

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Tree of Life Investments, LLC, an Alabama
limited liability company
3210 Spring Creek Rd
Montevallo, AL 35115

GENERAL WARRANTY DEED

20220912000352920
09/12/2022 09:50:22 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Twenty-Seven Thousand Five Hundred And No/100 Dollars (\$127,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Cynthia Sims Clarke, an unmarried woman, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tree of Life Investments, LLC, an Alabama limited liability company (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East a distance of 662.36 feet; thence North 02 degrees 47 minutes 26 seconds West a distance of 3130.90 feet; thence North 61 degrees 32 minutes 56 seconds East, a distance of 409.58 feet, said point lying on the Southern right of way line of Spring Creek Road (80-foot right of way) and being the point of beginning; thence North 64 degrees 56 minutes 10 seconds East and along said right of way line, a distance of 209.95 feet; thence South 33 degrees 07 minutes 57 seconds East and leaving said right of way line, a distance of 179.57 feet; thence South 10 degrees 29 minutes 06 seconds West, a distance of 33.38 feet; thence South 64 degrees 51 minutes 15 seconds West, a distance of 300.00 feet; thence North 02 degrees 45 minutes 32 seconds West, a distance of 222.00 feet to the point of beginning.

ALSO AND INCLUDING a 20-foot wide easement of ingress and egress which begins at the most Northerly corner of the above described parcel and extends Southeasterly and parallel to the Northeast property line of the above described property a distance of 87.7 feet, as recorded in Inst # 20111011000301090, and as shown on plat.

According to a survey of Rodney Y. Shiflett, RLS #21784, dated August 28, 2016.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$123,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of August, 20 22.

Cynthia Sims Clarke
Cynthia Sims Clarke

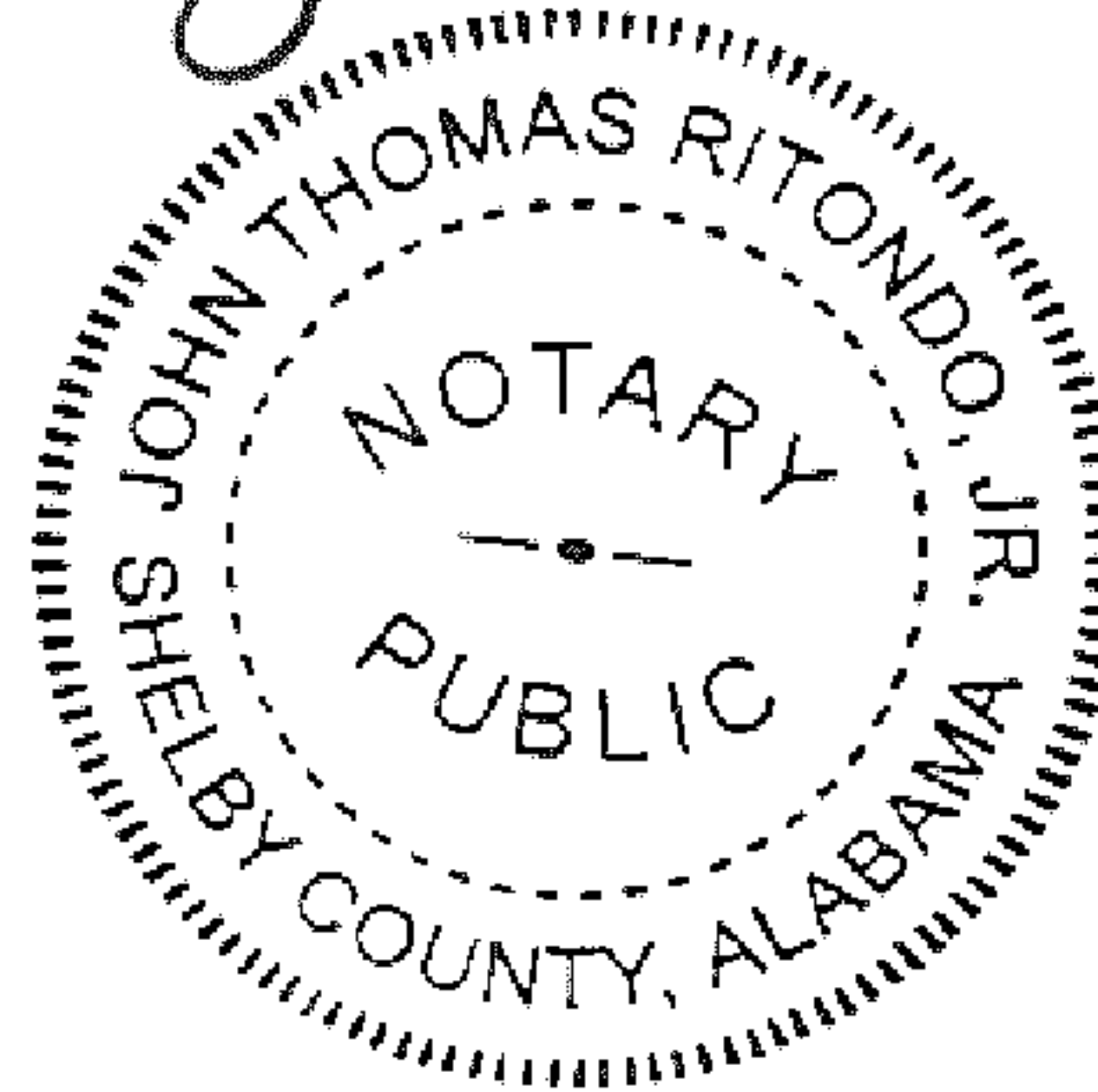
STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Sims Clarke whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30th day of August, 20 22

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name Cynthia Sims Clarke

Mailing Address 3210 Spring Creek Rd.
Montevallo, AL 35115Property Address 3210 Spring Creek Rd
Montevallo, AL 35115Grantee's Name Tree of Life Investments, LLC, an
Alabama limited liability companyMailing Address 3210 Spring Creek Rd
Montevallo, AL 35115

Date of Sale August 31, 2022

Total Purchase Price \$127,500.00

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☐ 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 - Cynthia Sims Clarke, , .

Grantee's name and mailing address - Tree of Life Investments, LLC, an Alabama limited liability company, 3210
Spring Creek Rd, Montevallo, AL 35115.

Property address - 3210 Spring Creek Rd, Montevallo, AL 35115

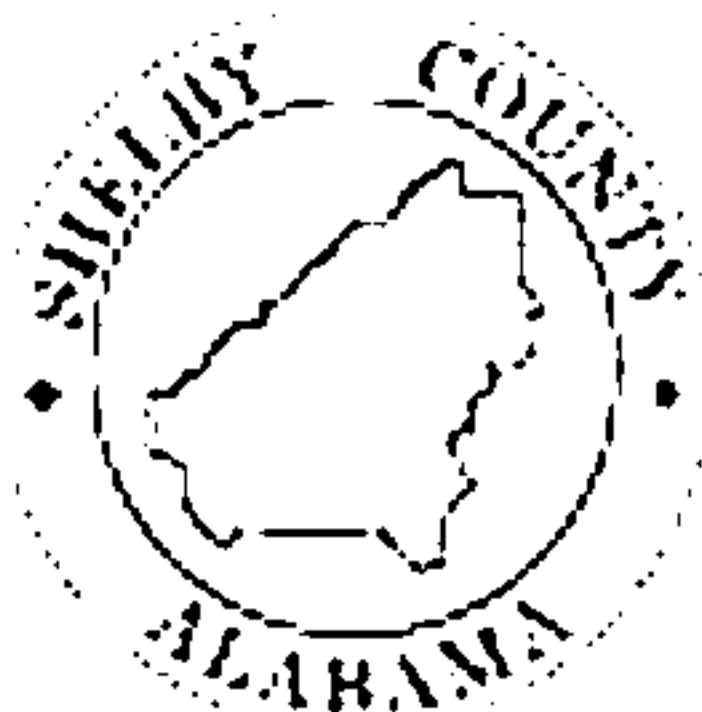
Date of Sale - August 31, 2022.

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 with 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 31, 2022

Sign _____

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

09/12/2022 09:50:22 AM

\$32.00 JOANN

20220912000352920

Allie S. Bayl