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03/01/2023 02:59:12 PM  
DEEDS 1/3

**This Instrument Was Prepared By:**  
**Rodney S. Parker, Attorney at Law**  
**2550 Acton Road, Suite 210**  
**Birmingham, AL 35243**  
**File No. 2023-02-6631**  
**Documentary Evidence: Sales Contract**

**Send Tax Notice To:**  
**X3 Construction, LLC**  
**116 Newgate Road**  
**Alabaster, AL 35007**  
  
**(Grantee's Mailing Address)**

**WARRANTY DEED**

**STATE OF ALABAMA                                 )**  
**COUNTY OF SHELBY                                )**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Seventy-Five Thousand and 00/100 Dollars (\$75,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **Emerald Ridge Land Company, LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantor") does by these presents grant, bargain, sell, and convey unto **X3 Construction, LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF THE PROPERTY

Address of Property: (Vacant Land) Highway 16, Calera, AL 35040

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

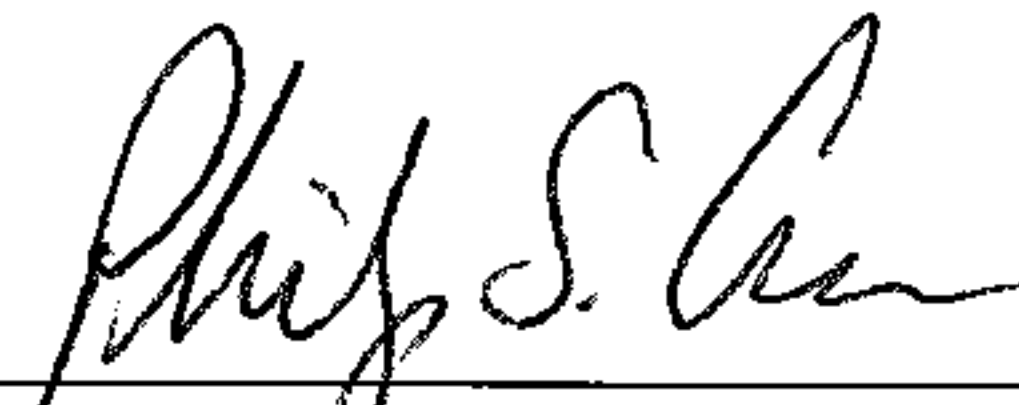
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for itself, its successors, and assigns, covenant with Grantee, its successors 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 does have good right to sell and convey the same as aforesaid; and that Grantor 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.

IN WITNESS WHEREOF, the said Grantor by its member who is authorized to execute this conveyance, hereto set its signature and seal, this 1st day of March, 2023.

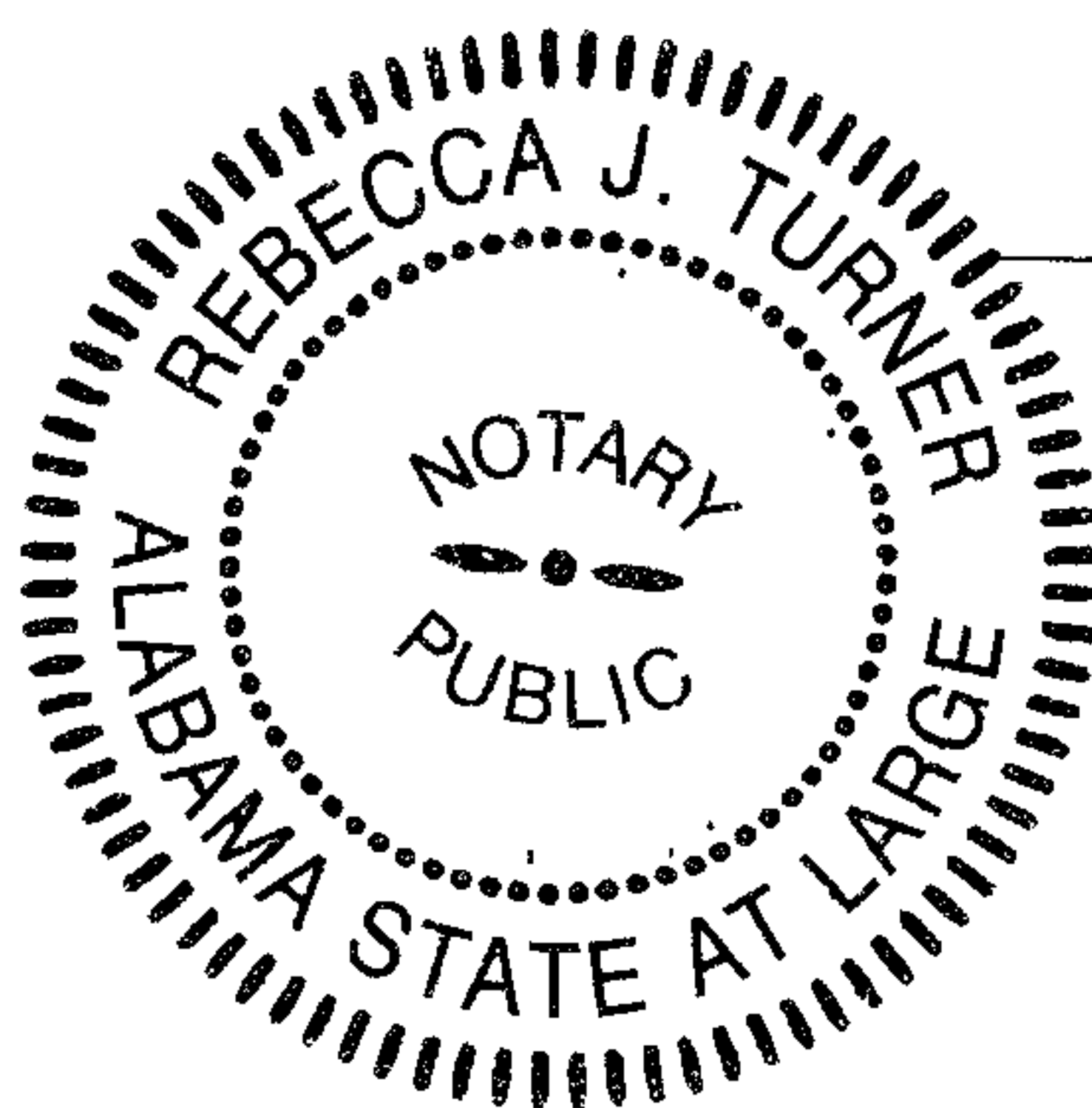
**Emerald Ridge Land Company, LLC**

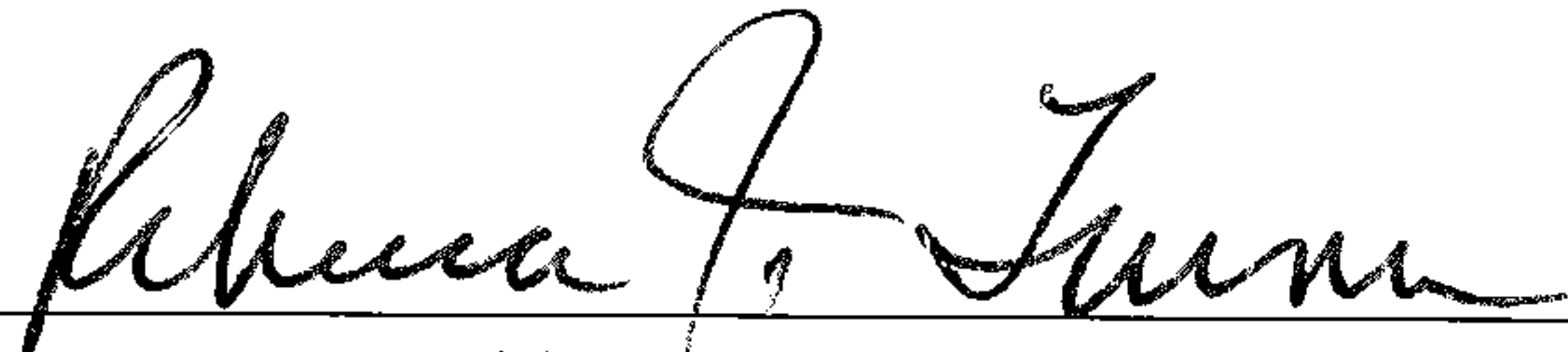
  
\_\_\_\_\_(Seal)  
**BY: Philip S. Crane**  
**ITS: Member**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Philip S. Crane** whose name as **Member of Emerald Ridge Land Company, LLC, an Alabama limited liability company**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal, this 1st day of March, 2023.



  
\_\_\_\_\_  
Notary Public Rebecca J. Turner  
My Commission Expires: 12/22/2026

**Grantors' Mailing Address:**

P.O. Box 1569  
Pelham, AL 35124

**EXHIBIT "A"**

**Parcel 1:**

Begin at the Northeast corner of Lot 103 of Meriweather, Sector 4, as recorded in Map Book 29, page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning; thence South 86 degrees 54 minutes 23 seconds West, a distance of 273.07 feet, thence North 07 degrees 38 minutes 22 seconds West, a distance of 413.87 feet to the Southerly right of way line of Shelby County Highway 16, thence North 85 degrees 42 minutes 13 seconds East and along said right of way line, a distance of 266.44 feet, thence South 08 degrees 29 minutes 19 seconds East and leaving said right of way line, a distance of 420.02 feet to the Point of Beginning.

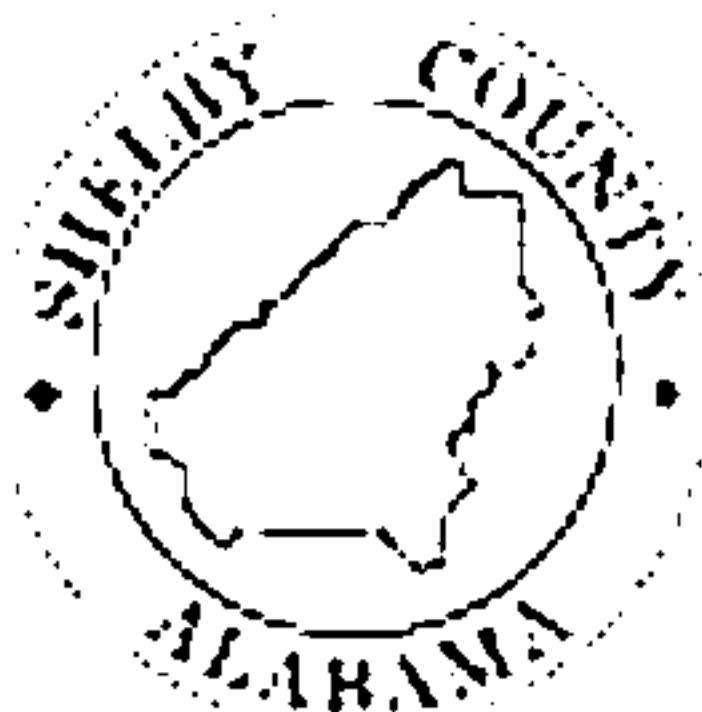
Said Parcel containing 2.57 acres, more or less

**Parcel 2:**

Being Lots 1-5, Block 38A of Hetz Map of Calera, Alabama, as recorded in Map Book 3, page 119, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of Lot 103 of Meriweather, Sector 4, as recorded in Map Book 29, page 93, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning, thence South 08 degrees 41 minutes 55 seconds East, a distance of 120.13 feet, thence South 03 degrees 23 minutes 53 seconds East, a distance of 182.79 feet, thence North 85 degrees 42 minutes 13 seconds East, a distance of 30.99 feet to the Westerly right of way line of Ethelda Drive, road not open, thence North 04 degrees 13 minutes 16 seconds West and along said right of way line, a distance of 721.44 feet to the Southerly right of way line of Shelby County Highway 16; thence leaving said Ethelda Drive right of way, South 85 degrees 42 minutes 13 seconds West and along said Highway 16 right of way line, a distance of 69.00 feet, thence South 08 degrees 29 minutes 19 second East and leaving said right of way line, a distance of 420.02 feet to the Point of Beginning.

Said parcel containing 0.73 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/01/2023 02:59:12 PM  
\$103.00 BRITTANI  
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*Allen S. Bayl*