

This Instrument was Prepared by:

Send Tax Notice To: Aviation Works, LLC

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

114 Hyatt Rd
Wilsonville AL 35786

File No.: S-22-28791

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Thirteen Thousand Seven Hundred Fifty Dollars and No Cents (\$213,750.00)**, 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, **Wesley Duckett and Jessica Duckett**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Aviation Works, 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

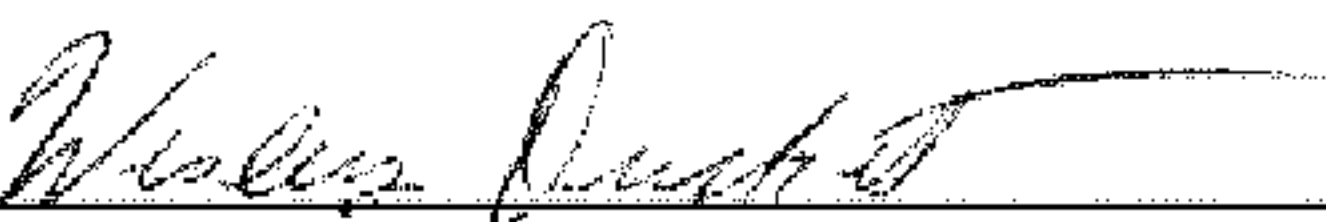
Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$192,375.00 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 8th day of December, 2022.


Wesley Duckett

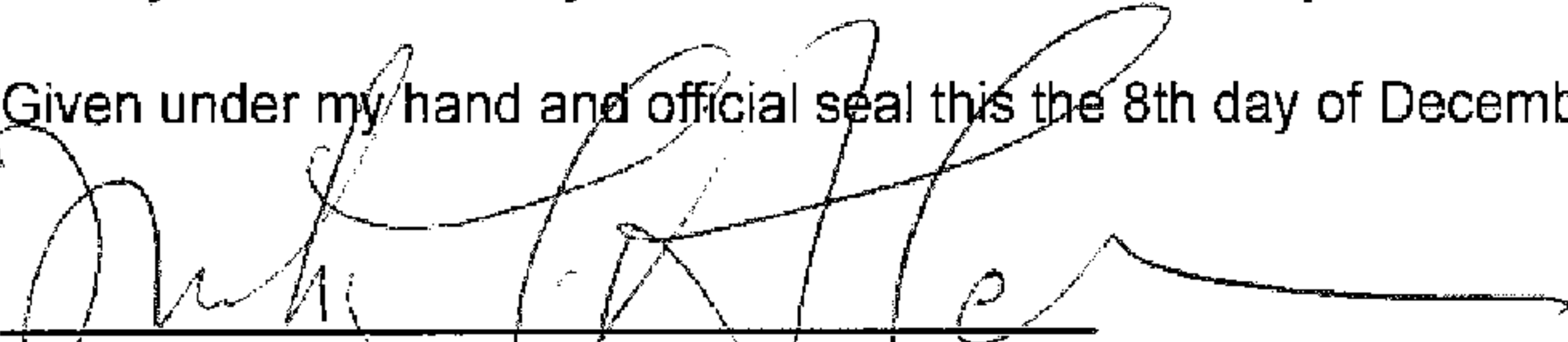

Jessica Duckett

State of Alabama

County of Shelby

I, Mr. Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Wesley Duckett and Jessica Duckett, 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 8th day of December, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

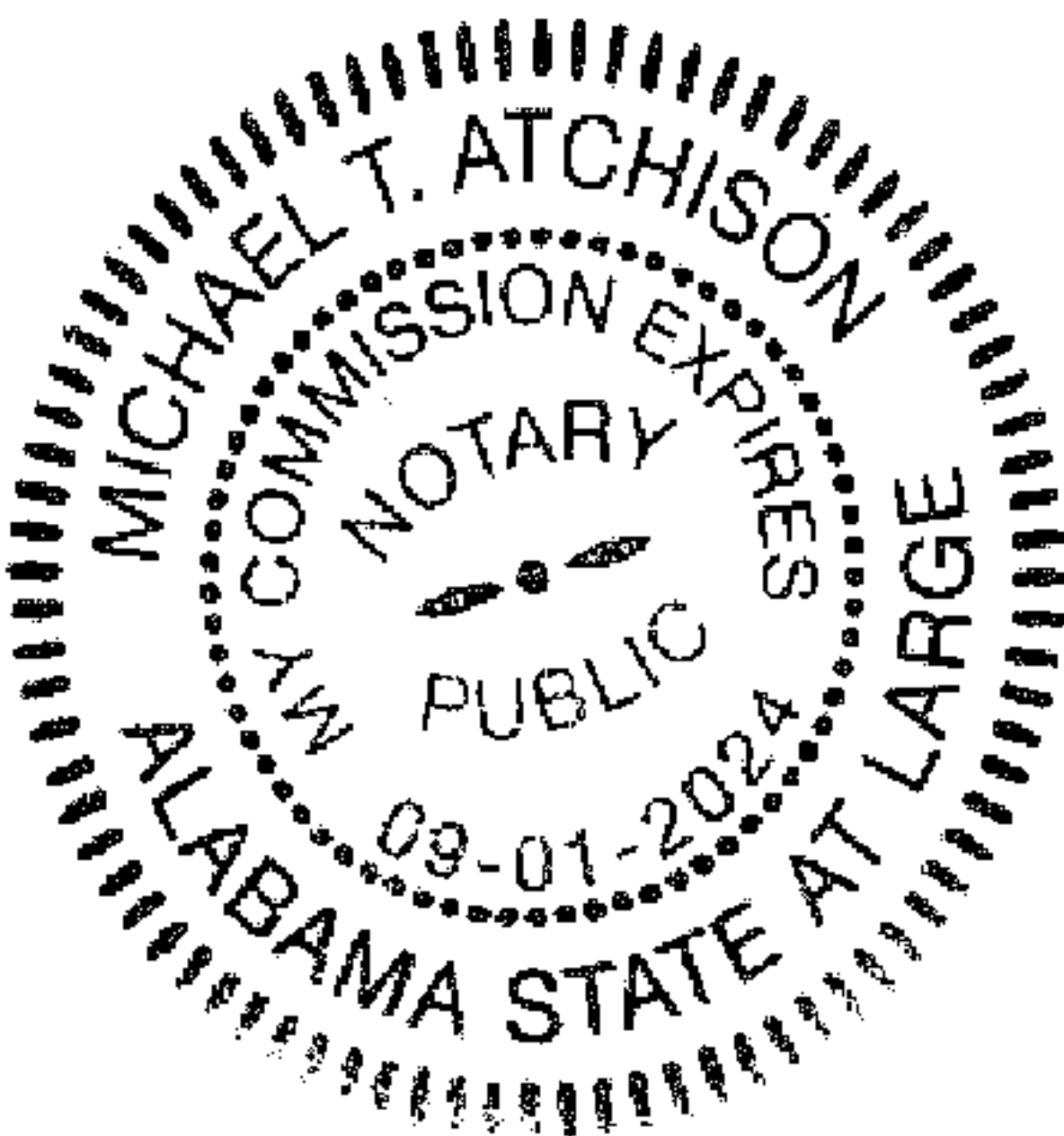


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°28'00"E for a distance of 500.00' to the POINT OF BEGINNING; thence continue S00°28'00"E for a distance of 1138.34'; thence N89°27'31"E for a distance of 1650.18' to the Westerly R.O.W. line of Hylton Road; thence N68°35'05"W and along said R.O.W. line for a distance of 73.46' to a curve to the right, having a radius of 165.00', and subtended by a chord bearing of N42°22'20"W, and a chord distance of 145.76'; thence along the arc of said curve and along said R.O.W. line for a distance of 150.97'; thence N16°09'35"W and along said R.O.W. line for a distance of 22.71' to a curve to the left, having a radius of 165.00', and subtended by a chord bearing of N34°11'36"W, and a chord distance of 102.16'; thence along the arc of said curve and along said R.O.W. line for a distance of 103.87'; thence N52°13'38"W and along said R.O.W. line for a distance of 89.46' to a curve to the right, having a radius of 1530.00', and subtended by a chord bearing of N49°00'31"W, and a chord distance of 171.80'; thence along the arc of said curve and along said R.O.W. line for a distance of 171.89'; thence N45°47'25"W and along said R.O.W. line for a distance of 60.75' to a curve to the right, having a radius of 960.00', and subtended by a chord bearing of N42°06'28"W, and a chord distance of 123.32'; thence along the arc of said curve and along said R.O.W. line for a distance of 123.40'; thence N38°25'31"W and along said R.O.W. line for a distance of 242.92' to a curve to the left, having a radius of 295.00', and subtended by a chord bearing of N45°52'24"W, and a chord distance of 76.48'; thence along the arc of said curve and along said R.O.W. line for a distance of 76.70'; thence N53°19'17"W and along said R.O.W. line for a distance of 38.98' to a curve to the right, having a radius of 580.00', and subtended by a chord bearing of N48°14'35"W, and a chord distance of 102.68'; thence along the arc of said curve and along said R.O.W. line for a distance of 102.82'; thence N43°09'53"W and along said R.O.W. line for a distance of 125.07' to a curve to the right, having a radius of 255.00', and subtended by a chord bearing of N23°35'18"W, and a chord distance of 170.88'; thence along the arc of said curve and along said R.O.W. line for a distance of 174.25'; thence S89°46'27"W and leaving said R.O.W. line for a distance of 634.73' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 16, 2022.

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

Grantor's Name	Wesley Duckett Jessica Duckett	Grantee's Name	Aviation Works, LLC
Mailing Address	<u>4965 Sussex Road</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>114 Hylton Rd</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>245 Hylton Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 08, 2022</u>
		Total Purchase Price	<u>\$213,750.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 December 07, 2022Print Wesley DuckettUnattestedSign Wesley Duckett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2022 01:34:21 PM
\$242.00 JOANN
20221208000446030

Allen S. Boyd