

**SEND TAX NOTICE TO:**

Ashville Development Group, LLC  
8045 Stemley Bridge Road  
Talladega, AL 35160

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 **EIGHTY NINE THOUSAND AND 00/100 (\$89,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Signature Six, LLC, an Alabama Limited Liability Company**, whose address is 600 Luckie Drive, Ste 405, Birmingham, AL 35223, (hereinafter "Grantor", whether one or more), by **Ashville Development Group, LLC**, whose address is 8045 Stemley Bridge Road, Talladega, AL 35160, (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 **Ashville Development Group, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **.555 ACRES ON CORNER OF HWY 280 AND HWY 51, Chelsea, AL 35043**, to-wit:


**Commence at the Northwest corner of the Northeast quarter of Section 29, Township 19 South, Range 1 East; thence run South along the West boundary line of said quarter section for 3276.50 feet to the South right of way line of U.S. Highway No. 280 and the point of beginning; thence continue along last said course for 282.61 feet to the West right of way line of Shelby County Highway No. 51; thence turn an angle of 140 degrees 27 minutes 45 seconds to the left and run along said Shelby County No. 51 for 220.0 feet to the South right of way line of U.S. Highway No. 280; thence turn an angle of 89 degrees 46 minutes 56 seconds to the left and run along said U.S. Highway 280 right of way line for 40.43 feet; thence turn an angle of 40 degrees 23 minutes 33 seconds to the right and run along said road right of way for 94.24 feet; thence turn an angle of 83 degrees 42 minutes 07 seconds to the left and run along said road right of way line for 93.01 feet to the point of beginning. Situated, lying and being in 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.

**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, Signature Six, LLC, an Alabama Limited Liability Company, by Phyllis M. Brasfield, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 3rd day of January, 2023.

Signature Six, LLC, an Alabama Limited Liability Company

By:   
Phyllis M. Brasfield, Manager

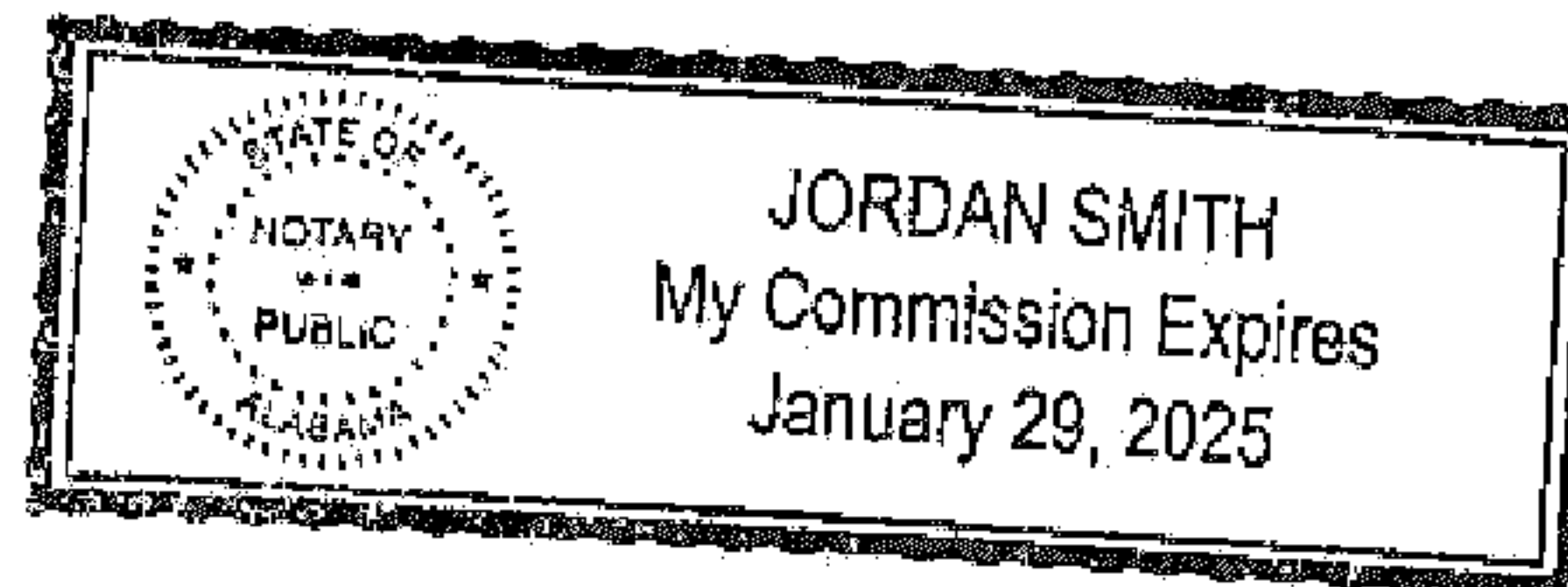
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Phyllis M. Brasfield whose name as Manager of Signature Six, LLC, a AL 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 (she), 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 3rd day of January, 2023.

  
Notary Public

My Commission Expires: 1/29/25



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/04/2023 11:20:01 AM**  
**\$114.00 PAYGE**  
**20230104000003140**

*Allie S. Bayl*