

This instrument was prepared by:
Law Office of Rodney Davis, LLC
4625 Valleydale Rd
Birmingham, AL. 35242
(205) 578 1597

SEND TAX NOTICE TO:
Setco, LLC
3117 Brookhill Drive
Birmingham, AL 35242

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,550,000.00) to the undersigned grantor, B AND W REAL ESTATE SERVICES LLC, in hand paid by SETCO, LLC, an Alabama limited liability company, grantee, the receipts of which is hereby acknowledged by the said B AND W REAL ESTATE SERVICES LLC, an Alabama limited liability company, do hereby grant, bargain, sell and convey unto the said SETCO, LLC the following described real estate, to wit:

A tract of land in the Northeast quarter of Section 15, Township 19 South, Range 2 West, more specifically described as: Begin at the point where the North line of the South half of the Northeast quarter of Northeast quarter intersects the Southeasterly right of way line of Valleydale Road; thence proceed Easterly to the Northeast corner of said South half of Northeast quarter of Northeast quarter; thence run South along the East line of said Section 15, 330 feet to a point; thence Southwesterly to the Southwest corner of the Southwest quarter of the Northeast quarter of the Northeast quarter ; thence continue southwesterly 517.2 feet to a point thence turn an angle to a right 116 22' and run North parallel to the East line of the Southwest quarter of the Northeast quarter of said Section a distance of 285.9 feet to a point thence turn an angle to the left of 30 45' 19" and run in a Northwesterly direction 210.9 feet to an intersection with the Southerly right of way line Valleydale Road; thence turn an angle to the right 90 29' 48" to the tangent to a curve having a central angle of 15 02' 28" and a radius of 2006. 4 feet; thence continue along the arc of said curve a distance of 526.7 feet to a point marked with a concrete monument; thence run along a tangent extended from the last described curve a distance of 148.3 feet to a point on the north line of the south half of the Northeast quarter of the Northeast quarter of said Section, which is the point of beginning.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

In Witness Whereof, we have hereunto set our hands and seals, this 9th day of January 2023.

B AND W REAL ESTATE SERVICES, LLC

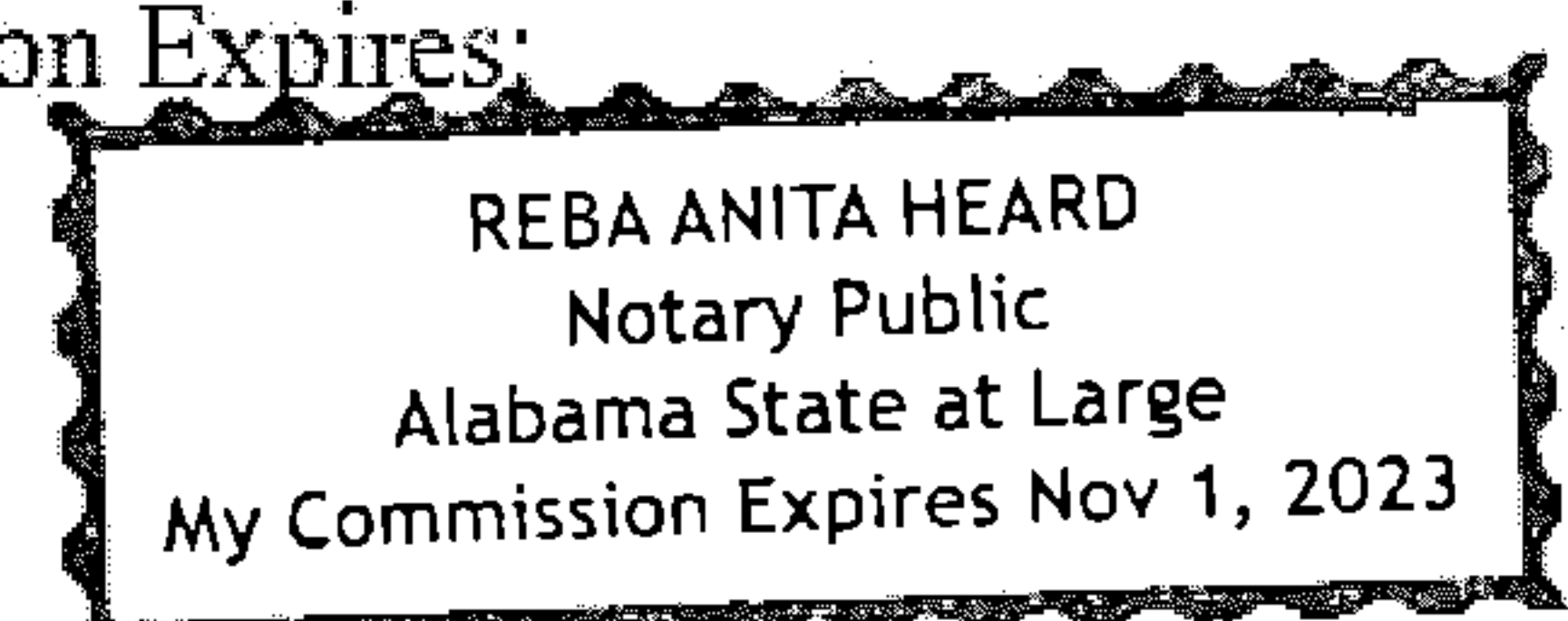
By: 
Scott Moulton, Managing Member

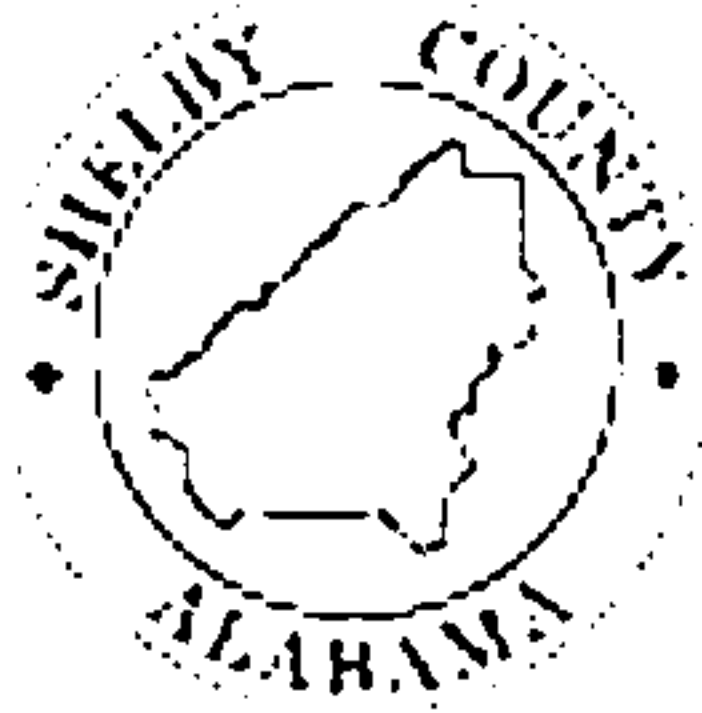
THE STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary in and for said County, in said State, hereby certify that Scott Moulton, Managing Member of B and W Real Estate Services, LLC, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January 2023.

Notary Public  My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2023 02:39:07 PM
 \$1575.00 PAYGE
 20230110000008420

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Band W Real Estate Services</u>	Grantee's Name	<u>Setco, LLC</u>
Mailing Address	<u>4625 Valleydale Rd LLC</u> <u>Birmingham AL</u> <u>35242</u>	Mailing Address	<u>4950 Windwood Cir</u> <u>Birmingham AL</u> <u>35242</u>
Property Address	<u>4625 Valleydale Rd</u> <u>Birmingham AL</u> <u>35242</u>	Date of Sale	<u>1/9/23</u>
		Total Purchase Price	<u>\$ 1,550,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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).

Date 1/10/23

Print Reba A Heard

☐ Unattested

(verified by)

Sign *Reba A Heard*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1