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09/09/2022 02:02:27 PM
DEEDS 1/5

PREPARED BY:

Jared C. Batte
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

Round Too Investments, LLC
120 Bishop Circle
Pelham, Alabama 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED
(TO CLEAR TITLE)

THIS STATUTORY WARRANTY DEED (this “Deed”) is executed and delivered on this 8th day of September, 2022 by **CONNOR FARMER**, a married individual (“Grantor”), in favor of **ROUND TOO INVESTMENTS, LLC**, an Alabama limited liability company (“Grantee”).

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property situated in the above-referenced county of Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference together with all right, title and interest of Grantor in and to all improvements, any other buildings and fixtures located thereon, and all rights, privileges and easements appurtenant thereto (the “Property”).

The Property is conveyed subject to those matters (collectively, the “Permitted Exceptions”) described in Exhibit B attached hereto and incorporated herein by reference:

The Grantor represents and warrants that the land conveyed hereby does not constitute the homestead, as defined by Alabama Code § 6-10-2 of the Grantor or Grantor’s spouse.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Grantee's Name and Mailing Address:

Connor Farmer
120 Bishop Circle
Pelham, Alabama 35124

Round Too Investments, LLC
120 Bishop Circle
Pelham, Alabama 35124

Property Address: 265 HWY 93 HELENA AL 35080

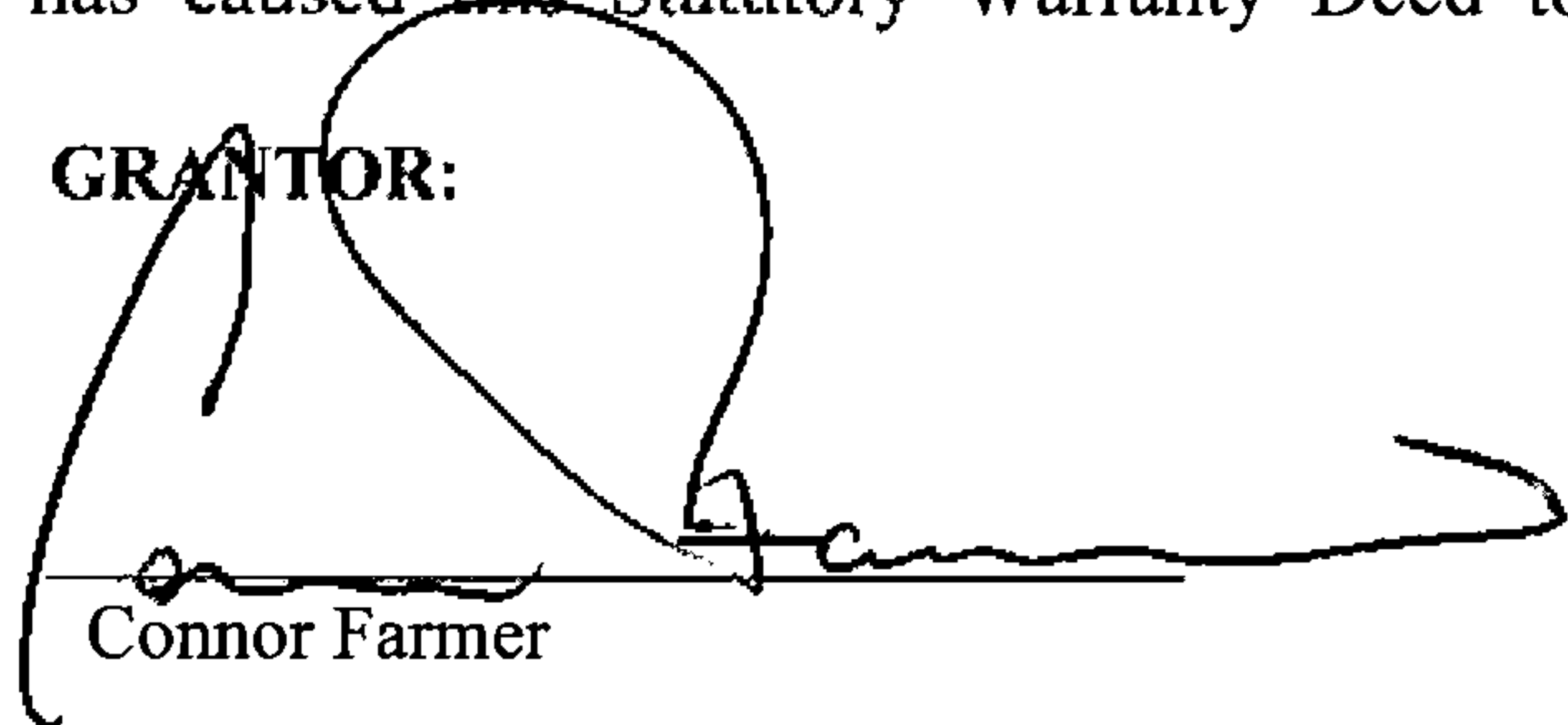
Actual Value: \$1,000.00

Deed to clear title.

[Signature appears on following page.]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

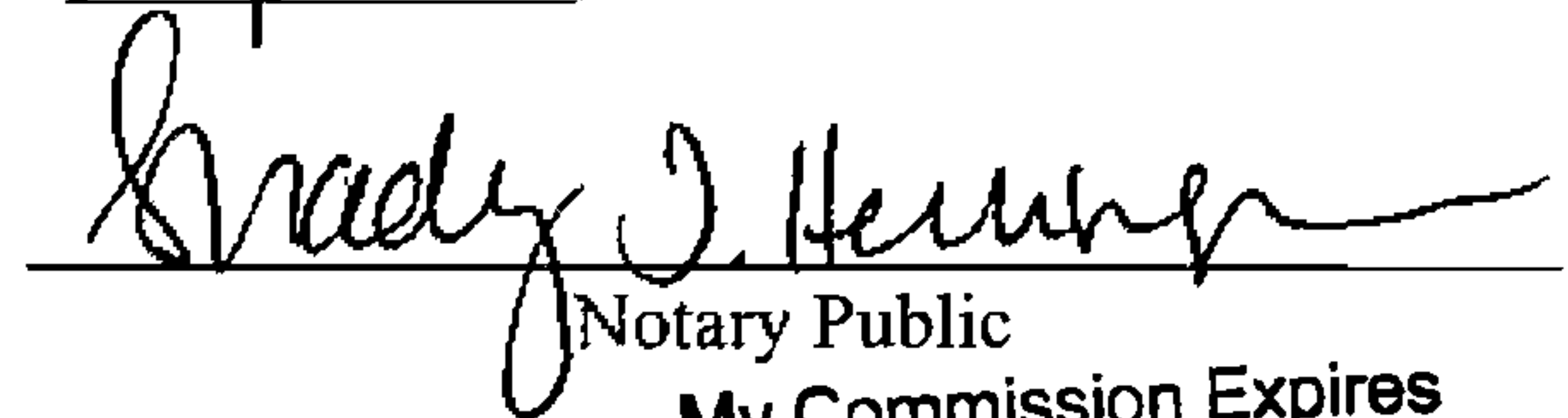
GRANTOR:


Connor Farmer

STATE OF ALABAMA)
 :
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Connor Farmer, whose name 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 said instrument, he executed the same voluntarily on the day the same bears date.

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


Notary Public

My Commission Expires
February 8, 2026

[NOTARIAL SEAL]

My commission expires: _____

SHADY T HERRINGTON
Notary Public
Alabama State at Large

Exhibit A

Legal Description

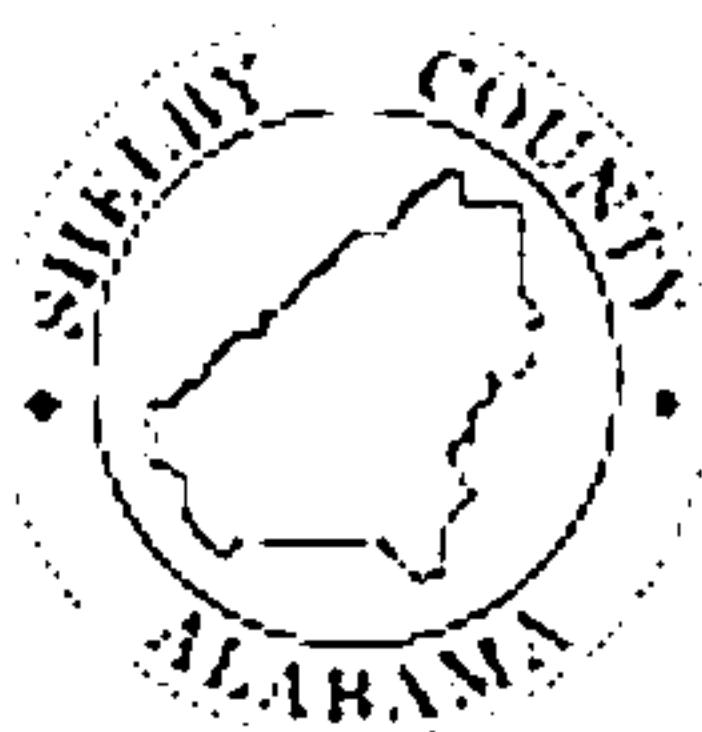
A parcel of land located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows:

Beginning at the Northwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 20 South, Range 4 West; thence run South along the West boundary of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 1017.70 feet to a point; thence turn an angle of $133^{\circ}26'45''$ to the left and run in a Northeasterly direction a distance of 647.50 feet, more or less, to a point on the West Right-of-Way line of County Highway 93; thence run in a Northwesterly and Northeasterly direction along the West Right-of-Way line of said road to a point on the North boundary line of the said NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle to the left and run West along the said North boundary of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance 748.38 feet, more or less, to the point of beginning.

Exhibit B

Permitted Exceptions

1. Ad valorem taxes for the 2022 tax year and thereafter.
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record.
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners.
4. Current Zoning and Use Restrictions.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/09/2022 02:02:27 PM
\$35.00 BRITTANI
20220909000351890

Allen S. Bayl