



20230119000016110 1/2 \$327.50
Shelby Cnty Judge of Probate, AL
01/19/2023 03:36:25 PM FILED/CERT

Send tax notice to:
Tall Timbers, LLC
1500 Resource Drive
Birmingham, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

SHELBY COUNTY

Title Not Examined

Consideration: \$ FMV = \$302,400

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Brogdon Development, Group, LLC** whose mailing address is: 1500 Resource Drive, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **Tall Timbers, LLC** whose property address is: Vacant Land, Chelsea, AL 35043 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a pine knot in rock pile being the Southwest corner of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama said point being the point of beginning. From this beginning point proceed North 00 degrees, 14 minutes 21 seconds West along the West boundary of said quarter-quarter section for a distance of 1310.42 feet to a 5/8" rebar in place (Paragon), said point being the Northwest corner of said quarter-quarter section; thence proceed South 89 degrees 26 minutes 09 seconds East along the North Boundary of said quarter-quarter section for a distance of 1298.27 feet to a 1" rebar in place, said point being the Northeast corner of said quarter-quarter section; thence proceed South 01 degrees 15 minutes 35 seconds East along the East boundary of said quarter-quarter section for a distance of 1280.98 feet to a 5/8" capped rebar in place (PLS #17255), said point being the Southeast corner of said quarter-quarter section; thence proceed South 89 degrees 15 minutes 53 seconds West along the South boundary of said quarter-quarter section for a distance of 1321.02 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 01/19/2023
State of Alabama
Deed Tax: \$302.50

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Brogdon Development Group, LLC, by William D Brogdon, its Member who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19th day of January, 2023.

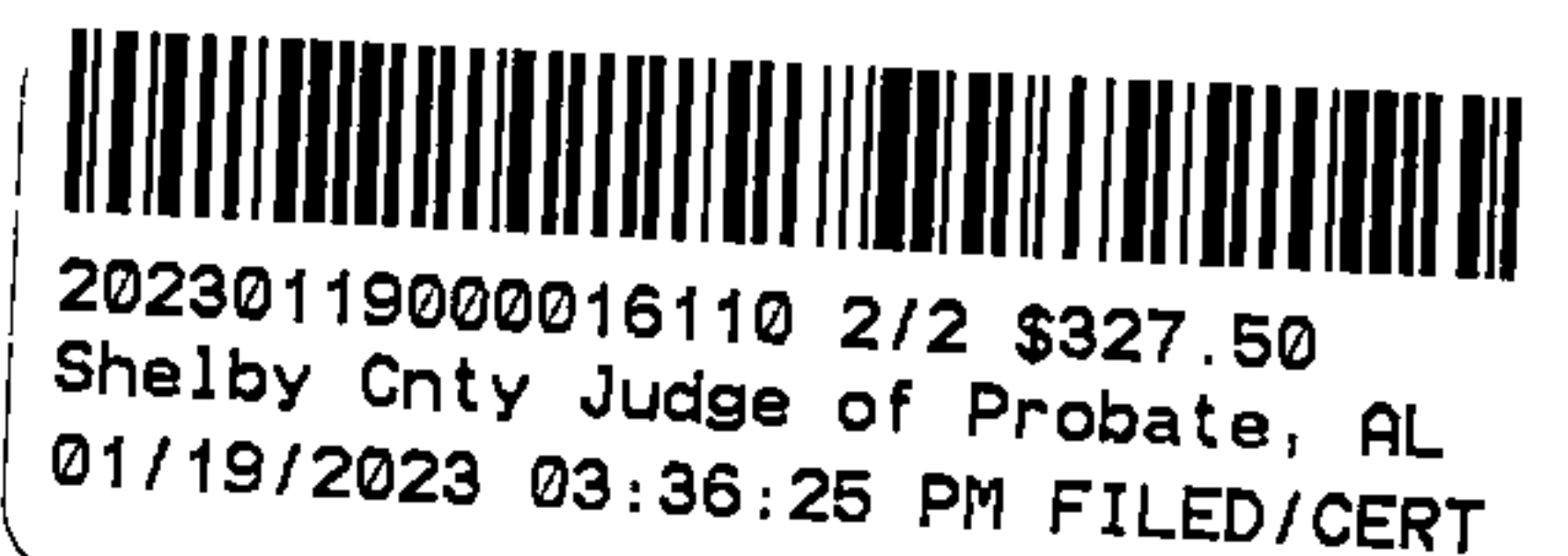
Brogdon Development Group, LLC

William D Brogdon

BY: William D Brogdon

ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, whose name William D Brogdon, as Member of Brogdon Development Group, LLC 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 said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 19th day of January, 2023.

Karen M. Portwood

Notary Public

Print Name: KAREN PORTWOOD

Commission Expires:

August 8, 2023

