

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-23-28864

Send Tax Notice To: Daniel William Funk

1794 Hwy 26
Alabaster, AL 35007

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Eight Thousand Five Hundred Dollars and No Cents (\$78,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **SixSeven Investments, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Daniel William Funk**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$53,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of February, 2023.

SIXSEVEN INVESTMENTS, LLC

Brandi Kellis
Brandi Kellis
Managing Member

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for said County in said State, hereby certify that Brandi Kellis as Managing Member of SixSeven Investments, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 15th day of February, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 West, lying Northwest of Highway #25. THERE IS EXCEPTED THEREFROM a lot in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 West, described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 West; thence run West along the North line off said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 154.73 feet to the point of beginning; thence continue along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 380.88 feet; thence turn an angle of 130 degrees 15 minutes to the left and run a distance of 438.30 feet to the North right of way line of the Columbiana By-Pass, or State Highway 25; thence turn an angle of 90 degrees 00 minutes to the left and run along said right of way line a distance of 290.70 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 192.21 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT; Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 120.86 feet to the North right of way line of Alabama Highway No. 25; thence turn an angle of 49 degrees 45 minutes to the right and run along said right of way line a distance of 330.70 feet to the point of beginning; thence continue along said Highway right of way a distance of 200.00 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 607.61 feet, more or less, to the North line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27; thence turn an angle of 130 degrees 15 minutes to the right and run along said North line a distance of 262.04 feet; thence turn an angle of 49 degrees 45 minutes to the right and run a distance of 438.30 feet, more or less, to the North right of way of Alabama Highway No. 25 and the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT: Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 10.00 feet to the point of beginning; thence continue East along said North line a distance of 549.66 feet; thence turn an angle of 51 degrees 56 minutes 30 seconds to the right and run a distance of 568.87 feet to a point on the Northeast right of way line of Alabama State Highway No. 25; thence turn an angle of 90 degrees 00 minutes to the right and run along said highway right of way a distance of 293.49 feet; thence turn an angle of 81 degrees 16 minutes 31 seconds to the right and run a distance of 918.35 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama.

ALSO, LESS AND EXCEPT: Commence at the Northwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 224.96 feet; thence turn a deflection angle of 42 degrees 16 minutes 15 seconds to the left and run a distance of 527.50 feet to the center of Alabama Power Company Transmission line right of way and the point of beginning; thence continue in the same direction a distance of 226.41 feet to the Northwest right of way of Alabama State Highway No. 25; thence turn a deflection angle of 90 degrees 24 minutes 07 seconds to the left, to the tangent of a right of way curve, and run along said right of way curve a chord distance of 266.18 feet; thence turn a deflection angle of 96 degrees 18 minutes 07 seconds to the left and run a distance of 207.79 feet; thence turn a deflection angle of 79 degrees 00 minutes 00 seconds to the left and run a distance of 242.60 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; all being situated in Shelby County, Alabama.

ALSO, LESS AND EXCEPT: A parcel of land situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ more particularly described as follows: Beginning at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence South to right of way; Southwest 4 feet; Northwest to North line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$; East to point of beginning; being situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 27, Township 21, Range 1 West, Shelby County, Alabama.

