

This Instrument was Prepared by:

Send Tax Notice To: 3 Bees, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

~~Lender~~
150 Airport Industrial Rd
Arabaster AL 35007

File No.: S-22-28777

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, 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 whereof is acknowledged, I or we, **Stancil Handley, a married man and Andrew Moore and wife, Diane Moore** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **3 Bees, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


No part of the homestead of the Grantors herein.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of November, 2022.


Stancil Handley


Andrew Moore

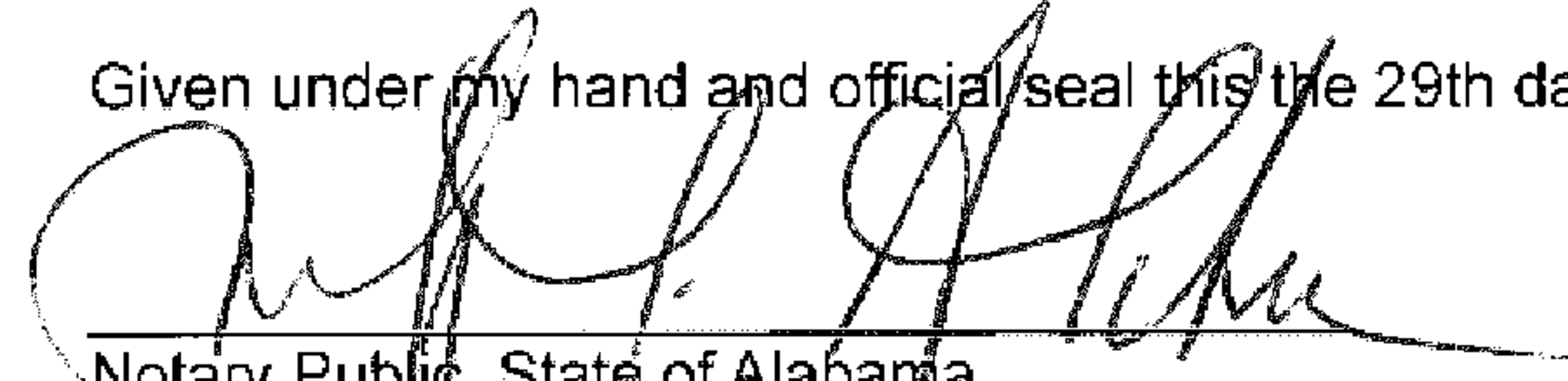

Diane Moore

State of Alabama

County of Shelby
Mike T. Atchison

I, a Notary Public in and for the said County in said State, hereby certify that Stancil Handley, Andrew Moore, and Diane Moore, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of November, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-2024

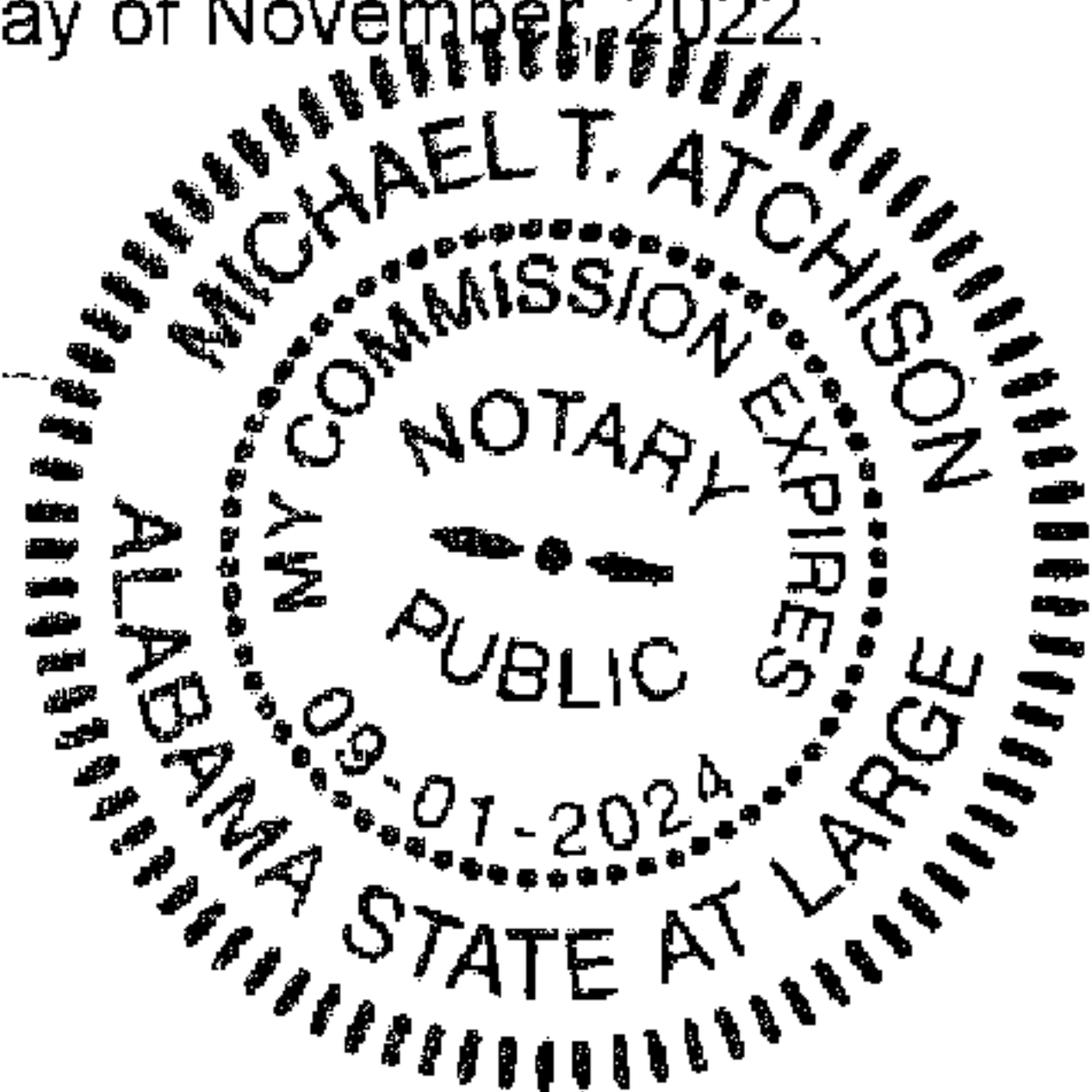


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northwest corner of SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, thence run South along the West boundary of said Section a distance of 264 feet to the North line of East College Street, said point being the front corner between the property of Frank Norris and the property of Willie S. Lokey, thence South 61 degrees and 30 minutes West, 269.0 feet to a point; thence run South 86 degrees and 30 minutes West, 224.15 feet to a point on the West line of Main Street and 3.0 feet South of the North line of West College Street; thence run North along the West line of Main Street a distance of 3.0 feet to the beginning point, being the Southeast corner of that certain two story brick building heretofore known as the Liles Building; thence continue North along the West line of Main Street a distance of 26.75 feet, more or less, to the center of that certain brick wall between the building now owned by Doris Farr and the building now occupied by Gunter Farm and Stock Company, Incorporated; thence run West along the center of said wall and the extension of said center line, if necessary, 93 feet to a point; thence run South and parallel with the West line of Main Street, 26.75 feet to the North line of West College Street; thence run East along the North line of said street a distance of 93 feet to the point of beginning; being a lot fronting 26.75 feet on the West side of Main Street and running back 93 feet of uniform width. Together with a perpetual right of way and easement for use as a foot passage, the passage of vehicles of all kinds and descriptions and for all other reasonable and usual purposes over an alley which said alley is hereby dedicated to the public, and described as follows, to-wit; Begin at a point on the North line of West College Street, which is the South line of the proeprty conveyed by Eva M. Watson and husband to Henry Johnson by deed dated September 16, 1946, an recorded in the Probate Office of Shelby County, Alabama in Deed Book 125, Page 329, 93 feet West of the West line of Main Street, and run thence in a Northerly direction parallel with the West line of Main Street, 82 feet across said property conveyed to Henry Johnson to the Northern boundary line thereof; thence run Westerly along said Northern boundary line 8 feet to a point; thence run Southerly 82 feet and parallel with the West line of Main Street to the North line of West College Street, and the Southern margin of the property so conveyed to Henry Johnson; thence run Easterly 8 feet to the point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name	Stancil Handley Andrew Moore Diane Moore	Grantee's Name	3 Bees, LLC
Mailing Address	30535 Hwy 25 W. Birmingham, AL 35286	Mailing Address	150 Airport Industrial Alabaster, AL 35007
Property Address	100 W College Street Columbiana, AL 35051	Date of Sale	November 29, 2022
		Total Purchase Price	\$275,000.00
		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 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 of 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 November 29, 2022

Print Stancil Handley

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/29/2022 11:58:11 AM
\$304.00 BRITTANI
20221129000435520

Form RT-1

Alvin S. Bayl