

20221031000406320
10/31/2022 10:00:14 AM
DEEDS 1/2

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3412

SEND TAX NOTICE TO:

HBH Holding, LLC
5664 Brayden Circle
Birmingham, Al 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Eight Hundred Fifteen Thousand Dollars and 00/100 Dollars (\$815,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Susan Renent Wain Hightower, Personal Representative of the Estate of Betty Jane Wain, deceased, Shelby County Probate Case # PR-2002-000292, by Court Order of the Probate Judge dated October 20, 2022** whose mailing address is: 2770 Stevens Creek Rd, Birmingham, Al 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HBH Holding, LLC an Alabama Corporation** whose mailing address 5664 Brayden Circle, Birmingham, Al 35244 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 318 Valley View Road, Indian Springs, Al 35124 to wit:

A parcel of land located in the Northwest 1/4 of Northeast 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southwest corner of Lot 10 of Brookstone Subdivision, as recorded in Map Book 4, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the Northeast corner of Lot 7 of said Subdivision, said point also being on the north line of said Section 28; thence in an Easterly direction, along the South lines of Lots 10, 12 and 14 of said Brookstone Subdivision and along part of the South line of Lot 20 of Section Two of Brookstone Subdivision, as recorded in Map Book 5, Page 14 in the Office of the Judge of Probate in Shelby County, Alabama, said line also being the North line of said Section 28, a distance of 840.73 feet to a point on the Southeast right-of-way of an Alabama Power Company Transmission Line right-of-way; thence 143 degrees 37 minutes 28 seconds right, in a Southwesterly direction along said right-of-way line, a distance of 247.22 feet; thence 67 degrees 26 minutes 03 seconds left, in a Southeasterly direction, a distance of 59.97 feet; thence 67 degrees 20 minutes 10 seconds right, in a Southwesterly direction, a distance of 614.09 feet; thence 67 degrees 21 minutes 35 seconds left, in a Southeasterly direction, a distance of 102.64 feet to a point on the Northeast right-of-way line of Valley View Road, said point also being the beginning of a curve to the left, said cure having a radius of 160.6 feet and a central angle of 28 degrees 54 minutes; thence 180 degrees right, to a tangent of said curve; thence along arc of said curve, in a Northwesterly direction along said right-of-way line a distance of 81.01 feet to end of said curve, said point also being the Southeast corner of Lot 6 of said Brookstone Subdivision; thence 28 degrees 54 minutes right, measured from tangent of said curve, in a Northwesterly direction along the most Easterly lines of said Lot 6 and Lot 7 of said Brookstone Subdivision, a distance of 617.68 feet to the Point of Beginning, being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

Betty Jane Wain, deceased grantee as shown on deed recorded in 1981 and filed as Book 337, Page 130, is the surviving grantee through the Survivorship clause on the deed. Parker D. Wain, Jr, the other grantee having died on or about January 26, 2011.

\$611,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of October, 2022.

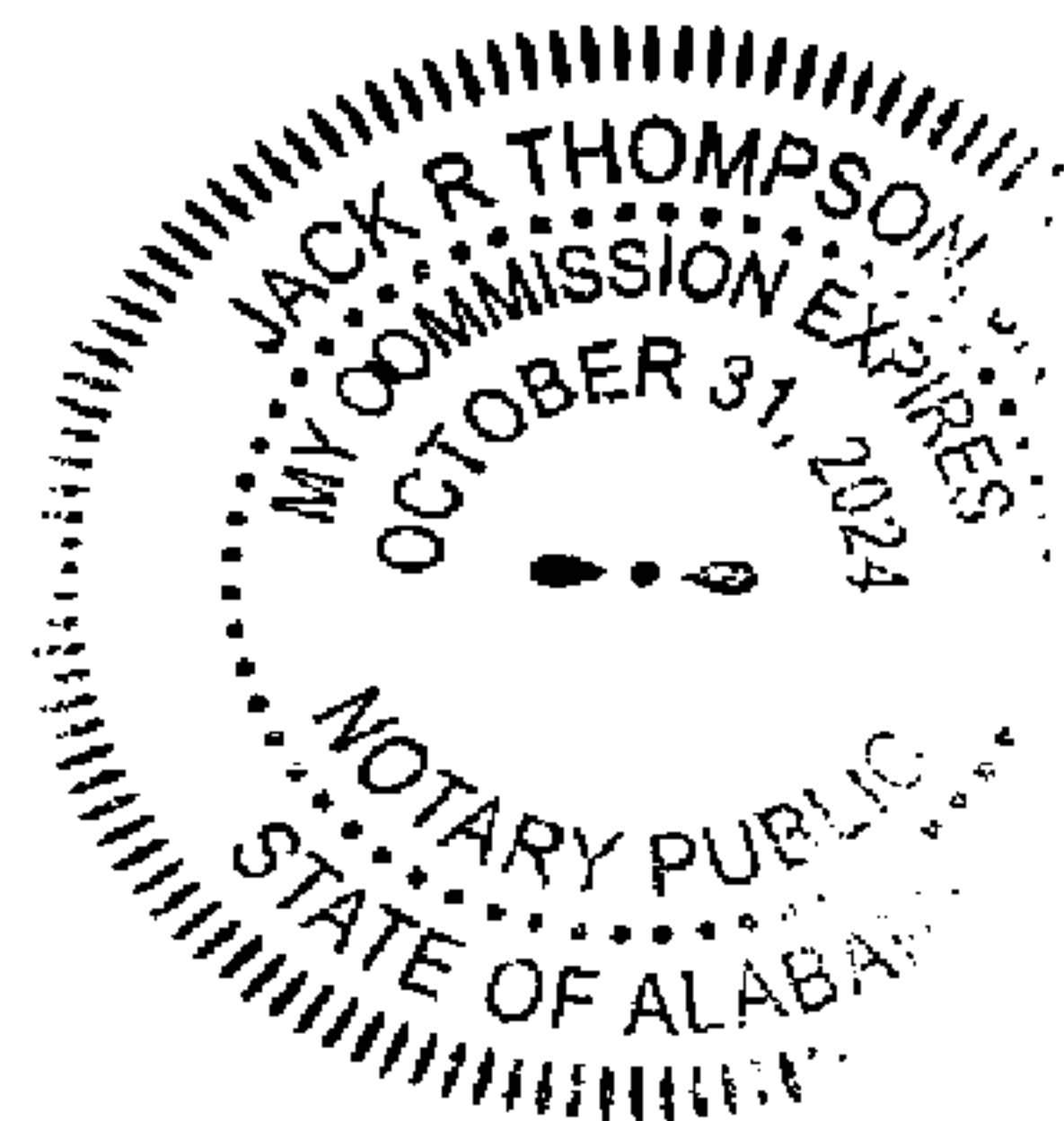
Susan Renet Wain Hightower, Personal Representative
Susan Renet Wain Hightower, Personal Representative of the Estate of Betty Jane Wain, deceased, Shelby County Probate Case #PR-2022-000292, by Court Order of the Probate Judge dated October 20, 2022
of the Estate of Betty Jane Wain

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Susan Renet Wain Hightower, Personal Representative of the Estate of Betty Jane Wain, deceased, Shelby County Probate Case #PR-2022-000292 by Court Order of the Probate Judge dated October 20, 2022** whose name 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 this conveyance, she, with full authority executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28 day of October, 2022.

My Commission Expires: 10/31/2024
[Signature]
Notary Public (S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
10/31/2022 10:00:14 AM
\$229.00 JOANN
20221031000406320

Allen S. Bayl