

STATE OF ALABAMA)
)
SHELBY COUNTY)

BEK Holdings, 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 **BEK HOLDINGS, 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:

A parcel of land situated in the South 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama and run thence North 00 deg. 12 min. 10 sec. West along the West line of said Section 11, a distance of 67.13 feet to a point on the Northerly margin of Shelby County Highway No. 26; thence run North 89 deg. 52 min. 50 sec. East along said margin of said highway a distance of 1,367.93 feet to a point; thence run North 24 deg. 26 min. 23 sec. East a distance of 207.50 feet to a point; thence run South 89 deg. 52 min. 50 sec. West a distance of 54.97 feet to a point on the North margin of an unnamed public street; thence run North 24 deg. 26 min. 23 sec. East along said margin of said street a distance of 106.66 feet to a steel pin corner and the point of beginning of the property being described; thence continue along the last described course a distance of 106.64 feet to a Steel pin corner on the South line of the Alabama Gas Company Easement; thence run North 33 deg. 51 min. 22 sec. West along said South line of said easement a distance of 188.06 feet to a steel pin corner; thence run South 24 deg. 26 min. 23 sec. West along the Easterly line of the Buck Creek Landing Subdivision a distance of 194.90 feet to a steel pin corner; thence run South 61 deg. 49 min. 36 sec. East a distance of 160.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement to the 50 foot wide parallel access street lying adjacent to the above described property and Highway #119, as shown on the survey by Joseph Conn, Jr. and Survconn, dated November 20, 1997, a copy of which is in Instrument Number 20190226000060410, recorded in the Office of the Judge of Probate of Shelby County, Alabama on February 26, 2019.

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 20190226000060410, recorded in the office of the Judge of Probate of Shelby County, Alabama, on February 26, 2019.

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.	BEK Holdings, LLC
Post Office Box 8	Post Office Box 8
Pelham, Alabama 35124	Pelham, Alabama 35124

Property Address:	47 Buck Creek Plaza Alabaster, Alabama 35007 Tax Parcel # 23-1-11-3-001-007.012
Date of Conveyance:	<u>December 1</u> , 2022
Total Purchase Price:	\$365,940.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

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
Its Manager

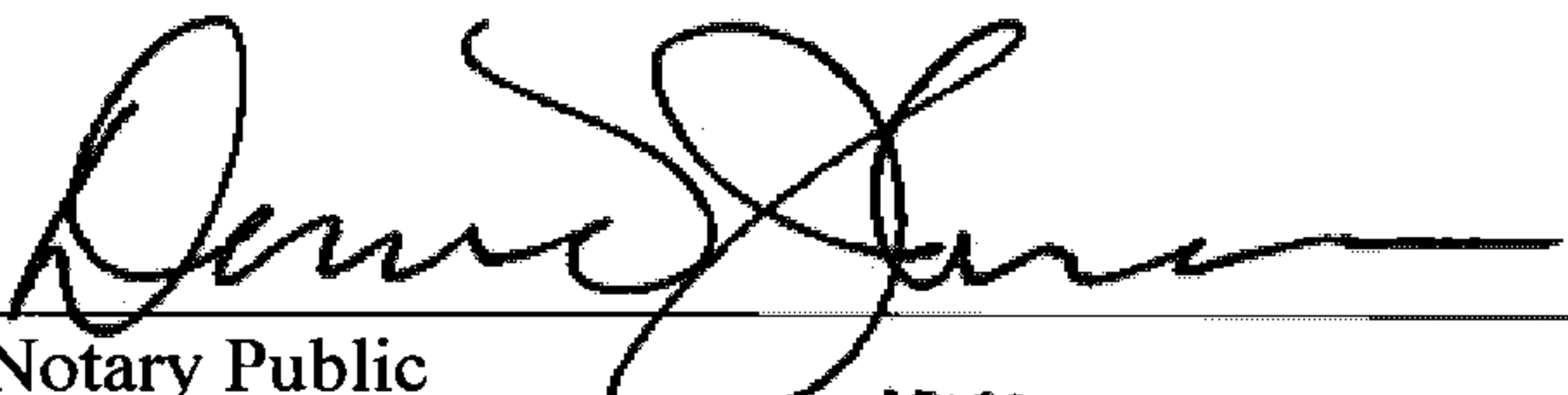
STATE OF ALABAMA)

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)


Notary Public
My Commission Expires: MY COMMISSION EXPIRES AUGUST 12, 2028

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 09:34:44 AM
\$394.00 BRITTANI
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