

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Christopher W. Metcalf
1913 First Avenue South
Irondale, AL 35210

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE MILLION EIGHT HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$1,850,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Bailey Cahaba, LLC, a South Carolina Limited Liability Company

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Christopher W. Metcalf

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Part of Block 1 of Cahaba Valley Park North, as recorded in Map Book 13, page 140, in the Office of the Judge of Probate, Shelby County, Alabama, being situated in Section 31, Township 19 South, Range 2 West, more particularly described as follows:

COMMENCE at the centerline of point of tangent station 15+73.05 of Cahaba Valley Parkway; thence run Northwesterly along the centerline of said Cahaba Valley Parkway for 6.92 feet; thence 90°00'00" left and run Southwesterly for 30.00 feet to a point on the Westerly right of way line of said Cahaba Valley Parkway, said point being the point of beginning of the property herein described; thence continue Southwesterly along the last described course for 210.00 feet to a point on the Southwesterly line of said Block 1; thence 90°00'00" left and run Southeasterly along said line of Block One for 400.00 feet; thence 90°00'00" left and run Northeasterly for 213.91 feet to a point on the Westerly right of way line of said Cahaba Valley Parkway; thence 89°58'36" left and run Northeasterly along the said right of way line for 192.12 feet; thence 1°57'23" left to become tangent to a curve to the right; said curve subtending a central angle of 1°56'00" and having a radius of 5,956.59 feet; thence run 200.99 feet Northwesterly along the arc of said curve and along said right of way line to the end of said curve; thence at tangent to said curve; run Northwesterly along said right of way line for 6.92 feet to the point of beginning; being situated in Shelby County, Alabama.

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) easements as shown by map recorded in Map Book 13, Page 140;
 - (4) Declaration of Protective Covenants for Cahaba Valley Park North as recorded in Real 268 Page 140;
 - (5) restrictions recorded in Real 290, 386; Real 325, Page 929, Instrument 1992-15856 and Instrument 1993-25691;
 - (6) right of way granted to Alabama Power Co. by instruments recorded in Deed Volume 101, Page 520; Deed Volume 145, Page 378 and Real 292, Page 618;
 - (7) articles of incorporation of Cahaba Valley North Association, Inc. recorded in Instrument 9507/0063;
 - (8) Lease assigned from Grantor to Grantee herein on this date;
 - (9) all matters shown of the land survey of Joseph A. Miller, III with MTTR Engineers, Inc. dated April 18, 2022.

TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

And Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this
15th day of November, 2022

Bailey Cahaba, LLC, a South Carolina Limited Liability Company

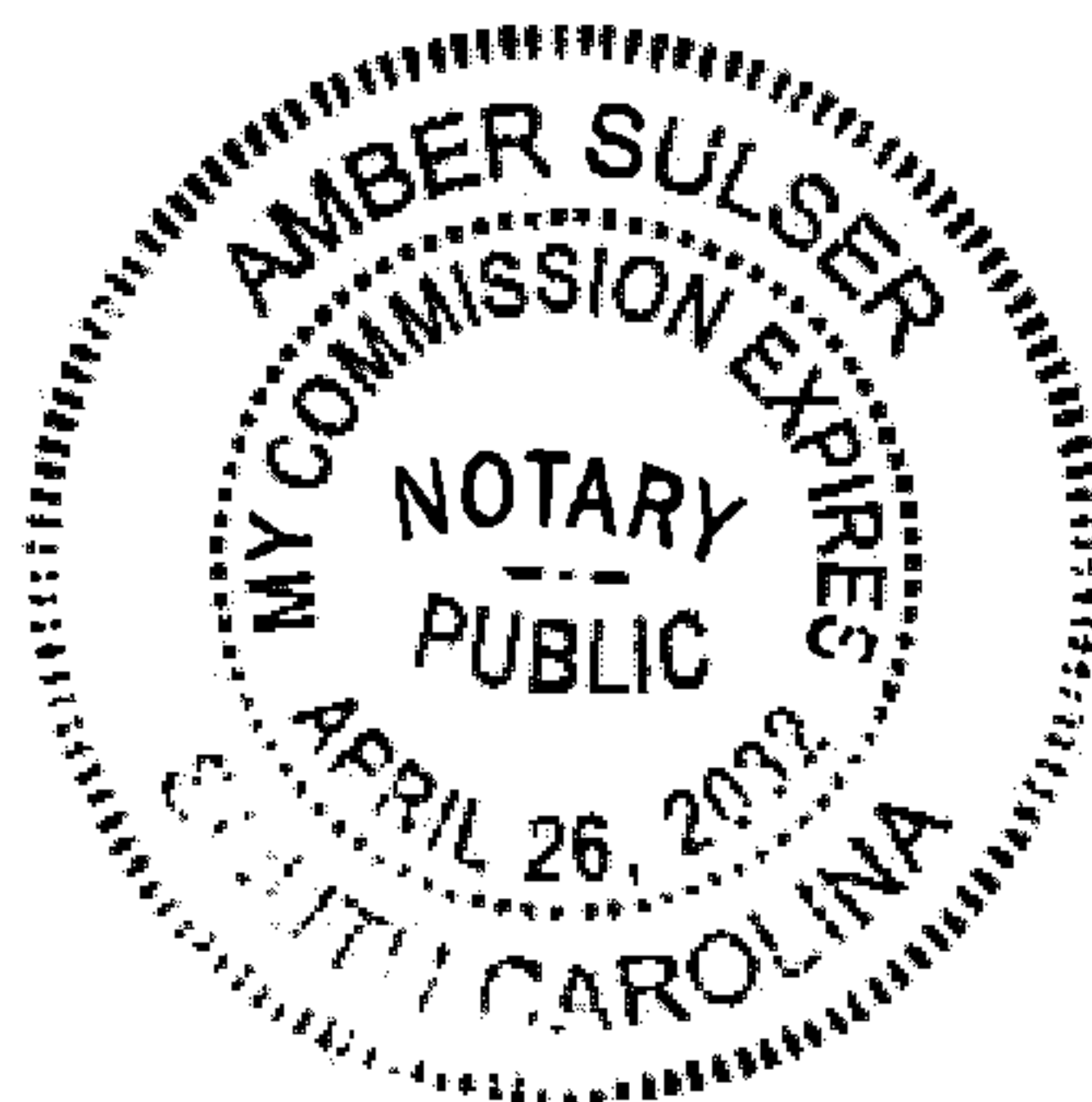
By: Cynthia B. Bailey
Cynthia B. Bailey, Member

STATE OF South Carolina
COUNTY OF Lexington

I, Amber Sulser, Notary Public, in and for said County in
said State, hereby certify that Cynthia B. Bailey whose name as Member of Bailey Cahaba, LLC, a South
Carolina Limited Liability Company, is 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 for and as the act of said Limited Liability
Company.

Given under my hand and seal this 15th day of November, 2022.

Amber Sulser
Notary Public
My Commission Expires: 4-26-32



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	BAILEY CAHABA,LLC	Grantee's Name	CHRISTOPHER METCALF
Mailing Address	141 CAHABA VALLEY PKWY PELHAM, AL. 35124	Mailing Address	1913 FIRST AVE.SOUTH IRONDALE,AL. 35210
Property Address	141 CAHABA VALLEY PKWY PELHAM, AL. 35124	Date of Sale	11/15/2022
		Total Purchase Price \$	1,850,000.00
		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)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 or 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).

Date11/15/2022

PrintDawn Bagwell for David P. Condon, PC

Unattested

SignDawn Bagwell for David P. Condon PC

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2022 08:16:31 AM
\$1878.00 JOANN
20221207000443940

Allen S. Bayl