



20230202000027620 1/5 \$1234.00
Shelby Cnty Judge of Probate, AL
02/02/2023 10:17:01 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To 726 Cleveland Realty, LLC 5 Saint Michaels Court Southampton, NJ 08088

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Million Two Hundred Thousand and No/100 Dollars (\$1,200,000.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Ivan Phillips, an unmarried man, and April Phillips, an unmarried woman** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **726 Cleveland Realty, LLC, a limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
2. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 327, Page 553; Instrument No. 1997-9552; Instrument No. 2000-004451; Instrument No. 2001-21744 and Instrument No. 20091123000434130, in the Probate Office of Shelby County, Alabama.
3. Less and except any portion of the subject property lying within a road right of way.
4. Subject to covenants, conditions and restrictions as set forth in the Instrument No. 20091223000468770, in the Probate Office of Shelby County, Alabama.
5. Non-exclusive easement for ingress and egress to Josie Griffin Chamblee as recorded in Book 100, Page 729, in the Probate of Shelby County, Alabama.
6. Terms and conditions of that certain Final Consent Order filed in the Circuit Court of Shelby County, Alabama in Case No. CV-2010-900908.00.

April Philips is one and the same person as Aprises M. Phillips.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of

Shelby County, AL 02/02/2023
State of Alabama
Deed Tax: \$1200.00



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record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Pursuant to the provisions of *ALA. Code* § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:
Ivan Phillips
2355 Country Ridge Drive
Vestavia, AL 35243

Grantees Name and Address:
726 Cleveland Realty, LLC
5 Saint Michaels Court
Southampton, NJ 08088

April Phillips
385 Chelsea Park Road
Chelsea, AL 35043

Property Address: 322 Griffin Road
Chelsea, AL 35043

Date of transfer: January 31, 2023
Sales Price: \$1,200,000.00

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)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value
☐ Other

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hands and seals this the 31st, day of January, 2023.

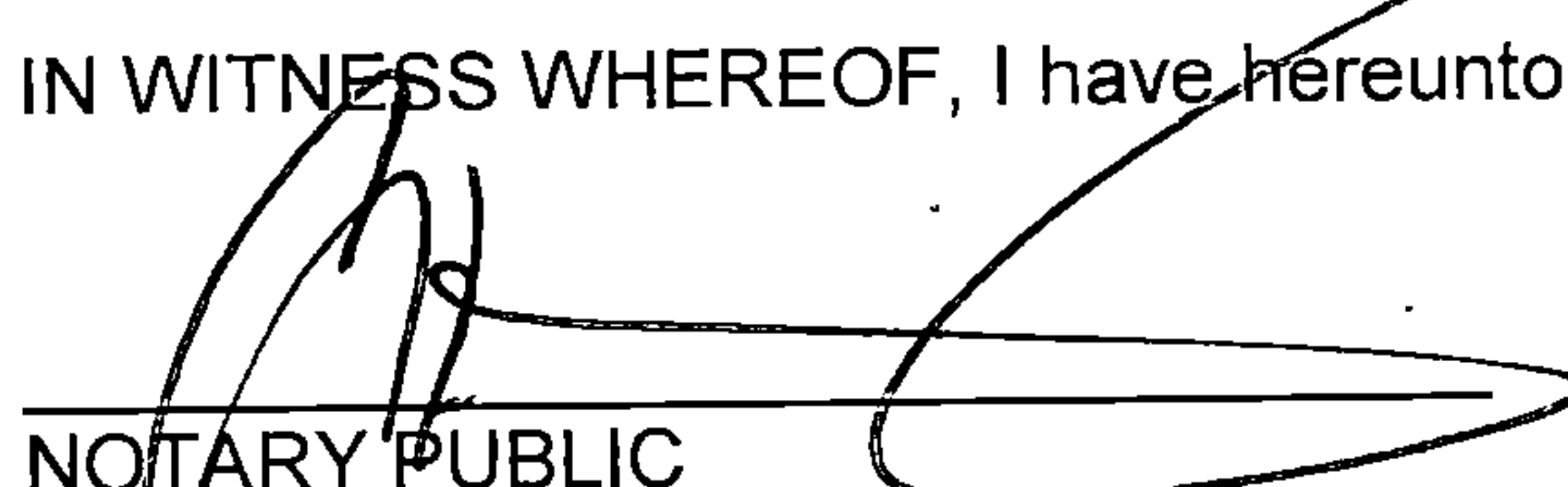

Ivan Phillips

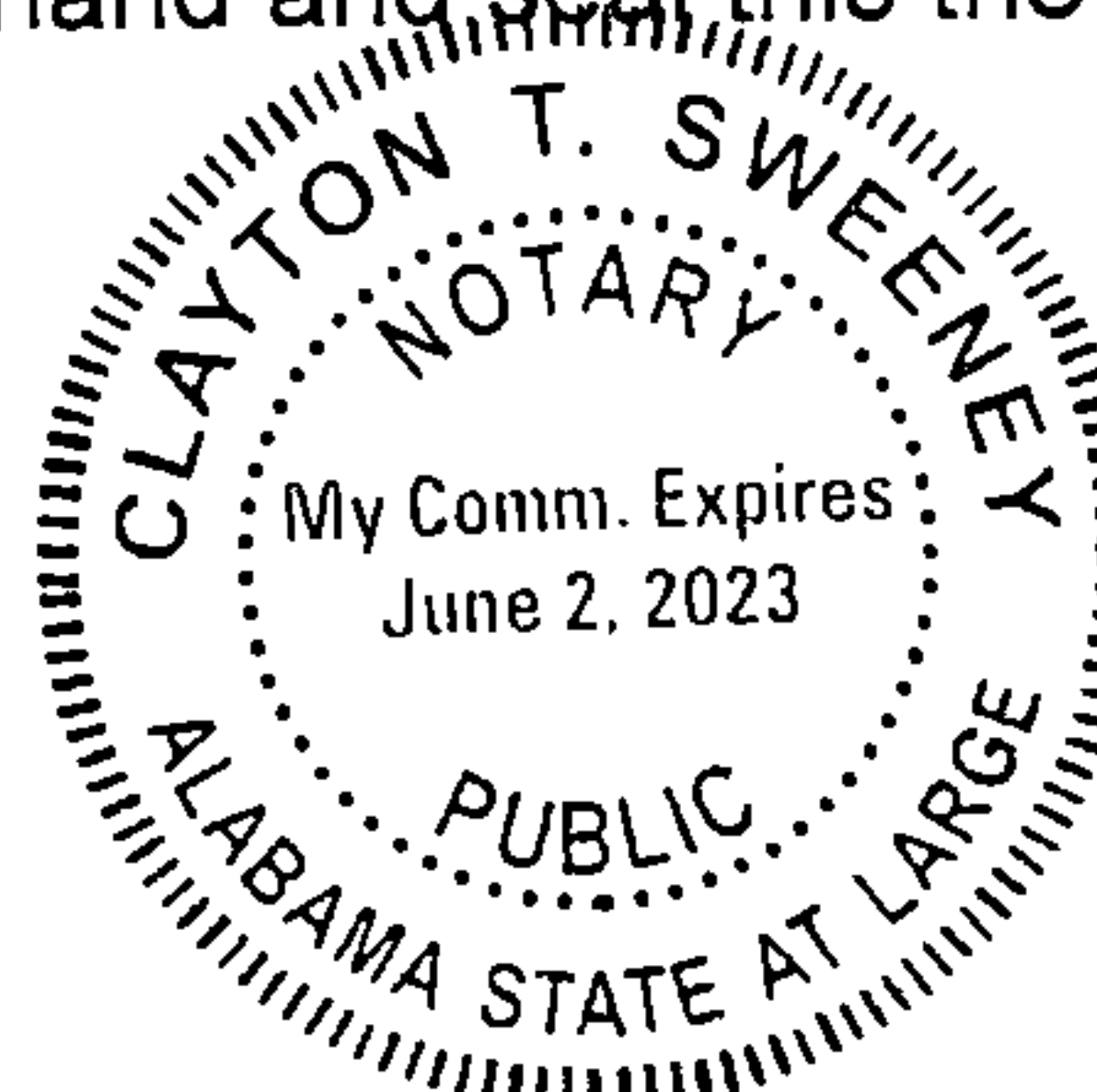
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ivan Phillips, an unmarried man, 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 Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of February, 2023.


NOTARY PUBLIC
My Commission Expires: 06-02-2023

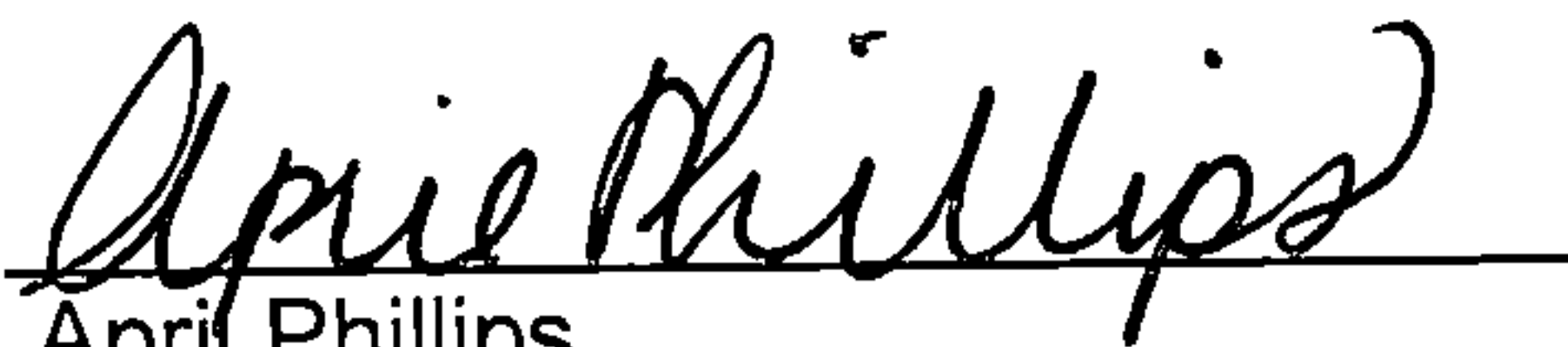


(must affix seal)



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IN WITNESS WHEREOF, said GRANTOR has hereunto set her hands and seals this the 31st, day of January, 2023.

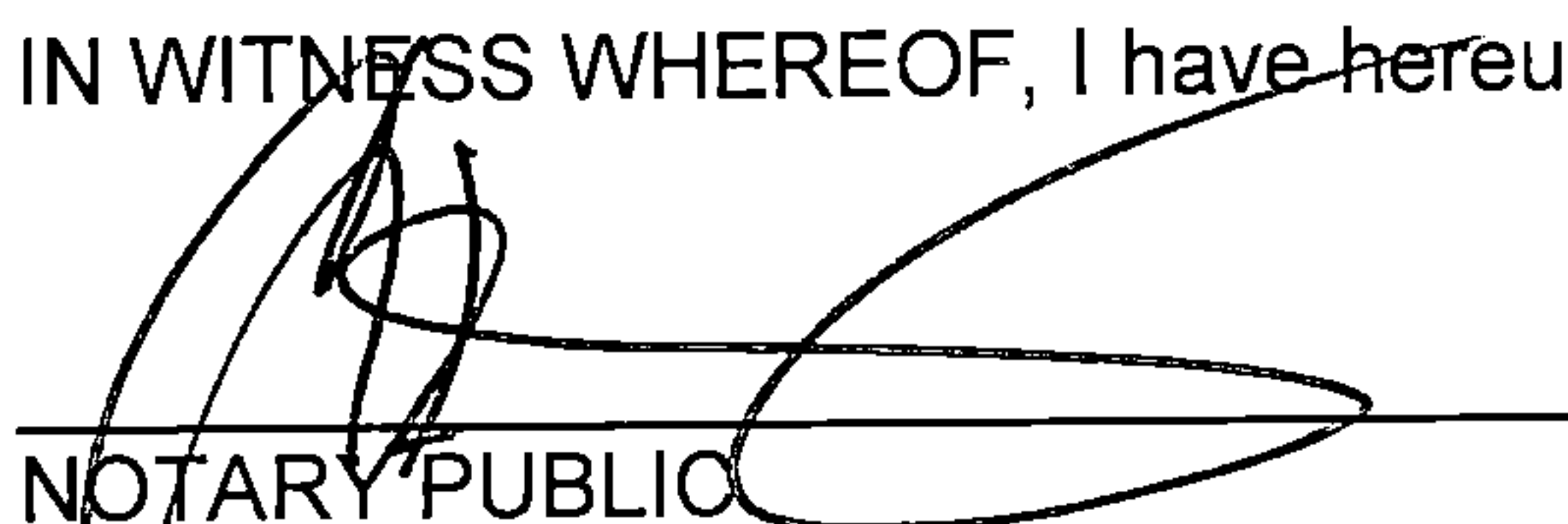

April Phillips

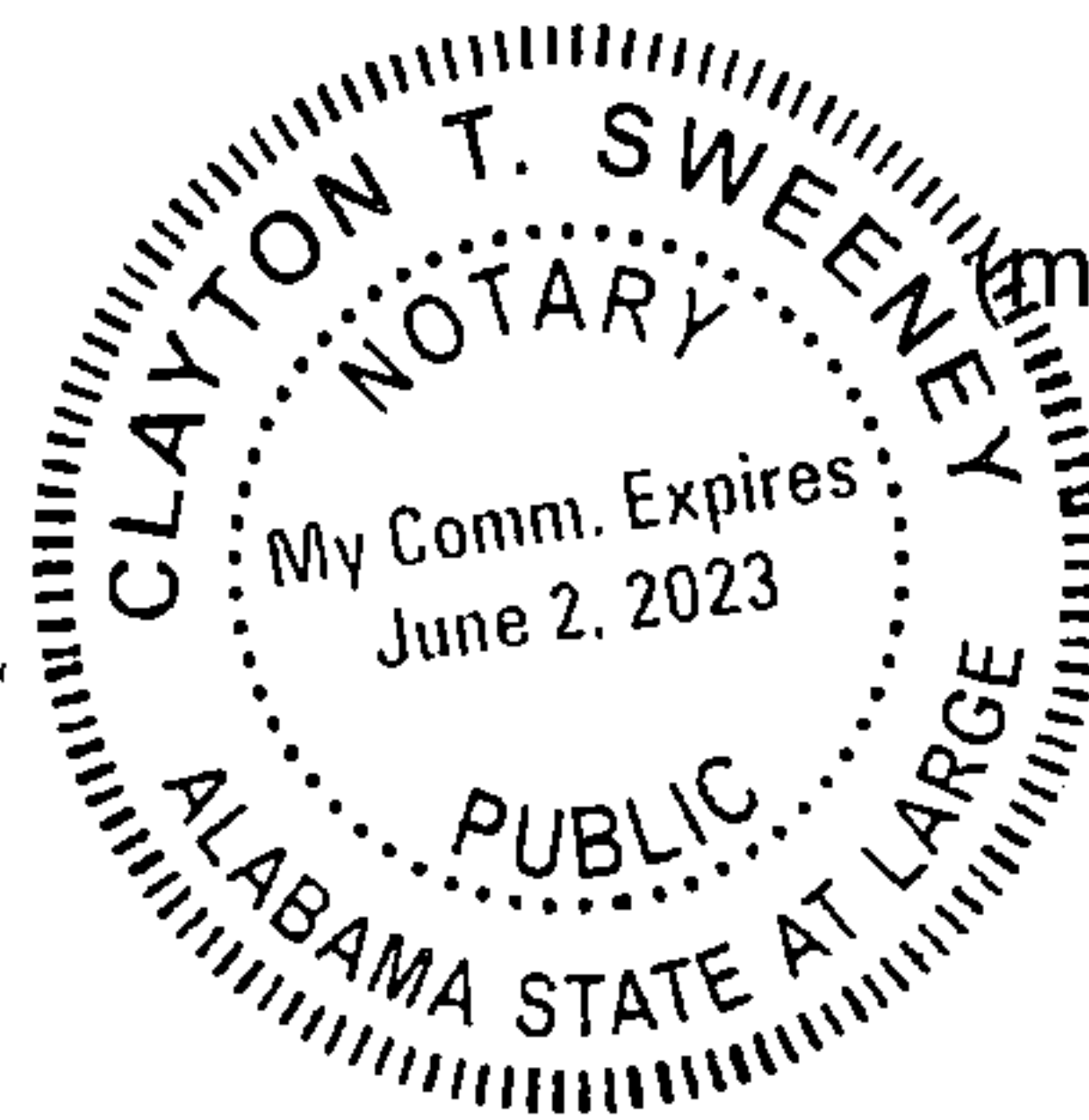
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that April Phillips, an unmarried woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of February, 2023.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



(must affix seal)



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EXHIBIT "A"

Legal Description

A parcel of land situated in the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1-1/2" HEXAGON BOLT; THENCE RUN S $02^{\circ}16'35''$ W ALONG THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR A DISTANCE OF 423.03 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND 5/8" REBAR STAMPED "WEYGAND"; THENCE RUN S $88^{\circ}44'12''$ E FOR A DISTANCE OF 109.14 FEET TO A FOUND 1/2" REBAR STAMPED "PHH PLS 25295"; THENCE RUN N $86^{\circ}59'22''$ E FOR A DISTANCE OF 24.60 FEET TO A FOUND 5/8" REBAR STAMPED "WEYGAND"; THENCE RUN N $82^{\circ}46'23''$ E FOR A DISTANCE OF 51.70 FEET TO A FOUND 5/8" REBAR STAMPED "WEYGAND"; THENCE RUN N $73^{\circ}49'46''$ E FOR A DISTANCE OF 51.48 FEET TO A FOUND 5/8" REBAR STAMPED "WEYGAND"; THENCE RUN N $70^{\circ}56'52''$ E FOR A DISTANCE OF 247.43 FEET TO A FOUND 5/8" REBAR STAMPED "WEYGAND"; THENCE RUN N $66^{\circ}43'53''$ E FOR A DISTANCE OF 199.89 FEET TO A FOUND MAG NAIL IN THE ASPHALT OF GRIFFIN LAKE DRIVE; THENCE CONTINUE ALONG GRIFFIN LAKE DRIVE AND RUN S $10^{\circ}55'43''$ E FOR A DISTANCE OF 71.98 FEET TO A FOUND MAG NAIL BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF $36^{\circ}26'17''$, A CHORD DISTANCE OF 187.59 FEET, AND A CHORD BEARING OF S $29^{\circ}14'41''$ E; THENCE CONTINUE ALONG GRIFFIN LAKE DRIVE AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 190.79 FEET TO A SET MAG NAIL WITH WASHER STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG GRIFFIN LAKE ROAD AND RUN S $47^{\circ}27'55''$ E FOR A DISTANCE OF 187.80 TO A SET MAG NAIL WITH WASHER STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF $42^{\circ}34'55''$, A CHORD DISTANCE OF 181.53 FEET, AND A CHORD BEARING OF S $68^{\circ}45'56''$ E; THENCE CONTINUE ALONG GRIFFIN LAKE DRIVE AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 185.77 FEET TO A FOUND PK NAIL; THENCE RUN N $89^{\circ}56'03''$ E FOR A DISTANCE OF 82.85 FEET A SET MAG NAIL WITH WASHER STAMPED "CLINKSCALES" AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GRIFFIN ROAD AND THE CENTERLINE OF GRIFFIN LAKE DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF $02^{\circ}00'31''$, A CHORD DISTANCE 18.58 FEET, AND A CHORD BEARING OF S $57^{\circ}48'15''$ W; THENCE LEAVING SAID GRIFFIN LAKE DRIVE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY OF GRIFFIN ROAD AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 18.58 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF AND RUN S $56^{\circ}48'00''$ W FOR A DISTANCE OF 72.40 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF $5^{\circ}56'13''$, A CHORD DISTANCE OF 54.89 FEET, AND A CHORD BEARING OF S $53^{\circ}49'54''$ W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR



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A DISTANCE OF 54.92 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 50°51'47" W FOR A DISTANCE OF 161.63 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET, A DELTA ANGLE OF 2°17'38", A CHORD DISTANCE OF 58.85 FEET, AND A CHORD BEARING OF S 52°00'35" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 58.85 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 53°09'24" W FOR A DISTANCE OF 202.55 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 1470.00 FEET, A DELTA ANGLE OF 8°41'05", A CHORD DISTANCE OF 222.60 FEET, AND A CHORD BEARING OF S 57°29'57" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 222.82 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 61°50'29" W FOR A DISTANCE OF 105.13 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 1030.00 FEET, A DELTA ANGLE OF 4°45'16", A CHORD DISTANCE OF 85.45 FEET, AND A CHORD BEARING OF S 59°27'51" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 85.47' TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 57°05'13" W FOR A DISTANCE OF 96.49 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES" BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A DELTA ANGLE OF 6°16'00", A CHORD DISTANCE OF 30.61 FEET, AND A CHORD BEARING OF S 50°59'32" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 30.63 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 50°51'42" W TO A FOR A DISTANCE OF 94.49 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 50°47'17" W FOR A DISTANCE OF 63.71 FEET TO A FOUND 1/2" REBAR STAMPED "EDG" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 53°06'53", A CHORD DISTANCE OF 156.48 FEET, AND A CHORD BEARING OF S 77°07'00" W; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 162.23 FEET TO A SET 5/8" REBAR STAMPED "CLINKSCALES"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 02°18'21" E FOR A DISTANCE OF 111.11 FEET TO A FOUND 1/2" OPEN TOP PIPE; THENCE RUN N 02°18'38" E FOR A DISTANCE OF 659.32 FEET TO A FOUND 1/2" REBAR; THENCE RUN N 02°20'42" E FOR A DISTANCE OF 238.68 FEET TO THE POINT OF BEGINNING.

Less and Except prescriptive Rights-of-Way for Griffin Lake Road and Griffin Road.