet; thence South 40 deg. 44 min. 02 sec. East along said centerline, a distance of 184.20 feet; thence South 34 deg. 28 min. 08 sec. East along said centerline, a distance of 181.01 feet; thence South 44 deg. 45 min. 52 sec. East along said centerline a distance of 86.12 feet; thence South 31 deg. 47 min. 46 sec. East along said centerline, a distance of 151.39 feet; thence South 38 deg. 12 min. 36 sec. West along said centerline a distance of 174.85 feet; thence South 83 deg. 05 min. 13 sec. East along said centerline, a distance of 167.01 feet; thence North 01 deg. 35 min. 35 sec. West and leaving said centerline, a distance of 1,051.13 feet; thence South 87 deg. 28 min. 07 sec. West, a distance of 155.38 feet; thence North 00 deg. 18 min. 37 sec. West, a distance of 253.58 feet; thence South 89 deg. 52 min. 02 sec. a distance of 664.29 feet; thence South 89 deg. 54 min. 29 sec. West, a distance of 664.46 feet to the point of beginning.

LESS AND EXCEPT that portion previously conveyed to Charlotte Moore Williams by deed recorded in Inst. # 20110131000031670, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion previously conveyed to John G. Pugh and Sharon Pugh by deed recorded in Inst. # 2012010500005110, in the Probate Office of Shelby County, Alabama.

ALSO, an Easement for ingress, egress and utilities described as follows:

Easement A:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run South 66 deg. 04 min. 05 sec. West for 901.67 feet to the South margin of Blanton Street and the centerline and Point of Beginning of a proposed 30 foot Ingress and Egress and Utility Easement. From said Point of Beginning run along said centerline of said easement the following calls: South 55 deg. 43 min. 51 sec. West for 190.28 feet; South 34 deg. 04 min. 04 sec. West for 202.37 feet; South 65 deg. 52 min. 06 sec. West for 95.71 feet; North 88 deg. 04 min. 28 sec. West for 180.48 feet; and South 86 deg. 49 min. 46 sec. West for 109.37 feet. Said easement being 15 feet left and 15 feet right of the above described centerline and for the purposes of Ingress, Egress and Utilities.

Exhibit A*(continued)***Easement B:**

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run South 66 deg. 04 min. 05 sec. West for 901.67 feet to the South margin of Blanton Street and the centerline of a proposed 30 foot Ingress and Egress and Utility easement. Thence run along said centerline of said easement the following calls: South 55 deg. 43 min. 51 sec. West for 190.28 feet; South 34 deg. 04 min. 04 sec. West for 202.37 feet; South 65 deg. 52 min. 06 sec. West for 95.71 feet; North 88 deg. 04 min. 28 sec. West for 180.48 feet to the Point of Beginning of Easement B. Being a proposed 30 foot Ingress and Egress and Utility easement. From said Point of Beginning run South 50 deg. 57 min. 11 sec. West for 124.52 feet. Said easement being 15 feet left and 15 feet right of the above described line and for the purpose of Ingress and Egress and Utilities.

TRACT III:

Commence at the Southwest corner of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 00 deg. 03 min. 33 sec. East for 664.63 feet to the point of beginning, being in the centerline of a 100-foot Alabama Power transmission line easement; from said point of beginning, run along said centerline of said easement South 81 deg. 30 min. 37 sec. East for 406.53 feet; thence leaving said easement, run North 08 deg. 29 min. 23 sec. East for 777.79 feet to the centerline of Yellowleaf Creek; thence along said centerline of said creek North 79 deg. 01 min. 21 sec. West for 522.85 feet; thence leaving said creek run South 00 deg. 15 min. 24 sec. West for 808.82 feet to the point of beginning.

According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

TRACT IV:

Begin at the Southeast corner of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 88 deg. 42 min. 10 sec. East for 449.86 feet to the centerline of Yellowleaf Creek; thence along said centerline of said creek the following calls: North 59 deg. 18 min. 44 sec. West for 307.55 feet; North 21 deg. 29 min. 24 sec. East for 116.95 feet; North 61 deg. 33 min. 47 sec. West for 91.14 feet; South 00 deg. 05 min. 34 sec. East for 101.12 feet; South 59 deg. 01 min. 47 sec. West for 28.00 feet; North 65 deg. 37 min. 23 sec. West for 160.98 feet; North 06 deg. 36 min. 17 sec. West for 73.74 feet; North 16 deg. 12 min. 08 sec. West for 107.24 feet; South 83 deg. 19 min. 04 sec. West for 84.65 feet; South 10 deg. 05 min. 06 sec. West for 54.17 feet; North 74 deg. 45 min. 46 sec. West for 99.75 feet; North 08 deg. 10 min. 28 sec. West for 90.22 feet; North 50 deg. 00 min. 48 sec. West for 86.86 feet; and North 77 deg. 17 min. 53 sec. West for 76.71 feet to the East right of way of Moore Drive; thence along said road, South 00 deg. 00 min. 00 sec. East for 22.00 feet; thence continue along said road along a curve to the left having a radius of 222.92 feet and a chord bearing and distance of South 13 deg. 54 min. 43 sec. West for 267.28 feet; thence continue along said road along a curve to the left having a radius of 756.74 feet and a chord bearing and distance of South 38 deg. 58 min. 36 sec. East for 373.96 feet; thence leaving said road, run North 89 deg. 50 min. 36 sec. East for 233.97 feet to the point of beginning.

According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

TRACT V:

Commence at the Southwest corner of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 00 deg. 03 min. 33 sec. East for 664.63 feet; thence run South 81 deg. 30 min. 37 sec. East for 1364.83 feet to the point of beginning, said point of beginning being in the centerline of a 100-foot Alabama Power transmission line easement; from said point of beginning, run along said centerline of said easement South 81 deg. 30 min. 38 sec. East for 789.95 feet to the West right of way of Moore Drive; thence along said road along a curve to the right having a radius of 282.92 feet and a chord bearing and distance of North 19 deg. 06 min. 35 sec. East for 241.52 feet; thence run North 00 deg. 00 min. 00 sec. East for 20.00 feet to the centerline of Yellowleaf Creek; thence along said centerline of said creek the following calls: North 86 deg. 06 min. 24 sec. West for 61.07 feet; South 64 deg. 05 min. 30 sec. West for 102.68 feet; North 57 deg. 08 min. 06 sec. West for 227.98 feet; South 76 deg. 50 min. 35 sec. West for 79.24 feet; South 89 deg. 34 min. 43 sec. West for 272.76 feet

Exhibit A

(continued)

and North 80 deg. 37 min. 10 sec. West for 167.68 feet; thence leaving said creek, run South 00 deg. 03 min. 37 sec. West for 221.88 feet to the point of beginning.
According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

All of the above Tracts I, II, III, IV and V were conveyed by Phillip Franklin Moore, and Deborah Moore to McDonald Strong by that certain Corrective Warranty Deed dated March 20, 2013 and recorded on September 5, 2013, as Inst. #20130905000361900, in the Probate Office of Shelby County, Alabama.

TRACT VI:

Commence at the Southwest corner of the NE 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 89 deg. 52 min. 33 sec. East for 495.39 feet to the point of beginning; from said point of beginning, run North 00 deg. 07 min. 27 sec. West for 535.76 feet; thence run South 81 deg. 30 min. 37 seconds East for 1665.79 feet to the West right of way of Moore Drive; thence along said road, along a curve to the left, having a radius of 816.74 feet and a chord bearing and distance of South 35 deg. 28 min. 33 sec. for 350.98 feet; thence leaving said road, run South 89 deg. 52 min. 33 sec. West for 1850.08 feet to the point of beginning.

TRACT VII:

Begin at the Southwest corner of the Northeast 1/4 of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run North 00 deg. 03 min. 33 sec. East for 664.63 feet to the centerline of a 100-foot Alabama Power transmission line easement; thence run along said centerline of said easement South 81 deg. 30 min. 37 sec. East for 406.53 feet; thence South 81 deg. 30 min. 37 sec. East for 958.30 feet; and South 81 deg. 30 min. 38 sec. East for 789.95 feet to the West right of way of Moore Drive; thence along said road, South 10 deg. 06 min. 11 second East for 56.48 feet; thence leaving said road run North 81 deg. 30 min. 37 sec. West for 1665.79 feet; thence run South 00 deg. 07 min. 25 sec. East for 535.76 feet; thence run South 89 deg. 52 min. 33 sec. West for 495.39 feet to the point of beginning.

According to survey of Michael G. Moates, RLS #19262, dated December 3, 2010.

All of the above TRACTS VI and VII were conveyed by Weitzel E. Moore and Ina Coline Moore to McDonald Strong by deed dated July 31, 2013, and recorded on July 31, 2013 as Inst. #20130731000312220, in the Probate Office of Shelby County, Alabama.

TRACT VIII:

Commence at the Northeast corner of Section 19, Township 20 South, Range 1 West, Shelby County, Alabama, and run South 31 deg. 59 min. 58 sec. West for 1029.56 feet; thence run South 88 deg. 09 min. 30 sec. West for 633.80 feet to the Point of Beginning. From said Point of Beginning run South 01 deg. 35 min. 35 sec. East for 653.94 feet; thence run North 49 deg. 24 min. 51 sec. West 372.33 feet; thence run North 03 deg. 29 min. 22 sec. West for 513.45 feet; thence run North 22 deg. 52 min. 03 sec. East for 159.70 feet; thence run North 89 deg. 52 min. 02 sec. East for 80.00 feet; thence run South 89 deg. 49 min. 40 sec. East for 150.00 feet; thence run South 00 deg. 52 min. 18 sec. East for 247.95 feet to the Point of beginning.

All of the above Tract VIII was conveyed by Charlotte Moore Williams to McDonald Strong by deed dated November 11, 2014, and recorded November 12, 2014 as Inst. #20141112000356600, 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
08/09/2022 10:11:49 AM
\$981.00 JOANN
20220809000310990

Allen S. Bayl