

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Alpha Extreme Cheer, LLC  
757 Rosebury RD  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **261 Land, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alpha Extreme Cheer, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A".**

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this, the 31 day of October, 2022.

Jerry R Adams Jr  
261 Land, LLC  
By: Jerry R. Adams Jr.  
Its: Managing Member

April Adams  
261 Land, LLC  
By: April Adams  
Its: Managing Member

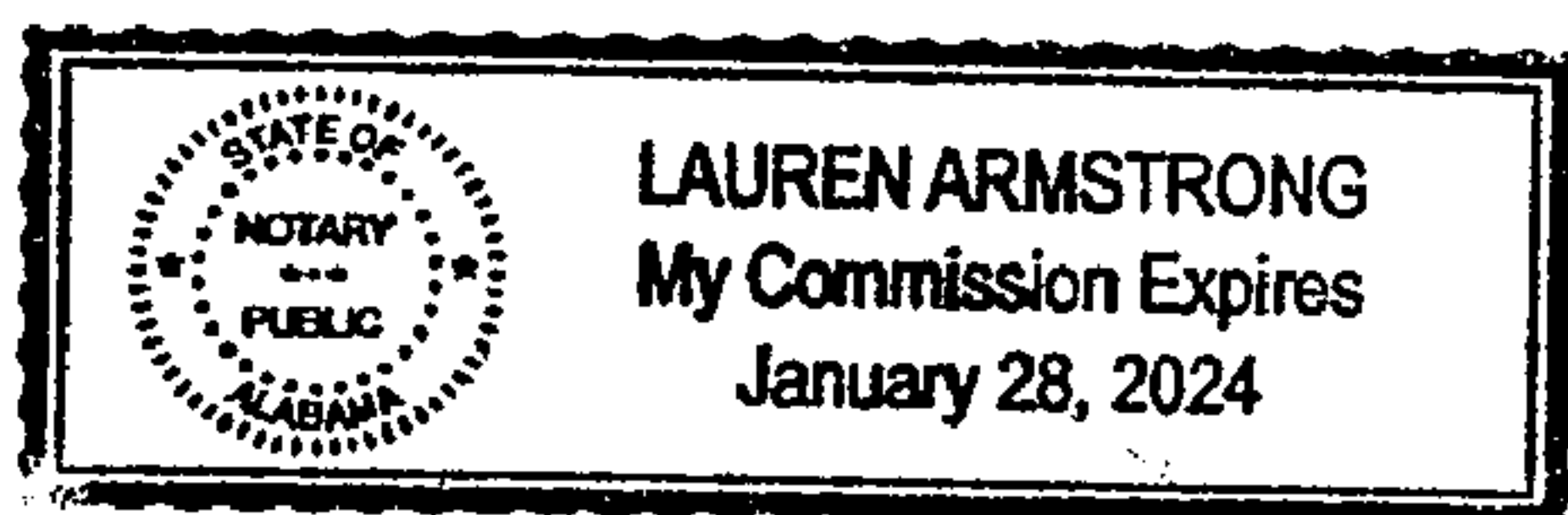
STATE OF Alabama  
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jerry R. Adams Jr. and April Adams whose names as Managing Members of **261 Land, LLC**, a(n) Alabama Limited Liability Company, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such Managing Members and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this, the 31 day of October, 2022.

Lauren Armstrong  
Notary Public  
My Commission Expires: 1/28/24



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

Grantor's Name 261 Land, LLC  
 Mailing Address 0 HWY 261  
Helena, AL 35080

Grantee's Name Alpha Extreme Cheer, LLC  
 Mailing Address 757 Rosebury Road  
Helena, AL 35080

Property Address 0 HWY 261  
Helena, AL 35080

Date of Sale October 31, 2022  
 Total Purchase Price \$250,000.00

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  
  X   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 October 31, 2022

Print: Justin Smitherman

       Unattested

(verified by)

Sign

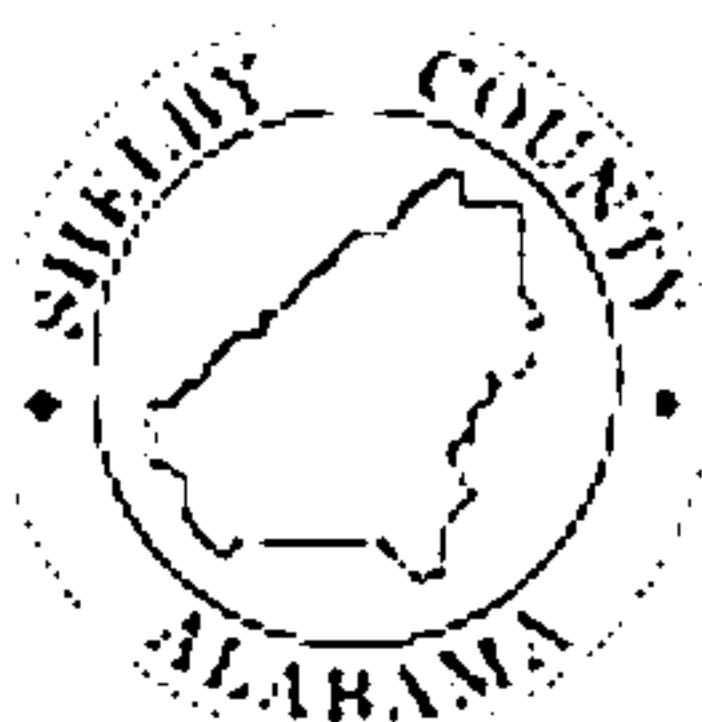
(Grantor/Grantee/ Owner/ Agent) circle one



**Exhibit "A"**  
**Property Description**

**PARCEL 1:**

Commence at the Southwest Corner of the SE 1/4 of the SW 1/4, Section 2, T20S, R-3W; thence run easterly along the south boundary of said Section 2 for 1461.78 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 65° 49' 22" to the left and run northeasterly along said right-of-way for 491.19 feet to the point of beginning of the parcel here in described; thence continue along the last described course along said right-of-way for 413.62 feet to a point; thence turn a deflection angle of 2° 29' to the left and run along said right-of-way for 186.38 feet to a point; thence turn a deflection angle of 55° 53' 23" to the right and run along a flare right-of-way line between Alabama Highway 261 and County Highway 105 for 76.28 feet to a point on the southwest right-of-way line of County Highway 105; thence turn a deflection angle of 63° 49' 55" to the right and run along said County Highway 105 right-of-way along a curve to the right, having a radius of 308.10 feet and a central angle of 47° 14' 15", for an arc distance of 254.01 feet to a point; thence turn a deflection angle of 2° 15' 40" to the right, from the tangent of said curve, and continue along said right-of-way and along a tangent section for 268.10 feet to a point; thence turn a deflection angle of 11° 25' 59" to the left and continue along said right-of-way for 51.04 feet to a point; thence turn a deflection angle of 11° 25' 59" to the right and continue along said right-of-way for 150.52 feet to a point; thence turn a deflection angle of 103° 15' 47" to the right and leaving said right-of-way run 326.38 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 2, T-20S, R-3W, and contains 3.4 acres. Parcel subject to deeds, easements and rights-of-way of record.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/31/2022 02:06:54 PM  
\$32.00 JOANN  
20221031000408370

*Allen S. Bayl*