

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox

J. Clay Maddox, LLC

ATTORNEYS AT LAW

10052 AL Highway 119

Alabaster, AL 35007

20221201000437590

12/01/2022 08:12:57 AM

DEEDS 1/2

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

309 Hwy 310
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Twenty-Two Thousand Two Hundred Forty-Six and 00/100 (\$22,246.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **TLA Construction, LLC, a Limited Liability Company**, in hand paid by the GRANTEE(S), **GK Equities, LLC, a Limited Liability Company**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 16, according to the map of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: \$374,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Instrument Reference: 20220318000113530

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 8th day of November, 2022.

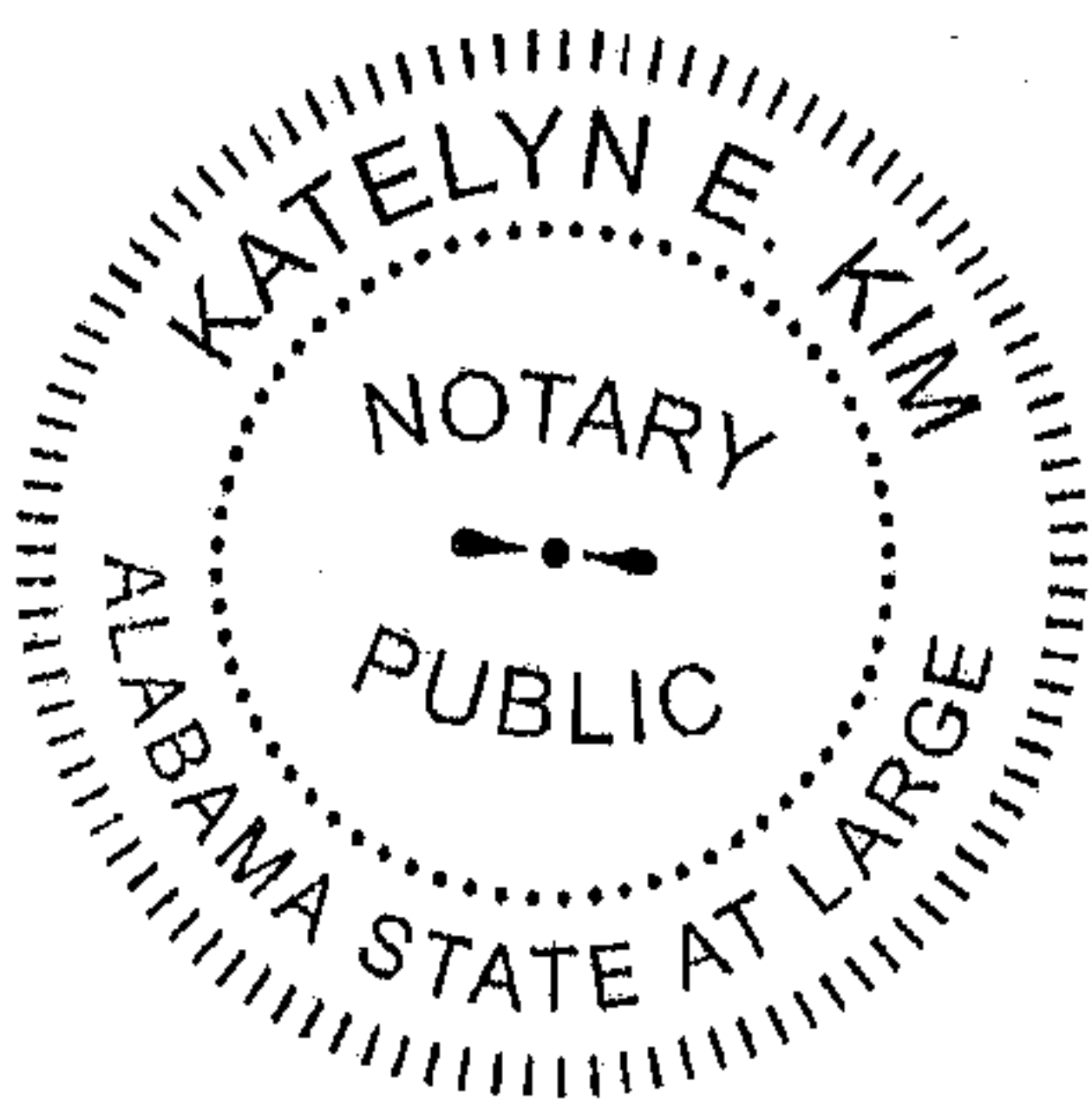
TLA Construction, LLC

By:

Terrell L. Adams, Jr., Member

State of Alabama
County of Shelby

I, a Notary Public, in and for said County, in said State, hereby certify that **Terrell L. Adams, Jr., Member of TLA Construction, LLC** 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 and power, executed the same as and for the act of on the day the same bears date.



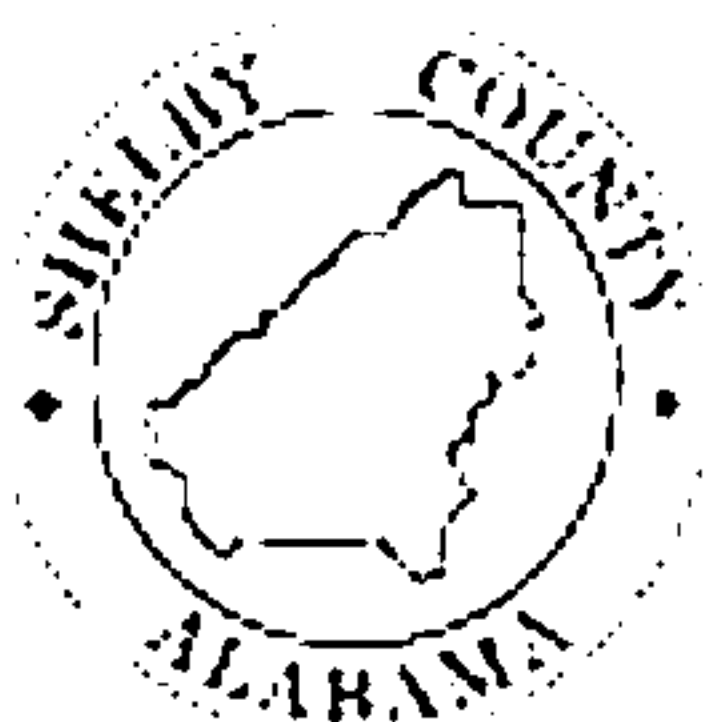
Katelyn E. Kim
NOTARY PUBLIC
My Commission Expires: 12/03/2025

Address of Grantee:
309 Hwy 310
Calera, AL 35040

Address of Grantor:
Po Box 958
Calera, AL

Property Address:
458 Highway 306
Calera, AL 35040

Real Value: \$22,246.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2022 08:12:57 AM
\$26.00 JOANN
20221201000437590

Allen S. Bayl