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02/23/2023 01:19:19 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Aaron Hernandez
1318 7th Street Southwest
Alabaster, AL 35007

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 **EIGHTY THREE THOUSAND AND 00/100 (\$83,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **MRDavis Investments, LLC, an Alabama Limited Liability Company**, whose address is 19875 county Road 71, Summerdale. AL 36580, (hereinafter "Grantor", whether one or more), by **Aaron Hernandez**, whose address is 1318 7th Street Southwest, Alabaster, AL 35007, (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 **Aaron Hernandez**, the following described real estate situated in Shelby County, Alabama, the address of which is 9244 Highway 31, Calera, AL 35040, to-wit:

Commence at the Northwest corner of the NE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East, thence run South along the Quarter-Quarter section a distance of 855.0 feet; thence turn an angle of 102 degrees 02 minutes to the left and run a distance of 200.0 feet to the point of beginning; thence continue in the same direction a distance of 100.0 feet; thence turn an angle of 77 degrees 58 minutes to the left and run a distance of 86.0 feet; thence turn an angle of 102 degrees 17 minutes to the left and run a distance of 100.0 feet; thence tum an angle of 77 degrees 43 minutes to the left and run a distance of 85.58 feet to the point of beginning. Situated in the NE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 13 East Shelby County Alabama.

Together with right of ingress and egress along a 20-foot easement of right of way, being more particularly described as follows: Commence at the NW corner of the NE 1/4 of SW 1/4 of Section 2, Township 24 North, Range 13 East, and run in a Southerly direction along the Western boundary of said 40 acre tract a distance of 750 feet and turn an angle of 102 degrees 17 minutes to the left and run 200.18 feet to the point of beginning; thence continue a distance of 222.42 feet to an intersection with the western boundary of Highway No. 31; thence turn an angle of 95 degrees 19 minutes to the right and run 21 feet; thence turn an angle of 84 degrees 41 minutes to the right and run 225.26 feet, thence turn an angle of 102 degrees 17 minutes to the right and run 21.42 feet to said point of beginning.

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. Mining and mineral rights excepted.

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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, MRDavis Investments, LLC, an Alabama Limited Liability Company, by M. Rand Davis, as its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 21ST day of February, 2023.

MRDavis Investments, LLC, an Alabama Limited Liability Company

By: M. Rand Davis
M. Rand Davis, Member

STATE OF ALABAMA
COUNTY OF BALDWIN

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that M. Rand Davis, Member of MRDavis Investments, LLC whose name as Member of MRDavis Investments, LLC, a AL 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 (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 21ST day of February, 2023.

[Signature]
Notary Public
My Commission Expires: 10.21.24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2023 01:19:19 PM
\$108.00 JOANN
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[Signature]