

WARRANTY DEED

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Edna Allison S. Hollins  
109 Shire Circle  
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, **ENVIROBUILD, INC.** (herein referred to as Grantor) grant, bargain, sell and convey unto **EDNA ALLISON S. HOLLINS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.


**\$165,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Incorporation and By-Laws and same have not been modified or amended.

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

In Witness Whereof, the said Grantor, by **Gerd Anderson, President**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 26th day of October, 2022.

ENVIROBUILD, INC.

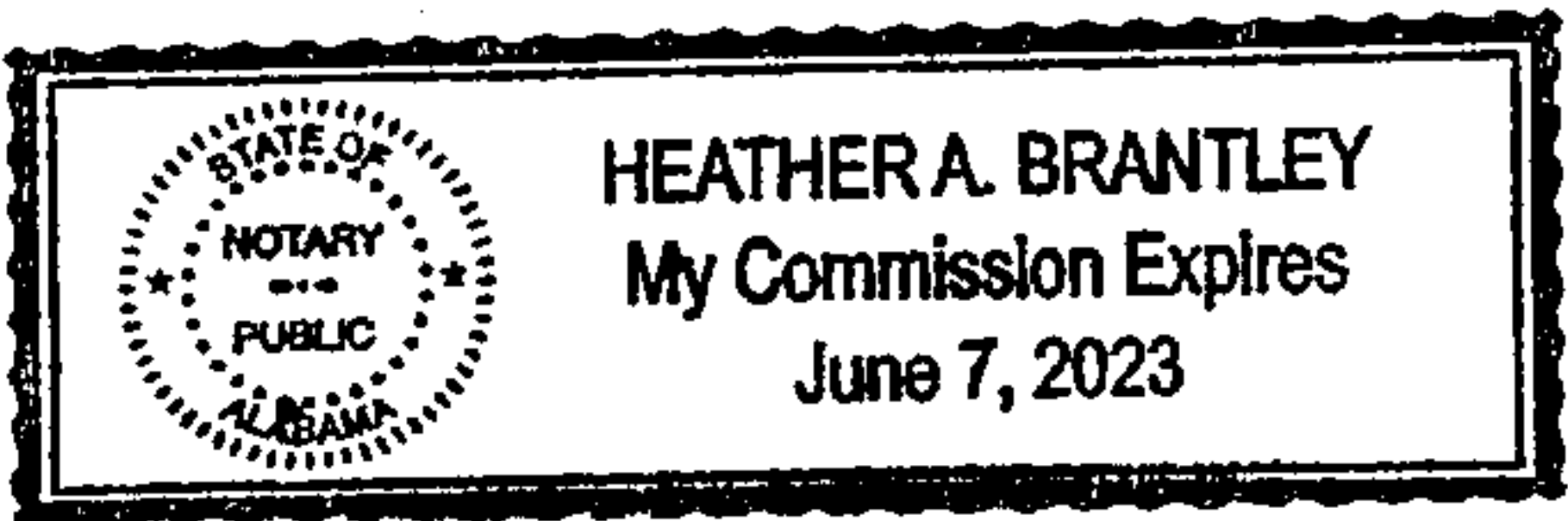
  
BY: **Gerd Anderson, President**

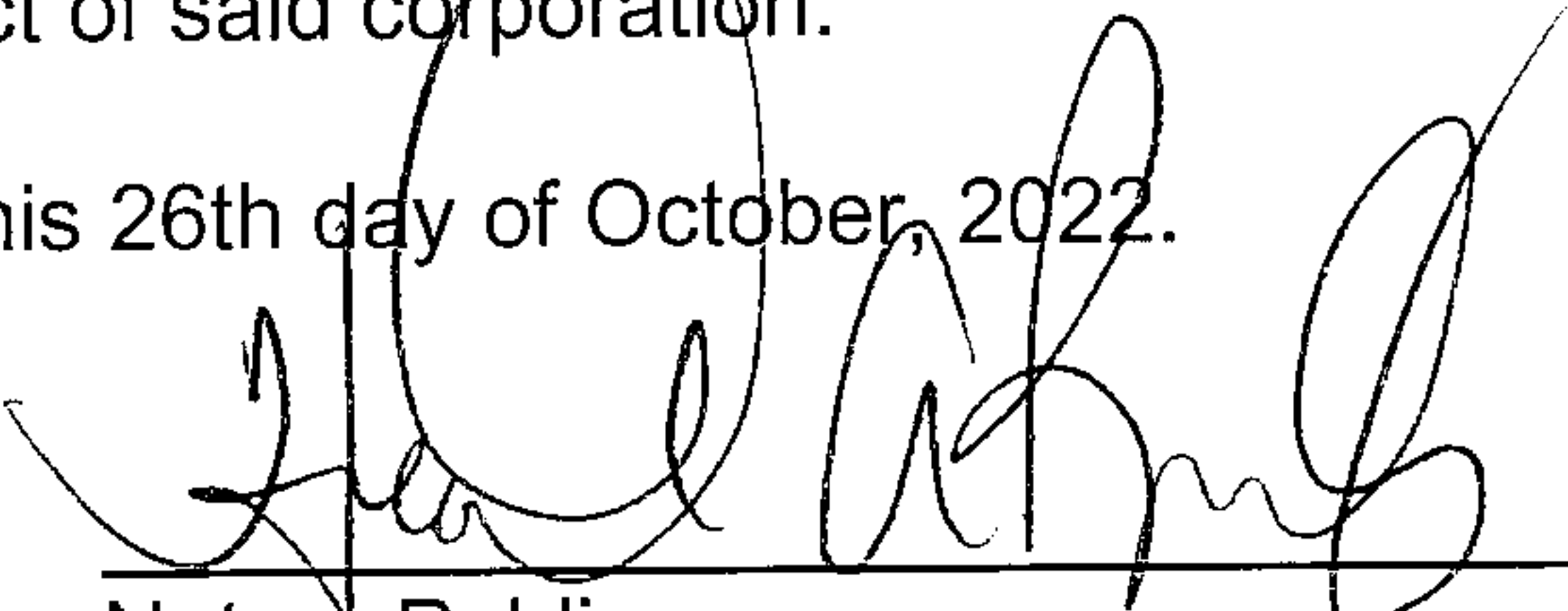
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerd Anderson**, whose name as **President** of **EnviroBuild, Inc.**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 26th day of October, 2022.



  
Notary Public  
My Commission Expires: 06/07/2023

**EXHIBIT "A"**

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**A parcel of land situated in the SE  $\frac{1}{4}$  of Section 5, Township 21 South, Range 2 West, in Shelby County, Alabama, and being more particularly described as follows:**

**Beginning at the Southwest Corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 5, Township 21 South, Range 2 West, thence North 5 degrees, 06 minutes 12 seconds West, along the westerly boundary of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 598.92 feet to a point; thence North 66 degrees 53 minutes 48 seconds East, a distance of 63.30 feet to a point; thence North 53 degrees 23 minutes 48 seconds East, a distance of 206.04 feet to a point; thence North 43 degrees 53 minutes 48 seconds East, a distance of 128.49 feet to a point; thence South 46 degrees 06 minutes 12 seconds East, a distance of 357.02 feet to a point; thence North 79 degrees 48 minutes 02 seconds East, a distance of 231.39 feet to a point; thence South 60 degrees 16 minutes 18 seconds West, a distance of 346.09 feet to a point; thence South 19 degrees 08 minutes 13 seconds West, a distance of 169.83 feet to a point; thence South 29 degrees 43 minutes 42 seconds East, a distance of 387.84 feet to a point; thence North 64 degrees 10 minutes 00 seconds East, a distance of 323.20 feet to a point; thence South 40 degrees 48 minutes 38 seconds West, a distance of 542.19 feet to a point; thence South 49 degrees 11 minutes 52 seconds East, a distance of 284.94 feet to a point; thence South 13 degrees 52 minutes 16 seconds West, a distance of 364.78 feet to a point; thence around a curve in a clockwise direction having a delta angle of 83 degrees 14 minutes 37 seconds, an arc distance of 36.32 feet, a radius of 25.00 feet, and a chord of South 55 degrees 29 minutes 35 seconds West, a distance of 33.21 feet to a point on the northerly right-of-way line of Shelby County Highway No. 339 (40' right-of-way from centerline); thence along said right-of-way line and around a curve in a counterclockwise direction having a delta angle of 11 degrees 20 minutes 44 seconds, an arc distance of 79.21 feet, a radius of 400.00 feet and a chord of North 88 degrees 33 minutes 29 seconds West, a distance of 79.08 feet to a point; thence South 85 degrees 46 minutes 09 seconds West along said right-of-way line, a distance of 74.96 feet to a point; thence along said right-of-way line, around a curve in a clockwise direction having a delta angle of 08 degrees 38 minutes 45 seconds, an arc distance of 54.32 feet, a radius of 360.00 feet, and a chord of North 89 degrees 54 minutes 29 seconds West, a distance of 54.27 feet to a point; thence North 85 degrees 35 minutes 06 seconds West, along said right-of-way line, a distance of 127.72 feet to a point; thence along said right-of-way line, around a curve in a counterclockwise direction having a delta angle of 46 degrees 36 minutes 32 seconds, an arc distance of 195.23 feet, a radius of 240.00 feet, and a chord of South 71 degrees 06 minutes 38 seconds West, a distance of 189.90 feet to a point; thence South 47 degrees 48 minutes 22 seconds West, along said right-of-way line, a distance of 25.60 feet to a point on the westerly boundary line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section; thence North 5 degrees 06 minutes 14 seconds West, along said boundary line and leaving said right-of-way line, a distance of 943.31 feet to the Point of Beginning.**

**TAX PARCEL NUMBER: 22-3-05-4-001-001.005**



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	ENVIROBUILD, INC.	Grantee's Name	EDNA ALLISON S. HOLLINS
Mailing Address	3522 W. Lakeside Drive Vestavia, AL 35243	Mailing Address	109 Shire Circle Alabaster, AL 35007
Property Address	101 Equestrian Drive Alabaster, AL 35007	Date of Sale	October 26, 2022
		Total Purchase Price \$	330,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" type="checkbox"/>	Closing Statement		

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.

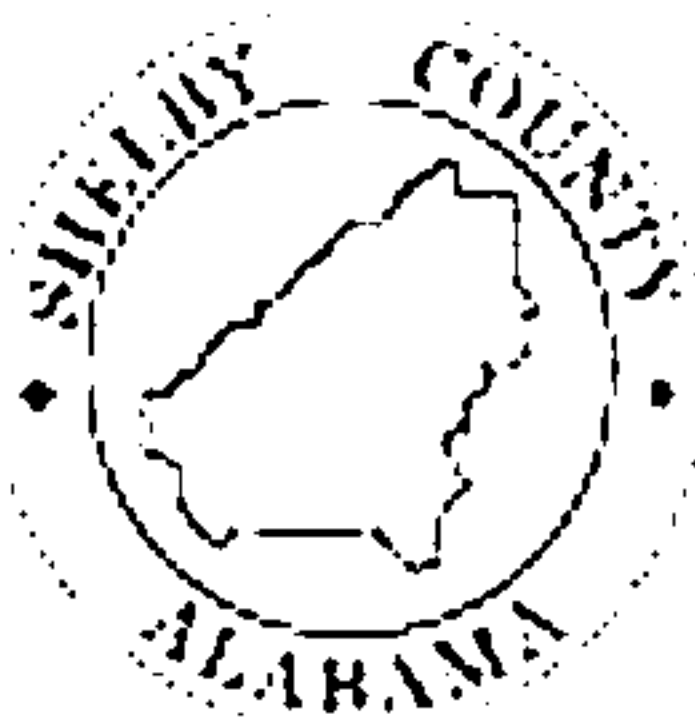
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 26, 2022 Print B. CHRISTOPHER BATTLES

☐ Unattested ☐ (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/16/2022 08:59:06 AM  
\$193.00 JOANN  
20221116000424030

Alison Bayl