

20221209000447600
12/09/2022 02:24:31 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Stag's Leap Development Company, LLC
5101 Cyrus Circle
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **W. Earl Richards Charitable Foundation, Inc., a Corporation**, whose address is 2140 11th Ave S, Ste 402, Birmingham, AL 35205, (hereinafter "Grantor", whether one or more), by **Stag's Leap Development Company, LLC**, whose address is 5101 Cyrus Circle, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Stag's Leap Development Company, LLC, a Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is Twin Pines Road, Lots 35 and 36, Sterrett, AL 35147, to-wit:

Lots 35 & 36, according to the Survey of Saunders Bridge, 1st Sector, as recorded in Map Book 38, Pages 30A, 38B, 38C and 38D, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$84,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, W. Earl Richards Charitable Foundation, Inc., a Corporation, by Kenneth Polk, as its , who is authorized to execute this conveyance, has caused this conveyance to be executed on this 8th day of December, 2022.

W. Earl Richards Charitable Foundation, Inc., a Corporation

By: 
Kenneth H. Polk, Director

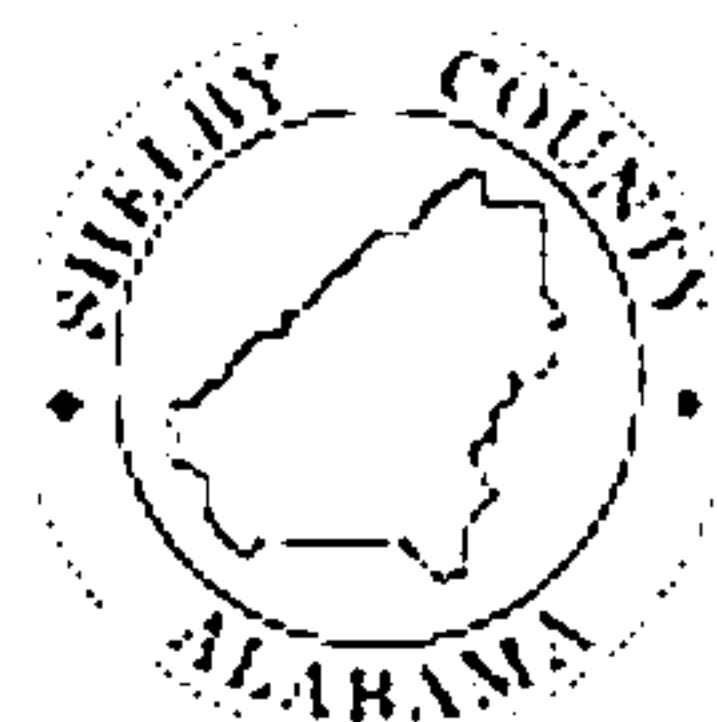
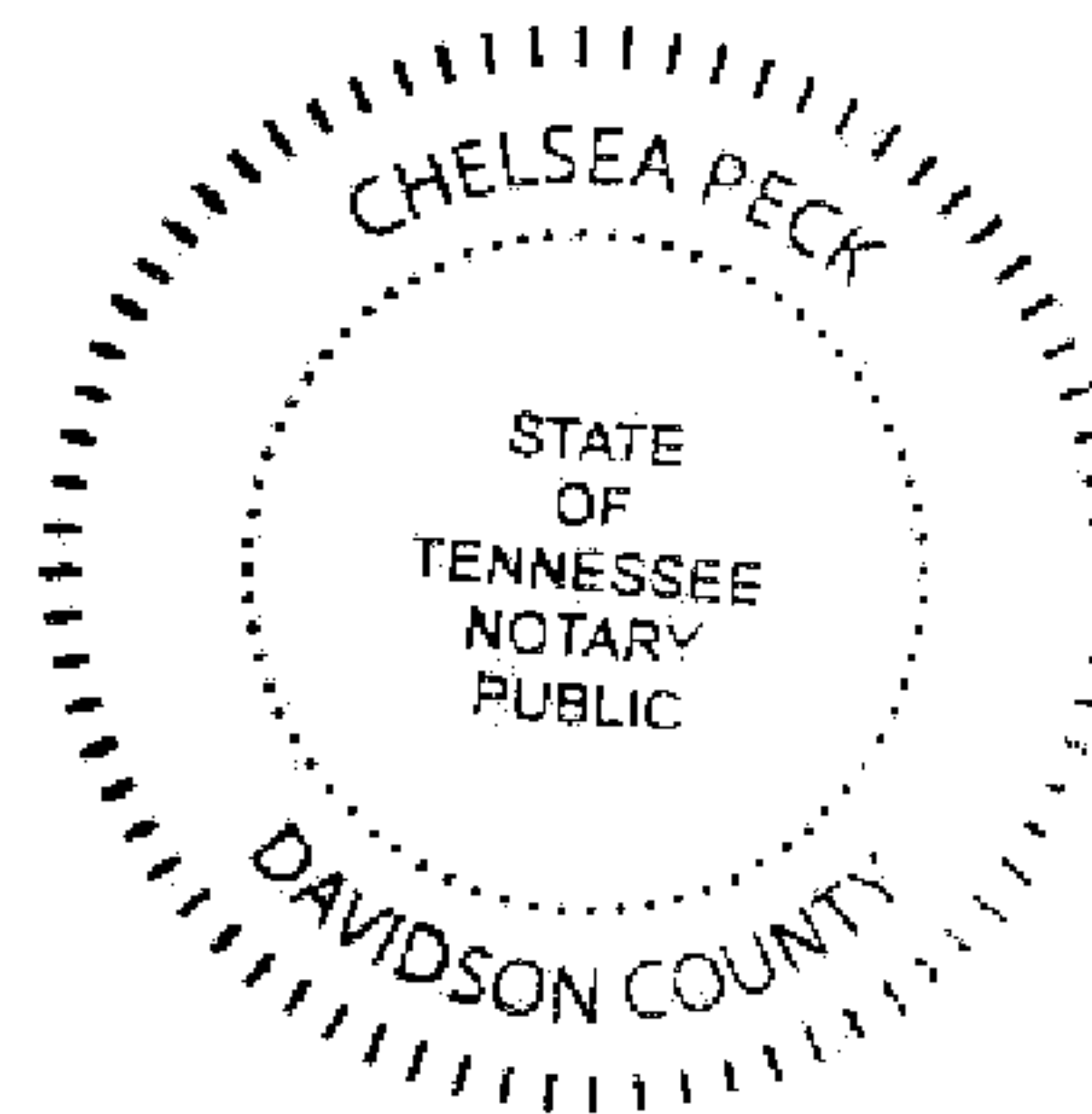
STATE OF ~~ALABAMA~~ Tennessee CP
COUNTY OF ~~SHELBY~~ Williamson 12/8/22

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kenneth H. Polk whose name as Director of the W. Earl Richards Charitable Foundation, Inc., a Corporation, 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, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 8th day of December, 2022.


Notary Public

CP 3/3/20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/09/2022 02:24:31 PM
\$61.00 JOANN
20221209000447600

