

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
H&T Holdings, LLC
80 Gunter Lane
Oneonta, AL 35121

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$150,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Gann Enterprises, L.L.C., an Alabama Limited Liability Company

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

H&T Holdings, LLC

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Lots 4 and 5, according to the Survey of Meadow Brook Professional and Medical Centre, First Sector, as recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except those portions conveyed to Shelby County in Instrument Number 20170302000073630, Instrument Number 20170302000073640 and Instrument Number 20170302000073650, being more particularly described as follows:

Instrument Number 20140302000073630:

Commencing for the Point of Beginning at a point on the South right of way of Valleydale Road, also being the Western most corner of Lot 4, according to the Meadow Brook Professional and Medical Centre, as recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama; run thence along the said South right of way, on a curve to the right, an arc distance of 118.57 feet, more or less, having a radius of 1143.49 feet, the chord of which is North 33 degrees 35 minutes 53 seconds East for a distance of 118.52 feet, more or less, to a point on the said South right of way; run thence North 35 degrees 50 minutes 47 seconds East said along said South right of way a distance of 76.01 feet, more or less, to the grantor’s property line; run thence South 53 degrees 37 minutes 46 seconds East along the grantor's property line a distance of 9.05 feet, more or less, to a point on the acquired right of way; run thence South 35 degrees 48 minutes 18 seconds West along the acquired right of way a distance of 119.67 feet, more or less, to a point on the acquired right of way; run thence along the acquired right of way, on a curve to the left, an arc distance of 70.33 feet, more or less, having a radius of 1200.00 feet, the chord of which is South 34 degrees 07 minutes 33 seconds West for a distance of 70.32 feet, more or less, to the grantor’s property line; run thence along the grantor's property line North 87 degrees 50 minutes 02 seconds West a distance of 7.92 feet, more or less, to the Point of Beginning.

Instrument Number 20170302000073640:

Commencing at a point on the South right of way of Valleydale Road, also being the Western most corner of Lot 4, according to the Meadow Brook Professional and Medical Centre, as recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama; run thence South 87 degrees 50 minutes 02 seconds East along the property line of said lot a distance of 35.69 feet, more or less; run thence North 24 degrees 45 minutes 41 seconds East a distance of 177.97 feet, more or less, to the Point of Beginning; run thence North 35 degrees 50 minutes 47 seconds East a distance of 110.05 feet, more or less; run thence South 53 degrees 35 minutes 44 seconds East a distance of 8.97 feet, more or less; run thence South 35 degrees 48 minutes 18 seconds West a distance of 110.09 feet, more or less; run thence North 53 degrees 37 minutes 46 seconds West a distance of 9.05 feet, more or less, to the Point of Beginning.

Instrument Number 20170302000073650:

Commencing at a point on the South right of way of Valleydale Road, also being the Western most corner of Lot 4, according to the Meadow Brook Professional and Medical Centre, as recorded in Map Book 17, Page 21, in the Probate Office of Shelby County, Alabama, run thence South 87 degrees 50 minutes 02 seconds East along the property line of said lot a distance of 35.04 feet, more or less, run thence North 29 degrees 05 minutes 02 seconds East a distance of 287.10 feet, more or less, to the Point of Beginning; run thence North 35 degrees 50 minutes 47 seconds East for a distance of 80.11 feet, more or less, run thence along an arc 72.98 feet, more or less, to the right, having a radius of 1967.92 feet, the chord of which is North 37 degrees 35 minutes 18 seconds East for a distance of 72.97 feet, more or less, run thence along an arc 24.86 feet, more or less, to the right, having a radius of 25.00 feet, the chord of which is North 66 degrees 30 minutes 09 seconds East for a distance of 23.85 feet, more or less, run thence along an arc 164.73 feet, more or less, to the left, having a radius of 2450.00 feet, the chord of which is South 37 degrees 43 minutes 52 seconds West for a distance of 164.70 feet, more or less, run thence South 35 degrees 48 minutes 18 seconds West a distance of 9.05 feet, more or less, run thence North 53 degrees 35 minutes 44 seconds West a distance of 8.97 feet, more or less, to the Point of Beginning.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 8th day of August, 2022

Gann Enterprises, L.L.C., an Alabama Limited Liability Company

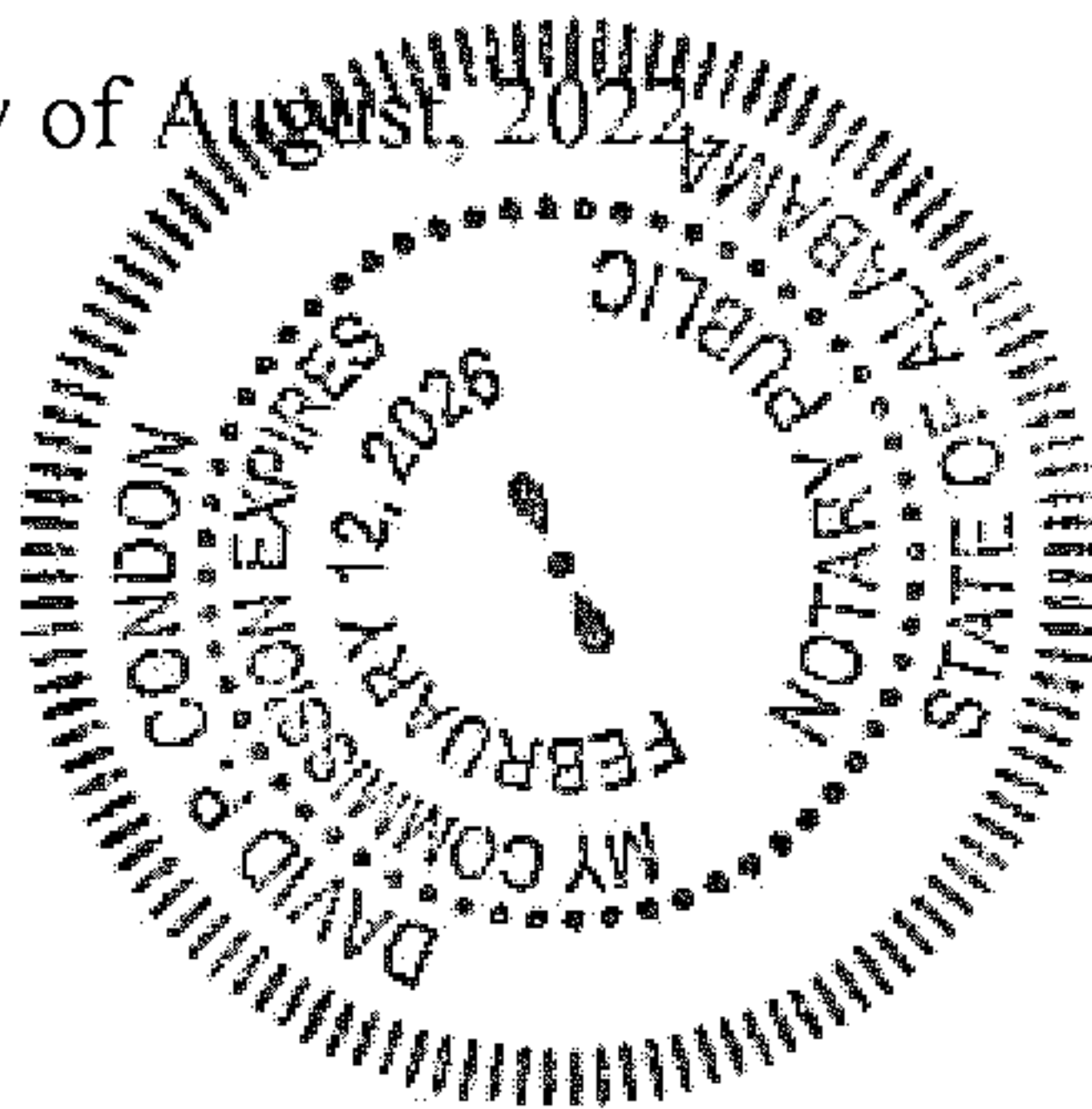
By: 
 Kevin Gann, Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Kevin Gann whose name as Managing Member of Gann Enterprises, L.L.C., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

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


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name Gann Enterprises, L.L.C.
Mailing Address 5300 Cahaba River Rd., Ste. 250
Birmingham, AL 35243
Property Address 5105 and 5109 Cyrus Circle
Birmingham, AL 35242

Grantee's Name H&T Holdings, LLC
Mailing Address 80 Gunter Lane
Oneonta, AL 35121
Date of Sale August 8, 2022
Total Purchase Price \$150,000.00
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
☐ 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 8/8/22 Print [Signature]
☐ Unattested ☐ (verified by) [Signature] Sign [Signature]
(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/10/2022 10:14:40 AM
\$178.00 BRITTANI
20220810000312340

Alvin S. Boyd