

20221027000404420
10/27/2022 03:04:20 PM
DEEDS 1/3

This Instrument was prepared by:
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Round Too Investments, LLC
120 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of SIXTY FOUR THOUSAND and 00/100 Dollars (\$64,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, APRIL ADAMS, a married woman (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto ROUND TOO INVESTMENTS, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to: (1) Ad valorem taxes due and payable October 1, 2022 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions

Subject Property does not constitute the Homestead of the Grantor nor that of her Spouse.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantor does for herself and for her heirs, successors and assigns covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 3rd day of October, 2022.


April Adams

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that April Adams, whose name 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, she executed the same voluntarily on the day the same bears date.

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

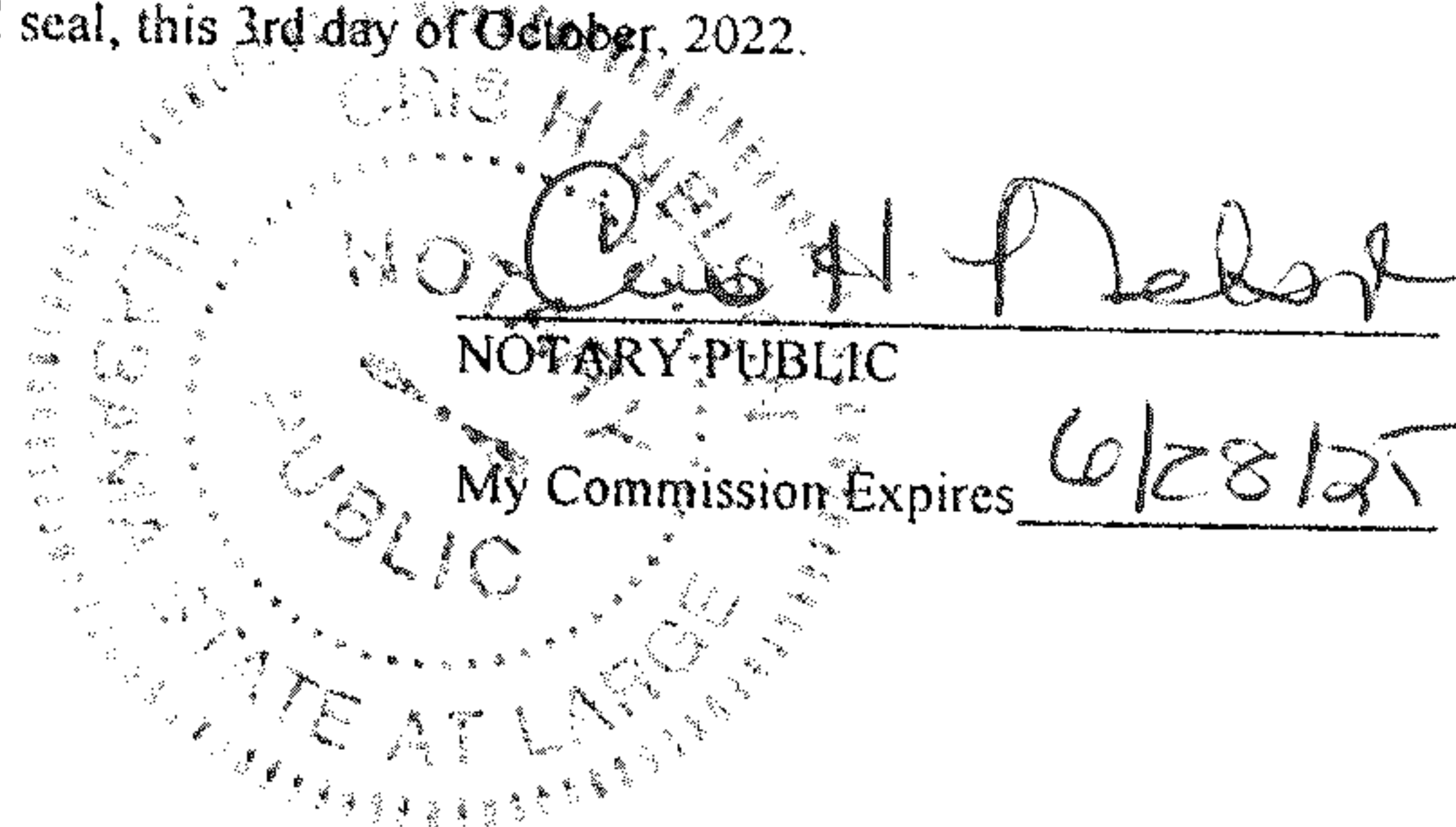

NOTARY PUBLIC
My Commission Expires 6/28/25

EXHIBIT "A"

Legal Description:

A parcel of land situated in Section 33, Township 20 South, Range 3 West, Shelby County, Alabama and being all that part of Lot 1 of Adams Farms as recorded in Map Book 43 Page 41 in the Office of the Judge of Probate in Shelby County, Alabama lying north of Beaverdam Creek and being more particularly described as follows:

BEGIN at a 3" capped Pipe at the NW corner of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama and the NW corner of Lot 1 of Adams Farms as recorded in Map Book 43 Page 41 in the Office of the Judge of Probate in Shelby County, Alabama; thence S 00°25'41" E along the west line of said section and said Lot 1 a distance of 998.73 feet more or less to the centerline of Beaverdam Creek; thence N 63°34'54" E leaving said section and lot line along the centerline of said creek a distance of 78.95 feet to a point; thence N 74°15'56" E along said centerline a distance of 51.80 feet to a point; thence N 41°59'41" E along said centerline a distance of 55.42 feet to a point; thence N 34°02'06" E along said centerline a distance of 256.48 feet to a point; thence N 33°00'59" E along said centerline a distance of 166.86 feet to a point; thence N 54°10'05" E along said centerline a distance of 144.78 feet to a point; thence N 52°56'42" E along said centerline a distance of 52.13 feet to a point; thence N 42°57'02" E along said centerline a distance of 63.17 feet to a point; thence N 84°27'39" E along said centerline a distance of 34.46 feet to a point; thence S 81°10'35" E along said centerline a distance of 49.87 feet to a point; thence S 68°52'54" E along said centerline a distance of 53.55 feet to a point; thence S 53°26'02" E along said centerline a distance of 41.87 feet to a point; thence S 25°07'35" E along said centerline a distance of 40.78 feet to a point; thence S 09°03'50" E along said centerline a distance of 62.92 feet to a point; thence S 19°48'05" E along said centerline a distance of 40.80 feet to a point; thence S 67°01'26" E along said centerline a distance of 50.90 feet to a point; thence S 75°55'02" E along said centerline a distance of 51.31 feet to a point on the east line of said Lot 1; thence N 01°37'44" E leaving said centerline and along the east line of said Lot 1 a distance of 585.82 feet more or less to a 1/2" rebar capped EDG on the north line of said section and the north line of said Lot 1; thence N 88°22'16" W along the north line of said section and Lot 1 a distance of 923.47 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name April Adams
 Mailing Address PO Box 824
Helena, AL 35080

Grantee's Name Round Too Investments, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Property Address [REDACTED]
[REDACTED]
N/A

Date of Sale 09/03/2022
 Total Purchase Price \$ 64,000
 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
☐ 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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 _____

Print April Adams

Unattested _____

(verified by)

Sign April Adams
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/27/2022 03:04:20 PM
 \$92.00 BRITTANI
 20221027000404420

Form RT-1

Allen S. Bayl