

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

SEND TAX NOTICE TO:
Elite Acquisitions, LLC
1406 Highland Lakes Trail
Birmingham, AL 35242

GENERAL WARRANTY DEED

20221006000381960
10/06/2022 11:45:11 AM
DEEDS 1/3

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy Thousand And No/100 Dollars (\$70,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, the Eugenia C. Clemore Revocable Living Trust, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Elite Acquisitions, LLC (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**:

Begin at the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama; thence run East along the North line of said 1/4-1/4 Section a distance of 162.84 feet; thence turn an angle of 39° 35' 28" to the right and run a distance of 280.44 feet; thence turn an angle of 90° 00' 00" to the right and run a distance of 124.80 feet; thence turn an angle of 60° 02' 48" to the right and run a distance of 224.80 feet; thence turn an angle of 06° 33' 23" to the right and run a distance of 81.30 feet to a point on the East line of the NE1/4 of the SW 1/4 of said Section 16; thence continue in the same direction a distance of 116.09 feet to a point on the North Right of Way line of a 30 foot road easement; thence turn an angle of 29° 48' 00" to the right and run along said road easement a distance of 72.24 feet; thence turn an angle of 44° 05' 51" to the right and run a distance of 129.93 feet to a point on the North line of said NE 1/4 of the SW 1/4, Section 16; thence turn an angle of 89° 54' 30" to the right and run a distance of 161.81 feet to the Northwest corner of the NW 1/4 of the SE 1/4 of Section 16 and the point of beginning.

Commonly know as Parcel ID # 09-5-16-0-001-028.000

Survey prepared by Ray Weygand, Professional Land Surveyor No. 24973, Order # 20221567, dated September 30, 2022.

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 \$959,772.73 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 3rd day of October, 20 22.

Eugenia C. Clemore Revocable Living Trust

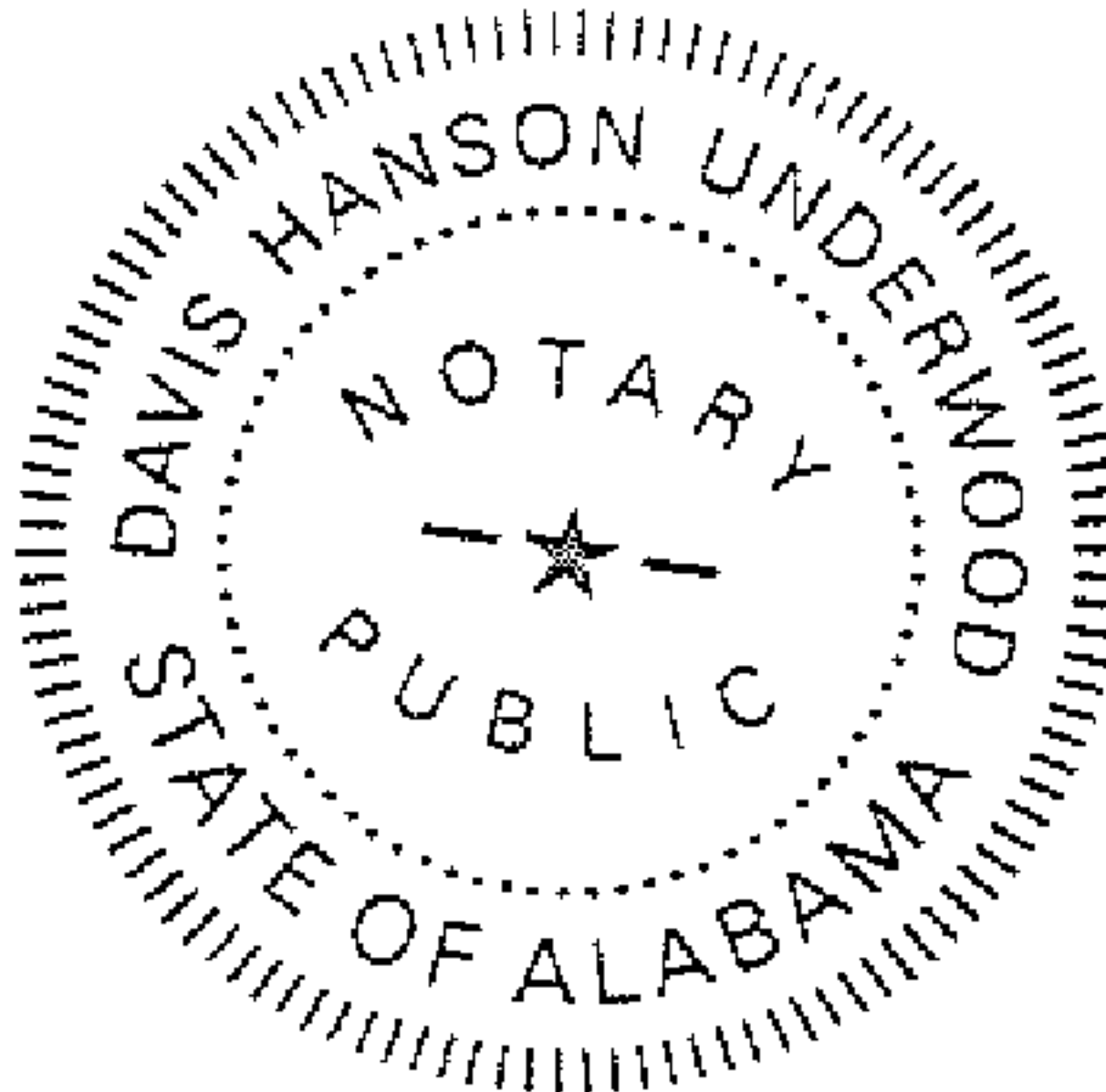
BY: [Signature]
Anthony Buszka
Trustee

STATE OF AL
COUNTY OF Telfer

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Buszka whose name as Trustee for the Eugenia C. Clemore Revocable Living Trust 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 he/she executed the same voluntarily and in his/her capacity as Trustee on the day the same bears date.

Given under my hand and official seal on 3rd day of October, 2022.

Notary Public
My commission expires:
My Commission Expires:
July 24, 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 Eugenia C. Clemore Revocable
Living Trust

Grantee's Name Elite Acquisitions, LLC

Mailing Address 102 Kauffman Circle
Madison, AL 35758Mailing Address 1406 Highland Lakes Trail
Birmingham, AL 35242Property Address 1101 Dunnavant Valley Road
Birmingham, AL 35242

Date of Sale September 30, 2022

Total Purchase Price \$70,000

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☐ Appraisal☐ Sales Contract☐ Other:☒ Closing StatementIf 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 - Eugenia C. Clemore Revocable Living Trust

Grantee's name - Elite Acquisitions, LLC

Property address - 1101 Dunnavant Valley Road, Birmingham, AL 35242

Date of Sale - September 30, 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 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: September 30, 2022

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

10/06/2022 11:45:11 AM

\$29.00 JOANN

20221006000381960

Allie S. Bayl