

**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.

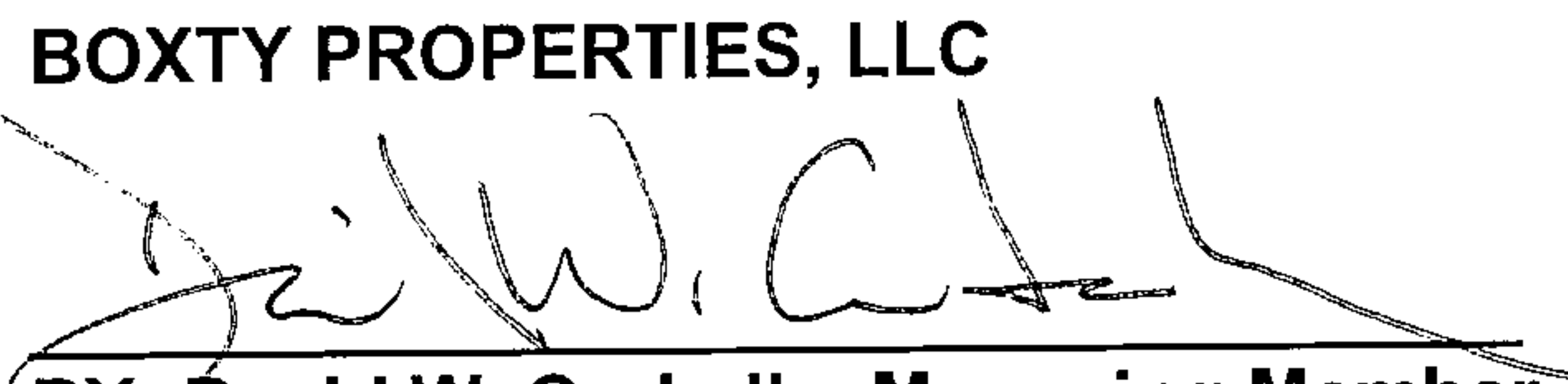
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

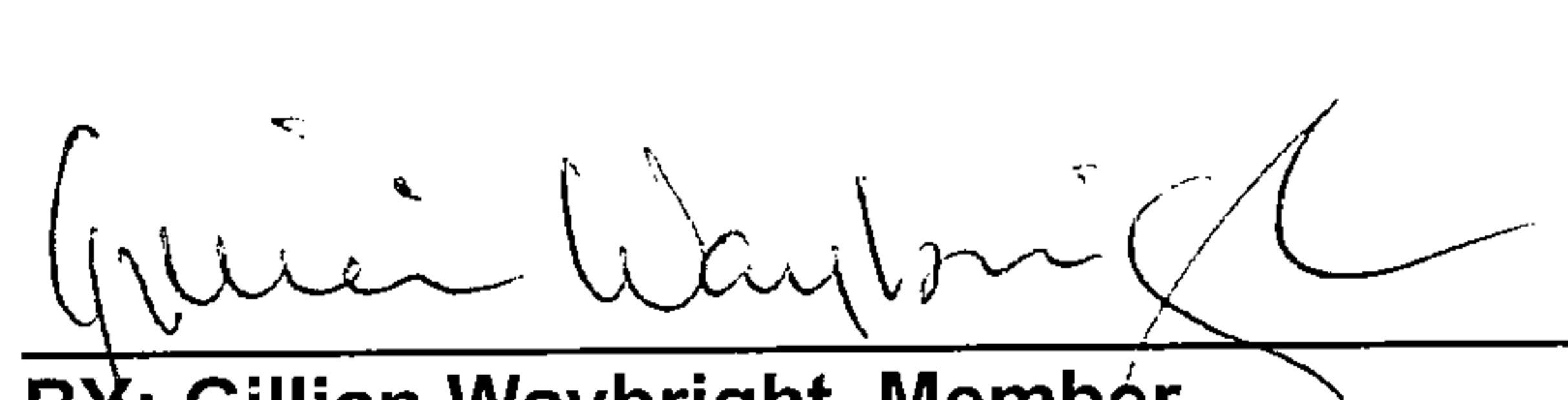
To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event 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**

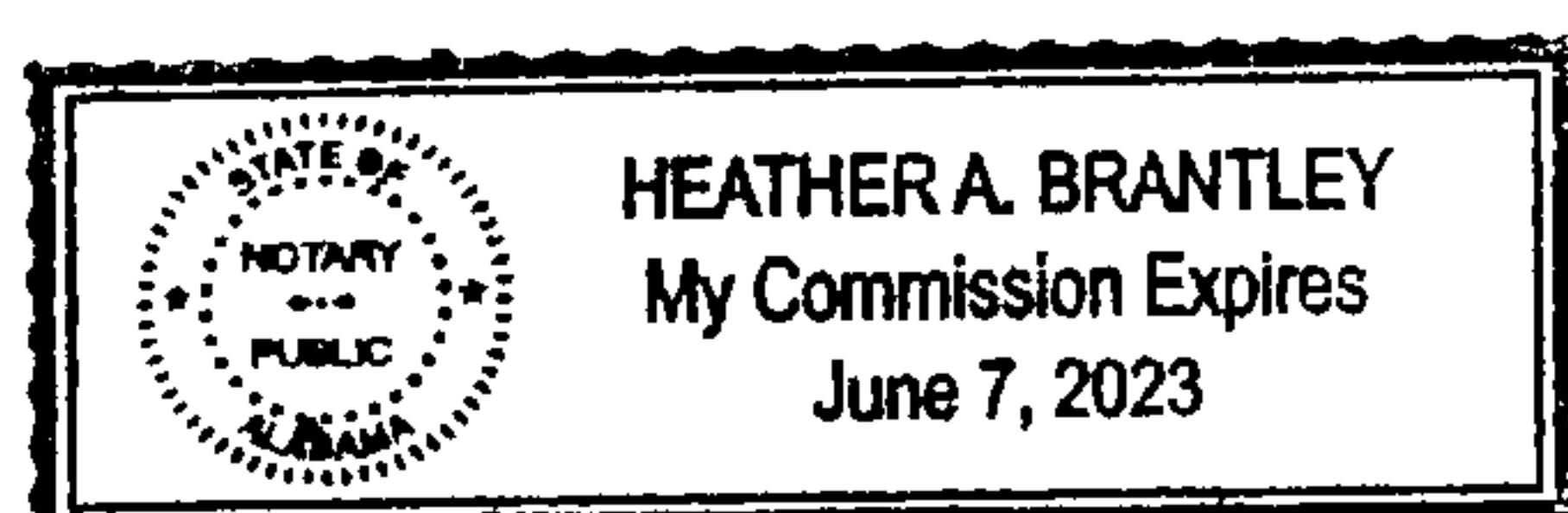

BY: **Gillian Waybright, Member**

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.



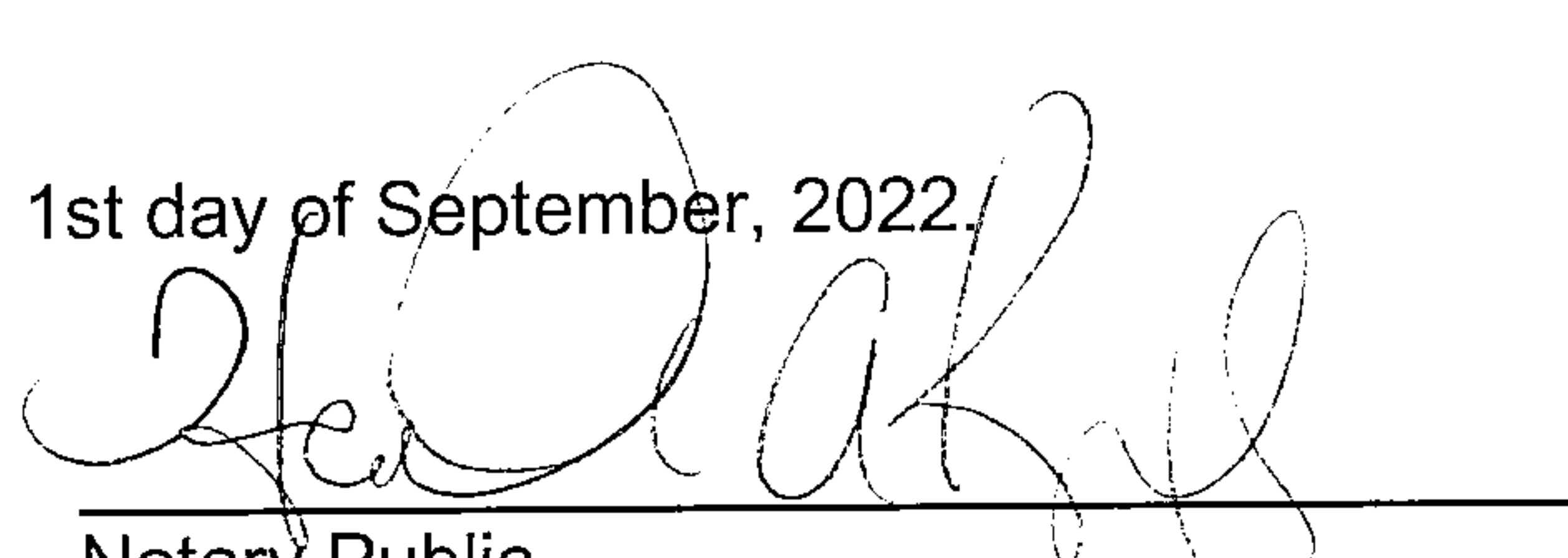

Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

A parcel of land in the NW ¼ of the SW ¼ 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

Allie S. Bayal