

Send Tax Notice To  
2151 Group, LLC  
511 Creekside Ct  
Helena, AL 35080

## WARRANTY DEED

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STATE OF ALABAMA  
COUNTY OF Shelby

**Know all men by these presents:**

That in consideration of **Two Hundred Seventy Five Thousand and no/100 Dollars (\$275,000.00)**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Choat Investment, LLC

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:  
2151 Group, LLC

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of the Final Plat of Old Town Helena Office Park, as recorded in Map Book 29, Page 58, in the Probate Office of Shelby County, Alabama.

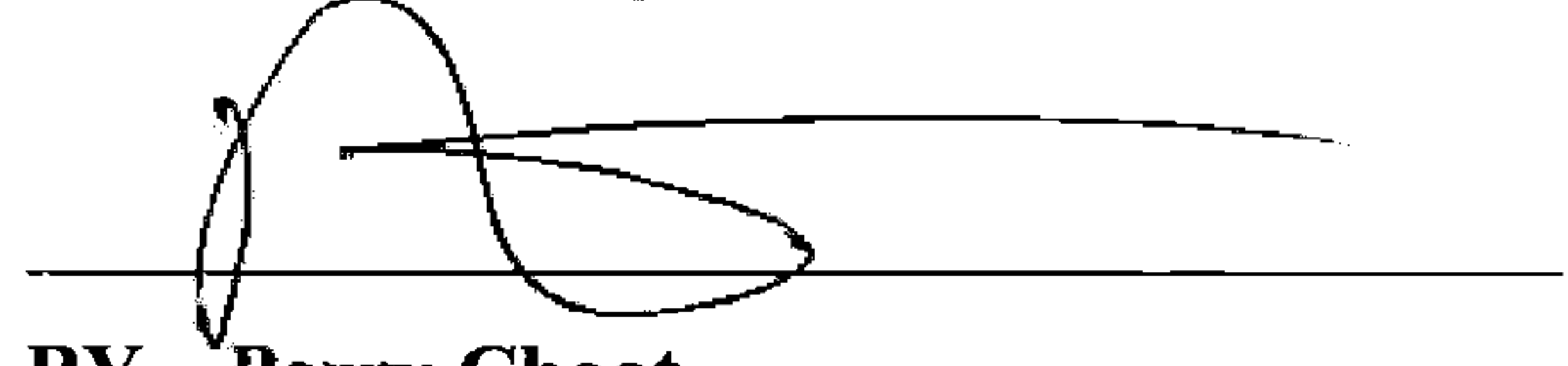
**SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.**

\$384,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this  
1st day of June, 2022.

Choat Investment, LLC


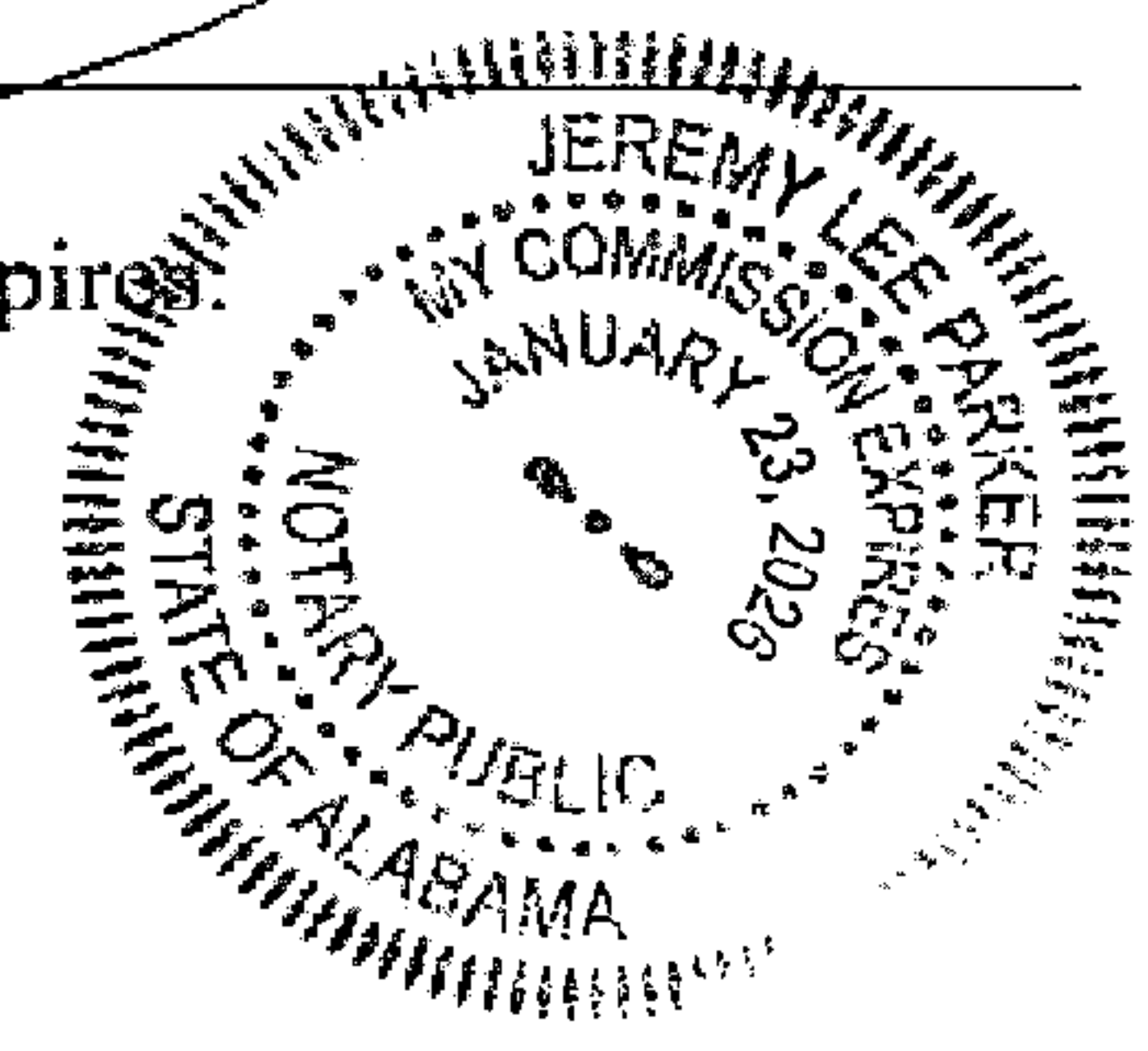


STATE OF **Alabama**  
COUNTY OF **Jefferson**

BY **Perry Choat**  
Its: **Authorized Signor**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that  Perry Choat  whose name as  Managing Member  of  Choat Investment, LLC , a limited liability company, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this the  1st  day of  June ,  2022 .

  
Notary Public  
My Commission Expires

Prepared by:  
Jeremy Parker  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

