

20230124000019250
01/24/2023 08:39:17 AM
DEEDS 1/4

Grantor's Name: Stelie, LLC
Mailing Address: 3500 Colomac Pkwy., Ste. 500
Pelham, AL 35124

Grantee's Name: DASHIV, LLC
Mailing Address: 310 Cahaba Valley Road
Pelham, AL 35124

Property Address: 401 Southgate Drive
Pelham, AL 35124

Date of Sale: January 17, 2023

Total Purchase Price \$712,500.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or actual value claimed on this deed can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other _____

This Instrument Was Prepared By:

Send Tax Notice To:

Michael B. Odom
Phelps Dunbar LLP
2001 Park Place North, Ste. 700
Birmingham, Alabama 35203

DASHIV, LLC
310 Cahaba Valley Road
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seven Hundred Twelve Thousand Five Hundred and 00/100 DOLLARS (\$712,500.00) and other good and valuable consideration to the undersigned Grantor, **Stelie, LLC**, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the Grantor does by these presents, grant, bargain, sell and convey unto **DASHIV, LLC**, an Alabama limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit A.

This deed is recorded simultaneously with a purchase money mortgage in the amount of \$498,750.00..

SUBJECT TO:

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Easement to South Central Bell as recorded in Deed Book 252, page 871, in the Probate Office of Shelby County, Alabama.
4. Less and except any part condemned in Condemnation Case #19-300 and recorded in Instrument 1993-3430, in the Probate Office of Shelby County, Alabama.

5. Easement to the City of Pelham, as recorded in Instrument 1998-5134, in the Probate Office of Shelby County, Alabama.
6. Declaration of Protective Covenants as recorded in Instrument 1995-24268 and Instrument 1995-24200, in the Probate Office of Shelby County, Alabama.
7. Declaration of Easements, Covenants and Restrictions appearing of recorded in Instrument 1994-8120 and re-recorded in Instrument 1994-10053, in the Probate Office of Shelby County, Alabama.
8. Easement recorded in Instrument 1994-31083 in the Probate Office of Shelby County, Alabama.
9. Covenants and Restrictions appearing of recorded in Instrument 1998-45699, in the Probate Office of Shelby County, Alabama.
10. Less and except any portion of subject property lying within a public/private road or road right of way.
11. Rights of tenants in possession, as tenants only.

TO HAVE AND TO HOLD, the above-described property unto **DASHIV, LLC**, its successors and assigns forever.

And Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

[Remainder of Page Left Blank Intentionally,

Signature Page to Follow]

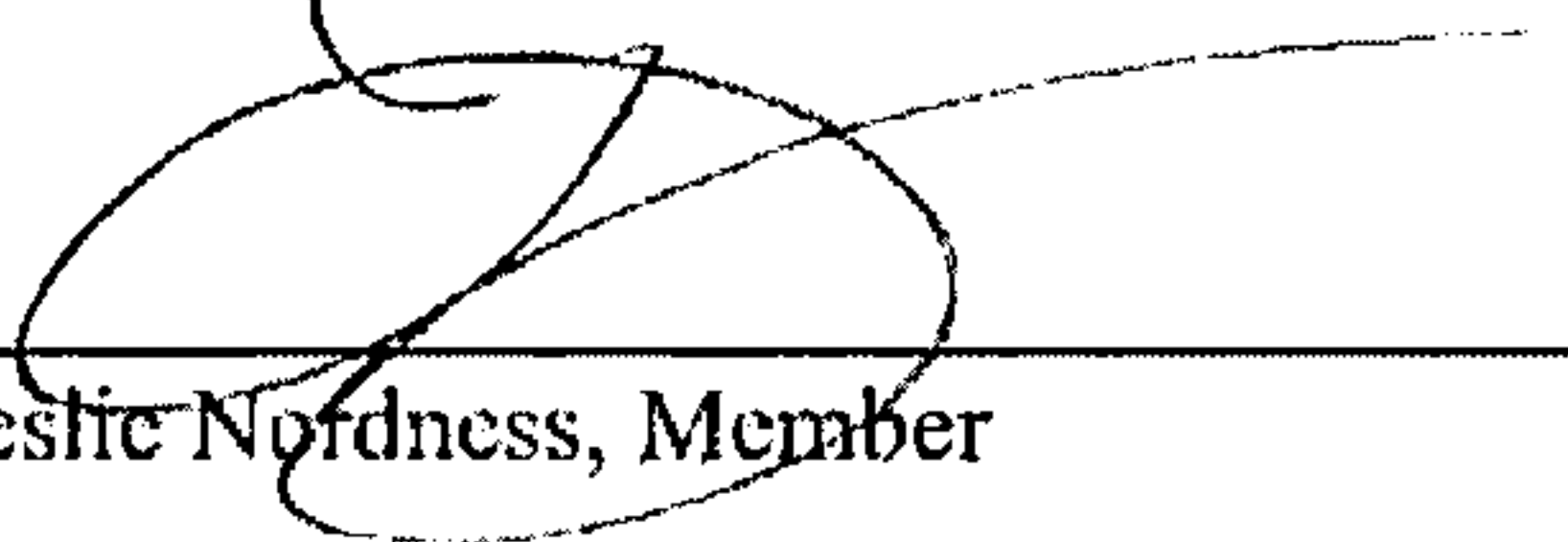
IN WITNESS WHEREOF, the Grantor executed this conveyance effective as of the 17th day of January, 2023.

GRANTOR:

Stelie, LLC



Steve Nordness, Member

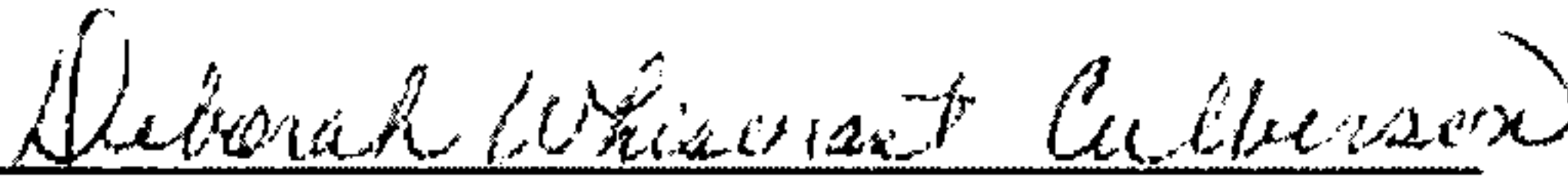


Leslie Nordness, Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

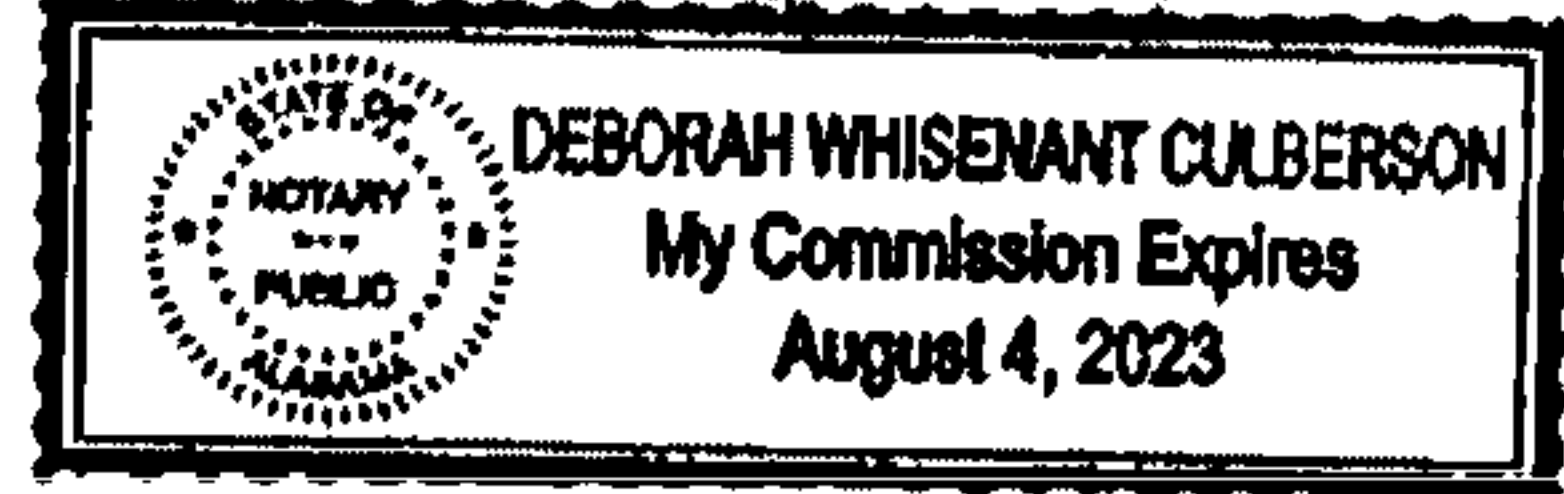
I, the undersigned Notary Public, in and for said County and State hereby certify that Steve Nordness, whose name as Member of Stelie, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 17th day of January, 2023.



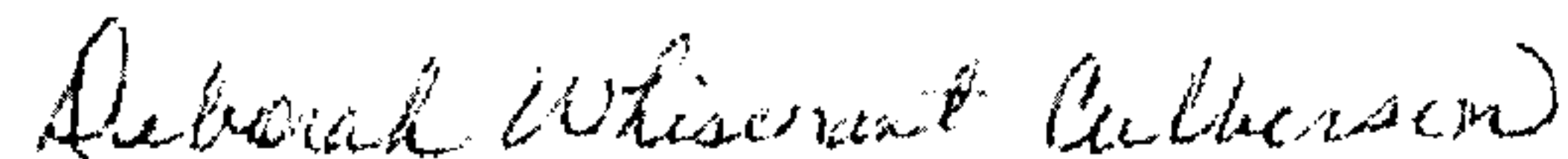
Notary Public
My Commission Expires: August 4, 2023

STATE OF ALABAMA)
JEFFERSON COUNTY)



I, the undersigned Notary Public, in and for said County and State hereby certify that Leslie Nordness, whose name as Member of Stelie, 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 instrument, he as such Member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 17th day of January, 2023.



Notary Public
My Commission Expires: August 4, 2023

Signature Page to
Warranty Deed

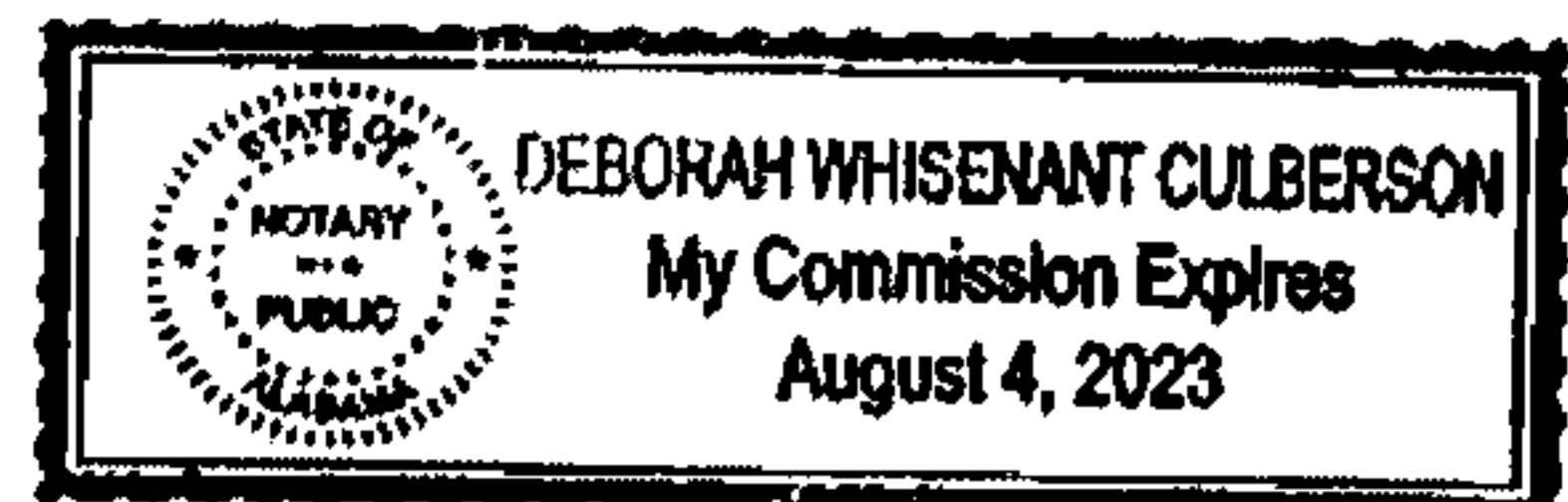
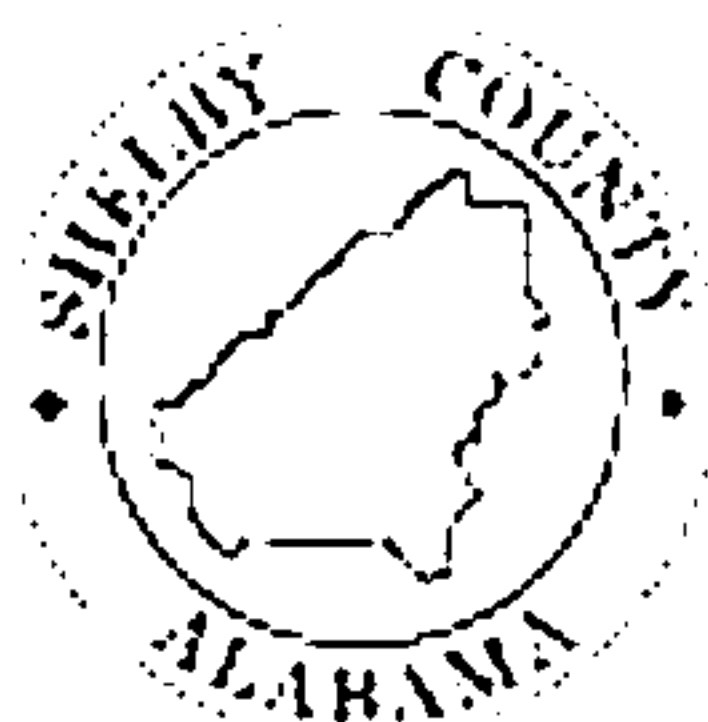


Exhibit A

(Legal Description)

Commence at the Northwest corner of the Southeast 1/4 of Section 31, Township 19 South Range 2 West, Shelby County, Alabama and run in a Easterly direction along the North line of said Section a distance of 329.55 feet to a point, said point lying on the Southwesterly boundary line of Cahaba Valley Park North, as recorded in Map Book 13, pages 140a and 140b, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn a deflection angle of 50°17'38" to the right and run in a Southeasterly direction along said boundary line of Cahaba Valley Park North a distance of 1010.9 feet to a point, said point being an iron pin found at the Northeast corner of the real property that described in Instrument #1994-08119, as recorded in the Probate Office of Shelby County, Alabama; thence turn a deflection angle of 88°06'12" and run to the right in a Southwesterly direction on a line that is 250 feet Northwest of the Northwesterly right of way line of Alabama Highway No. 119, a distance of 983.20 feet to a point; thence turn a deflection angle to the right of 93°32'32" and run to the right in a Northwesterly direction a distance of 279.20 feet to a point, said point being the Point of Beginning of the parcel herein described; thence continue along last described course in a Northwesterly direction 110.21 feet to a point; thence turn an interior angle of 93°32'32" and run to the right in a Northeasterly direction a distance of 394.89 feet to a point, said point being on the Southwesterly right of way line of Southgate Drive, as recorded in Map Book 20, page 98, in the Office of the Judge of Probate of Shelby County; thence turn an interior angle of 88° 06'12" and run to the right in a Southeasterly direction along said right of way, a distance of 110.06 feet to a point; thence turn an interior angle of 91°53'48" and run to the right in a Southwesterly direction of a distance of 398.06 feet to the Point of Beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2023 08:39:17 AM
\$245.00 JOANN
20230124000019250

Allie S. Bayl