

**SEND TAX NOTICE TO:**  
Cheryl Gilliam  
156 Pelham Heights Road  
Pelham, AL 35124

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 **THIRTY THOUSAND AND 00/100 (\$30,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **King Family Holdings, LLC, an Alabama Limited Liability Company**, whose address is 437 Hillside Avenue, Westfield, NJ 07090 (hereinafter "Grantor", whether one or more), by **Cheryl Gilliam**, whose address is 156 Pelham Heights Road, Pelham, AL 35124 (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, the following described real estate situated in Shelby County, Alabama, **the address of which is Vacant Lot, Pelham Heights Road, 0.80 acres, more or less., Pelham, AL 35124 to-wit:**

**Commence at a Northeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed South 89° 10' 06" West for a distance of 135.50 feet; thence proceed South 00° 22' 06" West for a distance of 424.02 feet; thence proceed South 30° 22' 06" West for a distance of 248.26 feet to a ½" crimp top pipe in place, said point being the point of beginning. From this beginning point proceed South 57° 55' 28" West for a distance of 154.93 feet to a ½" crimp top pipe in place; thence proceed North 84° 10' 59" West for a distance of 137.33 feet to a ½" rebar in place; thence proceed North 00° 44' 07" West for a distance of 52.79 feet (set ½" rebar CA-0114-LS); thence proceed North 21° 22' 40" East for a distance of 172.99 feet to a ½" rebar in place; thence proceed South 54° 42' 01" East for a distance of 251.82 feet to the point of beginning.**

**The above described land is located in the Southeast one-fourth of the Northwest one-fourth of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama.**

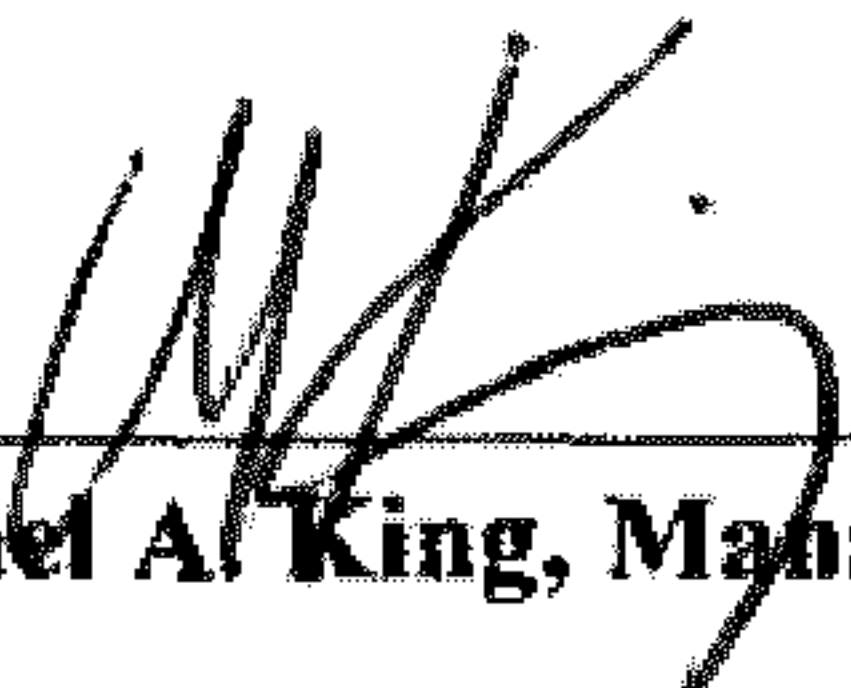
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third-party mortgage in the amount of \$0.00 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 Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 19<sup>th</sup> day of January, 2023.

**King Family Holdings, LLC, an Alabama Limited Liability Company**

By:   
**Michael A. King, Managing Member**

STATE OF NEW JERSEY

COUNTY OF Union

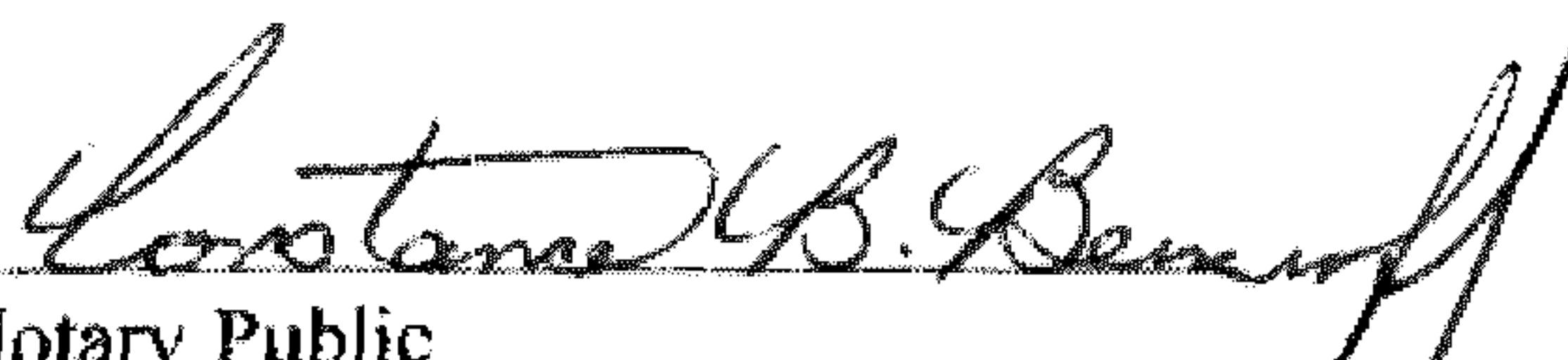


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/23/2023 12:14:15 PM  
\$55.00 JOANN  
20230123000018500

*Alvin S. Boyd*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Michael A. King whose name as Managing Member of King Family Holdings, LLC, an Alabama 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, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 19<sup>th</sup> day of January, 2023.

  
Notary Public  
Print Name: Constance B. Beneroff  
My Commission Expires: 01/11/2026

