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CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by: B. Christopher Battles 3150 Highway 52 West Pelham, AL 35124 Send tax notice to: Stephen Krubinski and Laura Krubinski 113 Kentwood Way Alabaster, AL 35007

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of Four Hundred Forty-Nine Thousand Nine Hundred and 00/100 Dollars (\$449,900.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, BOXTY PROPERTIES, LLC (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto STEPHEN KRUBINSKI and LAURA KRUBINSKI, (herein referred to as Grantees), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$540,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by the undersigned, who are authorized to execute this conveyance, has hereunto set its signature and seal this 1st day of September, 2022.

BOXTY PROPERTIES, LLC

BY: David W. Corbally, Managing Member

BY: Gillian Waybright, Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David W. Corbally**, whose name as **Managing Member**, and **Gillian Waybright**, whose name as **Member** of **BOXTY PROPERTIES**, **LLC**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 1st day of September, 2022/

HEATHER A. BRANTLEY

My Commission Expires

June 7, 2023

Notary Public

My Commission Expires: 06/07/2023

EXHIBIT "A"

A parcel of land in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 13; thence run East along the South section line 979.82 feet; thence turn left 66°15'04" and run Northeast 2665.28 feet to the point of beginning; thence turn right 96°05'00" and run Southeast 242.31 feet to a point on a curve on the Westerly right of way of Yeager Parkway; thence turn right 87°07'29" to the tangent of a counter-clockwise curve having a delta angle of 01°15'31" and a radius of 4582.00 feet and run along the arc of said curve 100.65 feet; thence turn right 92°06'01" from tangent and run Northeast 232.93 feet; thence turn right 82°01'00" and run Northeast 59.39 feet; thence turn right 03°56'00" and run Northeast 50.51 feet to the point of beginning.

TAX PARCEL NUMBER: 13-6-13-3-001-027.025

20220916000360010 09/16/2022 02:38:42 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	BOXTY PROPERTIES, LLC 3750 Abby Glen Way Hoover, AL 35226	Mailing Address	Stephen Krubinski Laura Krubinski 113 Kentwood Way Alabaster, AL 35007
Property Address	983 Yeager Parkway Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value	\$ 449,900.00
	Assessor's Market Value \$		
evidence: (check of Bill of Sale X Sales Control X Closing State If the conveyance	ne) (Recordation of docume act tement		the following documentary ed) of the required information
		structions the name of the person or pe	ersons conveying interest to
Grantee's name an property is being co		the name of the person or	persons to whom interest to
Property address -	the physical address of the	property being conveyed, if	available.
Date of Sale - the o	late on which interest to the	property was conveyed.	
•	e - the total amount paid for the instrument offered for re		erty, both real and personal,
being conveyed by	e property is not being sold, the instrument offered for realiser or the assessor's curre	cord. This may be evidence	erty, both real and personal, d by an appraisal conducted
excluding current usersponsibility of variations	ise valuation, of the proper	ty as determined by the local termined by th	timate of fair market value, cal official charged with the d and the taxpayer will be
and accurate. I fur	ther understand that any fa	f that the information containless statements claimed on Alabama 1975 § 40-22-1 (h)	ned in this document is true this form may result in the
Date <u>September</u>	1, 2022	Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign(Grantor/Granto	Owner/ <u>Agent</u>) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2022 02:38:42 PM
\$29.00 JOANN

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