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Shelby Cnty Judge of Probate, AL
11/21/2022 12:55:29 PM FILED/CERT

SEND TAX NOTICE TO:
AAQ Construction, LLC
PO BOX 36424
Birmingham, AL 35236

This Instrument was prepared by:
Honea Law, LLC
W. Jeff Honea, Sr., Esq
16712 US HWY 280, Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know all men by these presents, that in consideration of **THIRTY-FIVE THOUSAND AND TWO HUNDRED AND FIFTY (\$35,250.00) DOLLARS** to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Melissa Ellyn Enslen, an unmarried woman, whose present address is 300 County Road 338, Apartment 4B, Chelsea, AL 35051, (herein referred to as Grantor) do grant, bargain, sell and convey unto **AAQ Construction, LLC, an Alabama Limited Liability Company**, registered in Alabama, whose present address is: **PO BOX 36424, Birmingham, AL 35236** (herein referred to as Grantees) the following described real estate situated in **SHELBY** County, Alabama, to wit:

Property Address: 106 PINE HILL CIR. COLUMBIA, AL 35051

Part of the SE 1/4 of SW 1/4 of Section 24, Township 21 Range 1 West and part of the NE 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, described as follows: Begin at the SE corner of SE 1/4 of SW 1/4 of Section 24, Township 21, Range 1 West and run South 89 degrees 59 minutes West 690.23 feet to point of beginning; thence run South 51 degrees 23 minutes West between lot herein described and Akers lot, a distance of 247.15 feet; thence run North 29 degrees 44 minutes West 141 feet; thence North 64 degrees 13 minutes East 256.86 feet; thence run South 21 degrees 41 minutes East 86 feet to point of beginning. Situated in Shelby County, Alabama.

Said conveyed property does not constitute any part or portion of the homestead of the Grantor(s). Transfer is done via deed in lieu of title work.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

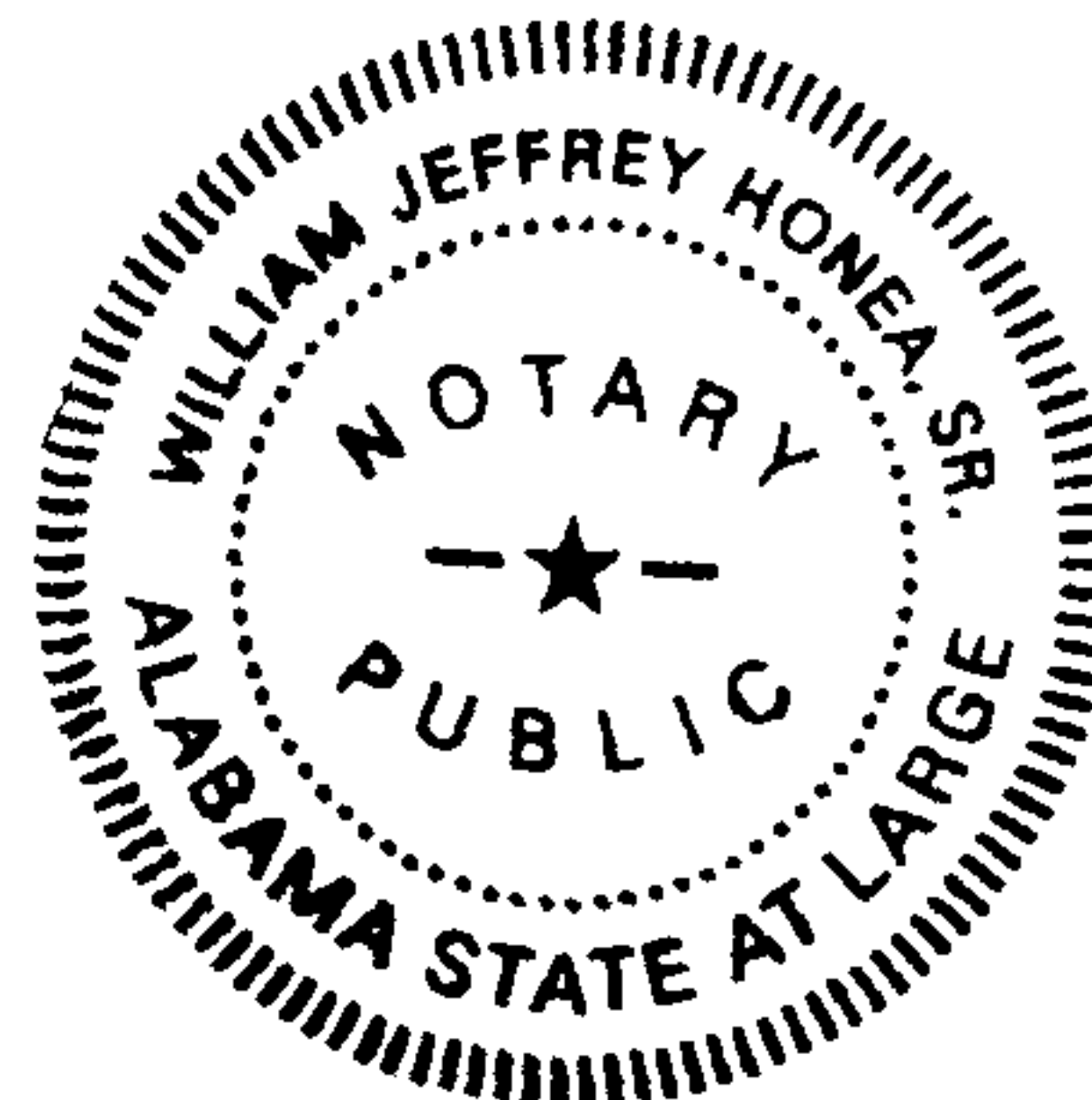
TO HAVE AND TO HOLD to the said GRANTEES his/her/their heirs and assigns forever.

Grantor does hereby for himself and for his heirs, executors, and administrators covenant with said Grantee, and the successors and assigns of the Grantee, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as herein stated; that he has good right to sell and convey the same aforesaid; that he will and his heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and the successors and assigns of the Grantee forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of November, 2022.

GRANTOR:

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, **W. Jeffrey Honea, Sr.**, a Notary Public in and for said County, in said State, hereby certify that Melissa Ellyn Enslen, whose name, as Grantor, signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand this 18th day of November, 2022.

W. Jeffrey Honea, Sr.
Notary Public
My Commission Expires: 1/25