

Send Tax Notice to:
Jonathan Rivera
1961 Chandalar Court
Pelham, AL 35124

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-22-4884

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY SEVEN THOUSAND FOUR HUNDRED AND 00/100 (\$137,400.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Metro Investments, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

460 Circle D Ranch, Montevallo, AL 35115

by **Jonathan Rivera** (herein referred to as "Grantee"), whose mailing address is

700 Lansdowne Way, 106, Norwood, MA 02062

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1961 Chandalar Court, Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$132,814.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 08 day of December 2022

Metro Investments, LLC, an Alabama Limited Liability Company

By: Lil Draper
Lil Draper, Managing Member

By: R. Scott McDanal
R. Scott McDanal, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lil Draper, Managing Member and R. Scott McDanal, Managing Member**, whose name(s) as **Managing Member(s)** of **Metro Investments, LLC**, a/an **Alabama** 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Metro Investments, LLC**, on the day the same bears date.

Given under my hand and official seal this 08 day of December, 2022

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/22/2023

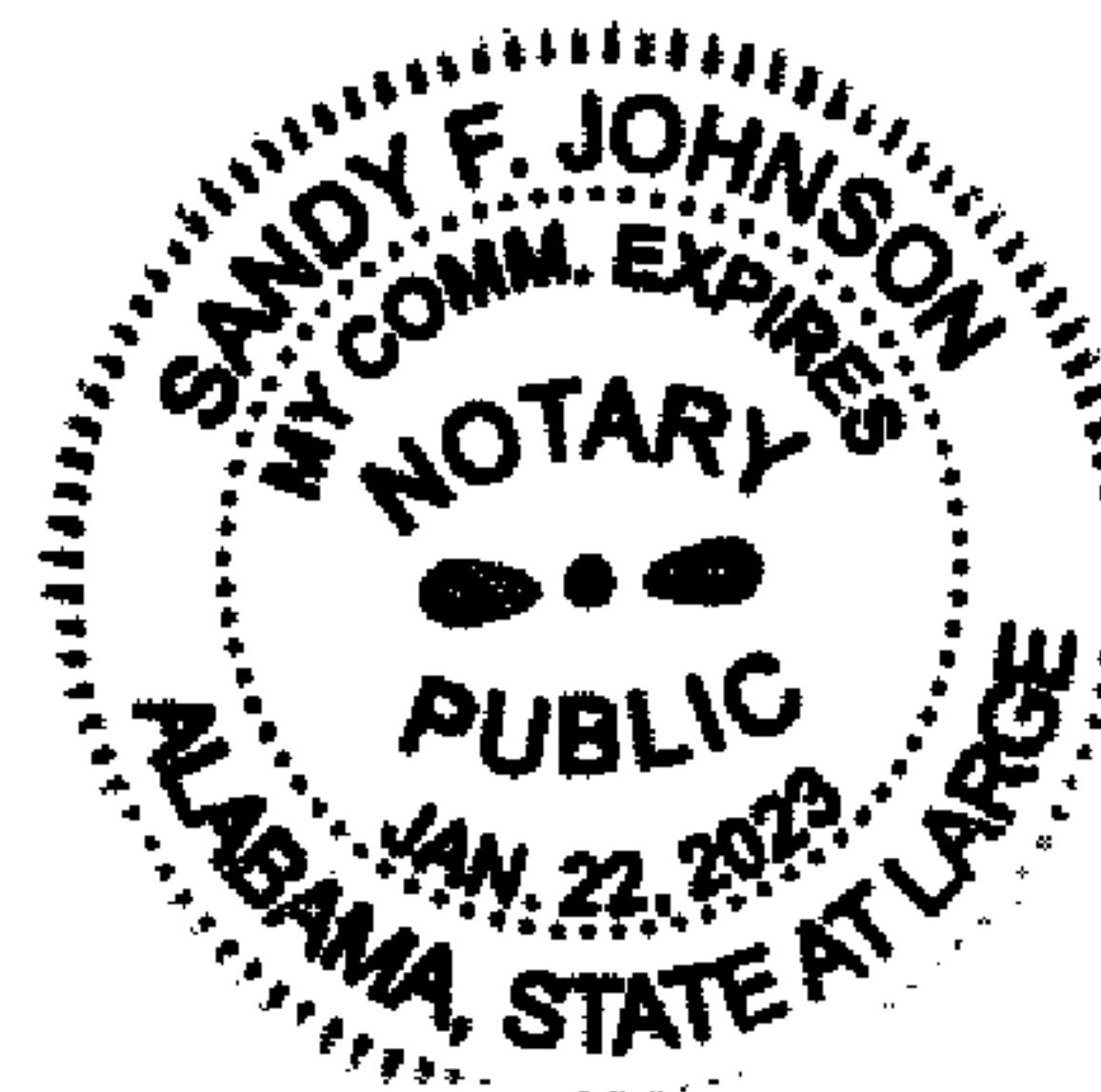


EXHIBIT A

Property 1:

Unit "C", Building 8, Phase II of Chandalar Townhomes as recorded in Map Book 7, Page 166, located in the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence: at the Southeast corner of said 1/4-1/4 Section, thence in a Northerly direction along the East line of said 1/4-1/4 Section a distance of 670.76 feet; thence 90° left in a Westerly direction a distance of 170.00 feet to a point on the Westerly right of way line of Chandalar; thence 90° right in a Northerly direction along said right of way line, a distance of 82.0 feet; thence 90° left in a Westerly direction a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", being the Point of Beginning; thence continue along last described course along the center line of a wood fence, party wall and another wood fence, all common to Units "C" and "D", a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the backs of Units "A", "B", "C" and "D"; thence 90° left in a Southerly direction along the West outer face of said wood fence, a distance of 13.1 feet to a point on the Northeast corner of a storage building; thence 90° right, in a Westerly direction along the North outer face of said storage building, a distance of 4.1 feet to a point on the Northwest corner of said storage building; thence 90° left, in a Southerly direction along the West outer face of said storage building a distance of 6.0 feet to a point on the Southwest corner of said storage building; thence 90° left, in an Easterly direction along the South outer face of said storage building, the center line of a wood fence, party wall and another wood fence all common to Units "B" and "C", a distance of 71.8 feet to point on the East outer face of the wood fence that extends across the fronts of Units "A", "B", "C", and "D"; thence 90° left in a Northerly direction along the East outer face of said wood fence across the front of Unit "C", a distance of 19.1 feet to the Point of Beginning.

Lying and being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2022 10:28:04 AM
\$33.00 PAYGE
20221227000459460

Alvin S. Bevil