

STATE OF ALABAMA)
)
SHELBY COUNTY)

Kittrell Development, LLC
c/o Marcus T. Kittrell
Post Office Box 8
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **KITTRELL PROPERTIES, L.L.C., an Alabama limited liability company** (hereinafter referred to as "Grantor"), in hand paid by **KITTRELL DEVELOPMENT, LLC, an Alabama limited liability company** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (the "Property"), to-wit:

Commence at the SW Corner of the SW 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama; thence N90°00'00"E a distance of 218.98'; thence N20°17'22"E a distance of 675.95' to the POINT OF BEGINNING, said point lying on the Westerly R.O.W. line of Pelham Parkway, to a curve to the right, having a radius of 2390.74', subtended by a chord bearing N17°42'35"E, and a chord distance of 107.62'; thence along the arc of said curve and along said R.O.W. line for a distance of 107.63'; thence N70°01'12"W and leaving said R.O.W. line a distance of 160.00'; thence S17°42'40"W a distance of 198.33' to the Northerly R.O.W. line of Shelby County Highway 105; thence S87°41'46"E and along said R.O.W. line a distance of 127.12'; thence N54°07'27"E and along said R.O.W. line a distance of 62.88' to a point on the Westerly R.O.W. line of Pelham Parkway and the POINT OF BEGINNING.;

Said Parcel containing 0.62 acres, more or less.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, if any, of oil, gas and other minerals in, on and under said Property, together with all rights in connection therewith; all recorded encumbrances, if any; recorded or unrecorded easements, liens, restrictions, covenants, declarations, reservations, limitations, conditions, dedications, set-back lines, rights-of-way, regulations, utilities, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; all recorded or unrecorded leases affecting said Property, if any; any rights of parties in possession; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to

boundary lines, overlaps, and other matters, which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, in fee simple forever.

Source of title – Statutory Warranty Deed recorded as Instrument Number 2005092700053130, recorded in the office of the Judge of Probate of Shelby County, Alabama, on September 27, 2005.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

<u>Grantor's Name and Mailing Address:</u>	<u>Grantee's Name and Mailing Address:</u>
Kittrell Properties, L.L.C.	Kittrell Development, LLC
Post Office Box 8	Post Office Box 8
Pelham, Alabama 35124	Pelham, Alabama 35124

Property Address:	2998 Pelham Parkway Pelham, Alabama 35124 Tax Parcel # 13-6-13-2-002-014.001
Date of Conveyance:	<u>December 1</u> , 2022
Total Purchase Price:	\$718,800.00
The Purchase Price can be verified in:	☐ Closing Statement ☐ Sales Contract ☐ Appraisal ☐ Bill of Sale ☒ Property Tax Bill or Assessment ☐ _____

IN WITNESS WHEREOF, the said Grantor, by and through its duly authorized Manager, has hereto set Grantor's hand and seal effective as of the 1st day of December, 2022.

GRANTOR:

KITTRELL PROPERTIES, L.L.C.

By: Marcus T. Kittrell
Marcus T. Kittrell
Its Manager

STATE OF ALABAMA)

COUNTY OF SHELBY)

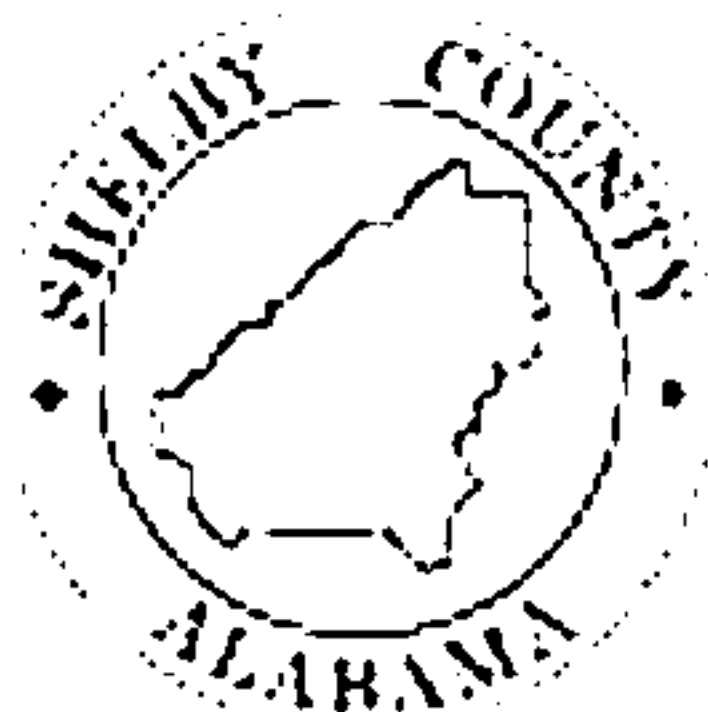
I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Marcus T. Kittrell, whose name as Manager of Kittrell Properties, L.L.C., an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such Manager, and with full authority, executed the same voluntarily on behalf of such limited liability company, on the day the same bears date.

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

(NOTARIAL SEAL)

Donald E. Johnson
Notary Public
My Commission Expires: MY COMMISSION EXPIRES AUGUST 12, 2026

This document prepared by:
Donald E. Johnson, Esq.
Dentons Sirote, PC
2311 Highland Avenue South, Suite 500
Birmingham, Alabama 35205



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2022 09:34:40 AM
\$747.00 BRITTANI
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Allie S. Bayl