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09/07/2022 12:51:01 PM
DEEDS 1/3

This Instrument was prepared by:
Gregory D. Harrelson, Esq
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Aviator Holdings, LLC
101 Aviator View Dr Suite B
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED NINETY THOUSAND EIGHT HUNDRED & 90/100 DOLLARS (\$190,800.90) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, P&A INVESTMENTS, LLC, an Alabama limited liability company, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto AVIATOR HOLDINGS LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Attached Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$171,720.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 26th day of August, 2022.

P&A Investments, LLC

Andrea Weldon
By: Andrea Weldon
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrea Weldon, whose name as Member of P&A Investments, LLC 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, as such member and with full authority, executed the same voluntarily as the act of said company on the day the same bears date.

Given under my hand and official seal, this 26th day of August, 2022.

D. Harrelson
NOTARY PUBLIC
My Commission Expires 8/21/25

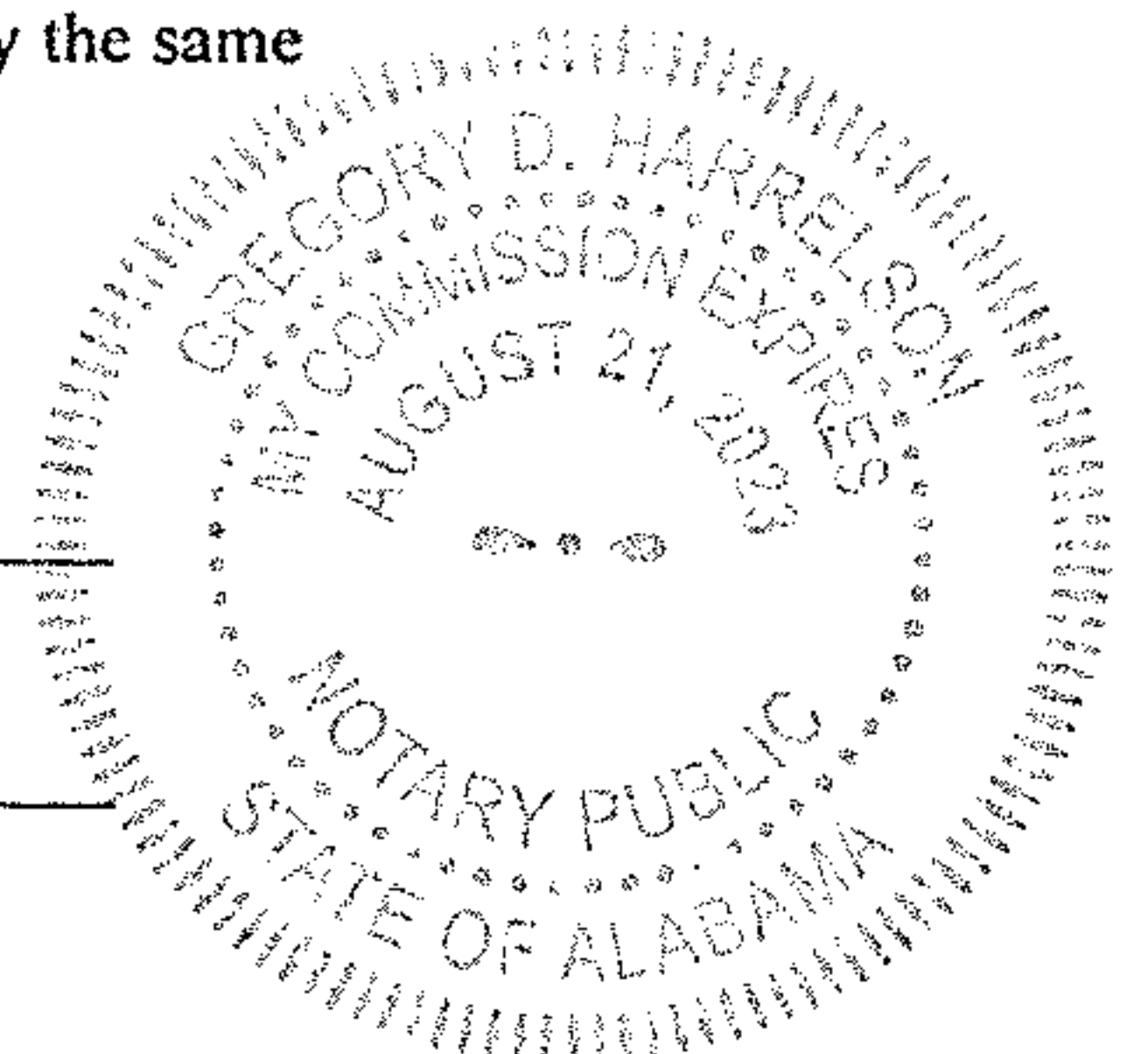


EXHIBIT A

Lot 15, according to the Preliminary map of Oak Mountain Office Park, Inc., more particularly described as follows:

A parcel of land located in the Northwest $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Northwest $\frac{1}{4}$; thence in a southerly direction along the East line of said $\frac{1}{4}$ a distance of 446.20 feet to the Southeast right of way line of Oak Mountain State Park Road; thence 53 degrees 05 minutes right in a southwesterly direction along said right of way a distance of 1432.0 feet to the Point of Beginning; thence continue along last described course a distance of 107.74 feet to a point on a curve to the right, said curve having a central angle of 7 degrees 06 minutes 30 seconds left, measured to tangent of said curve; thence in a southwesterly direction along arc of said curve a distance of 149.65 feet to end of said curve; thence continue in a southwesterly direction a distance of 203.80 feet to a point on a curve to the left, said curve having a central angle of 8 degrees 37 minutes 54 seconds and a radius of 469.24 feet; thence 143 degrees 40 minutes 36 seconds left, measured to tangent of said curve; thence in a northeasterly direction along arc of said curve a distance of 70.69 feet to end of said curve; thence continue in a northeasterly direction a distance of 106.86 feet to the beginning of a curve to the right, said curve having a central angle of 8 degrees 15 minutes and a radius of 1069.44 feet; thence along arc of said curve in a northeasterly direction a distance of 153.99 feet to end of said curve; thence continue in a northeasterly direction a distance of 75.08 feet; thence 95 degrees 02 minutes 30 seconds left in a northwesterly direction a distance of 193.71 feet to the Point of Beginning.

LESS AND EXCEPT property conveyed to William A. Davis in deed recorded in Inst. No. 20030311000148450 in Probate Office of Shelby County, Alabama.

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

Grantor's Name P&A Investments, LLC
 Mailing Address 1850 Hwy 467
Vincent, AL 35178

Grantee's Name Aviator Holdings, LLC
 Mailing Address 101 Aviator View Dr
Suite B
Alabaster, AL 35007

Property Address 2050 Oak Mountain Lane
Pelham, AL 35124

Date of Sale 08/26/2022
 Total Purchase Price \$ 190800.90

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/07/2022 12:51:01 PM
 \$47.50 BRITTANI
 20220907000349080

Alvin S. Boyd

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 8/26/22

Print Andrea Weidon

Unattested _____
 (verified by)

Sign Andrea Weidon
 (Grantor/Grantee/Owner/Agent) circle one