

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Lee Hurley and Lauren Hurley
2393 Hwy 17
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$217,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lee Hurley and Lauren Hurley, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NW 1/4, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said 1/4 - 1/4 section, and run South 0°0'04" East along the East boundary 179.89 feet; thence run South 20°23'28" West 143.49 feet to the intersection of the West right of way of Shelby County Highway No. 17; thence run South 13°56'06" West along said right of way 102.69 feet, said point being the point of beginning; thence continue on the same line and along said right of way 136.93 feet to the point of beginning of a curve to the right, said curve having a central angle of 28°46'40", a radius of 644.77 feet; thence run along the arc of said curve 323.85 feet to the point of beginning of a curve to the left, said curve having a central angle of 04°09'07", a radius of 806.70 feet; thence run along the arc of said curve 58.46 feet; thence run North 42°51'56" West 207.35 feet; thence run North 54°26' West 333.67 feet; thence run North 15°34' East 221.86 feet; thence run North 84°49'42" East 292.42 feet; thence run South 65°57'29" East 311.68 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is 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 record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 24th day of February, 2023.

X 
Lovelady Properties, LLC

By: Scott Lovelady

Its: Managing Member

STATE OF ALABAMA
Shelby COUNTY

}
ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott Lovelady whose name as Managing Member of **Lovelady Properties, LLC**, a(n) 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/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24th day of February, 2023.


Notary Public

My Commission Expires: 1/16/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lovelady Properties, LLC
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Grantee's Name Lee Hurley and Lauren Hurley
 Mailing Address 2393 Hwy 17
Montevallo, AL 35115

Property Address 2393 Hwy 17
Montevallo, AL 35115

Date of Sale February 24, 2023
 Total Purchase Price \$217,500.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$

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 Appraisal
 X Sales Contract Other:
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 24, 2023

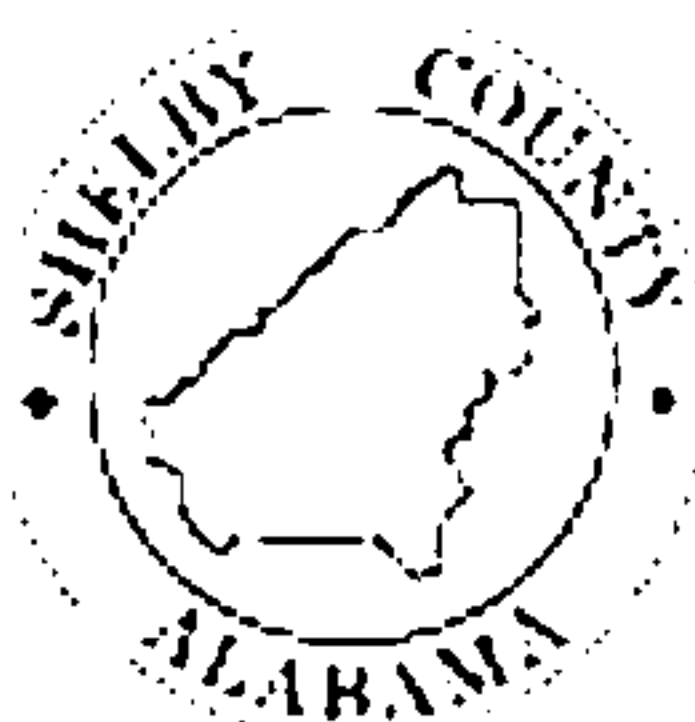
Print: Justin Smitherman

 Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/24/2023 02:32:39 PM
 \$245.50 JOANN
 20230224000050990

Form RT-1

Allen S. Bayl