

Send tax notice to:

FIVE STAR INVESTMENTS, LLC

*400 Castlebridge Circle
B'ham, AL 35242*

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2023069T

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN R MCDONALD, JR. and HELEN WARNE MCDONALD, HUSBAND AND WIFE** whose mailing address is: *108 Royal Chase Drive, Pelham, AL 35124* (hereinafter referred to as "Grantors") by **FIVE STAR INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY** whose property address is: **16 BELCHER DRIVE, PELHAM, AL, 35124** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE ¼ of the SE ¼ of Section 1, Township 20 South, Range 3 West, situated in Shelby County, Alabama; more particularly described as follows:

Commence at the SW corner of said ¼ - ¼ section; thence in a northerly direction along the west line of said ¼ - ¼ section a distance of 523.48 feet to the point of beginning of the herein described property; thence continue along same line a distance of 329.40 feet to a point; thence turn right on an angle of 118°15'30" and run in a Southeasterly direction a distance of 263.34 feet to a point; thence turn 90° right and run 300.87 feet to a point; thence turn right 95°42'30" and run 107.92 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

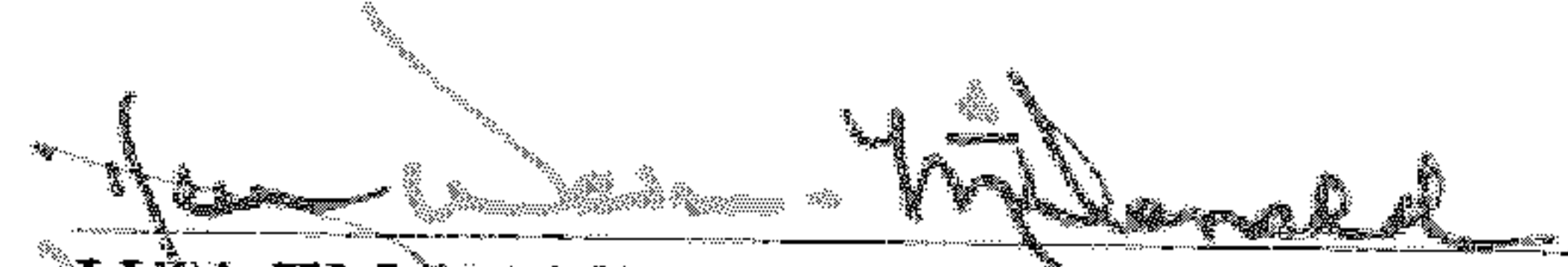
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of March, 2023.

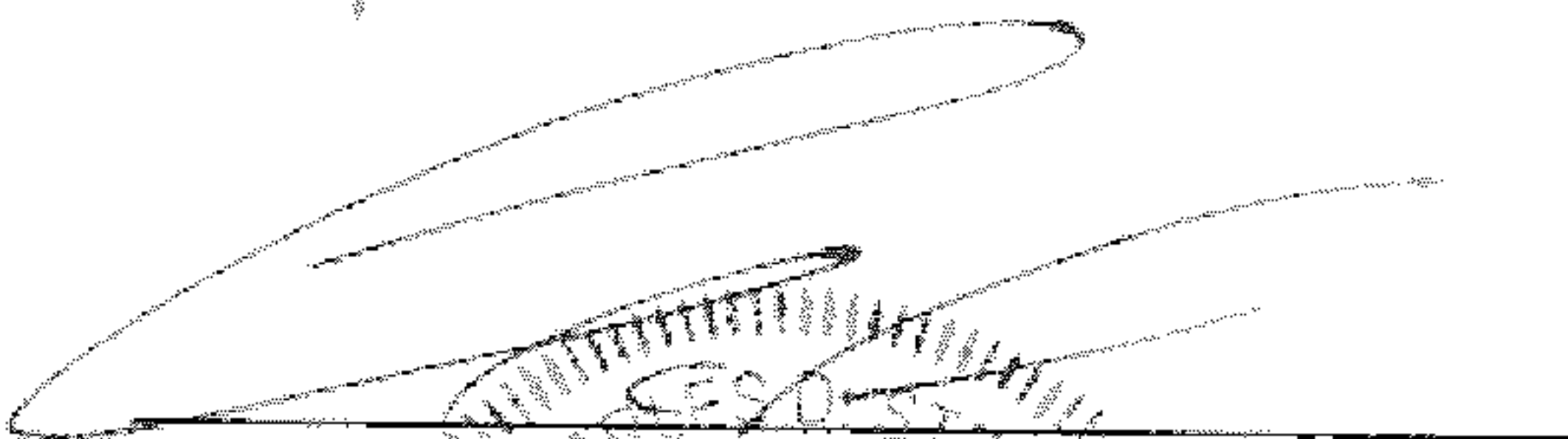
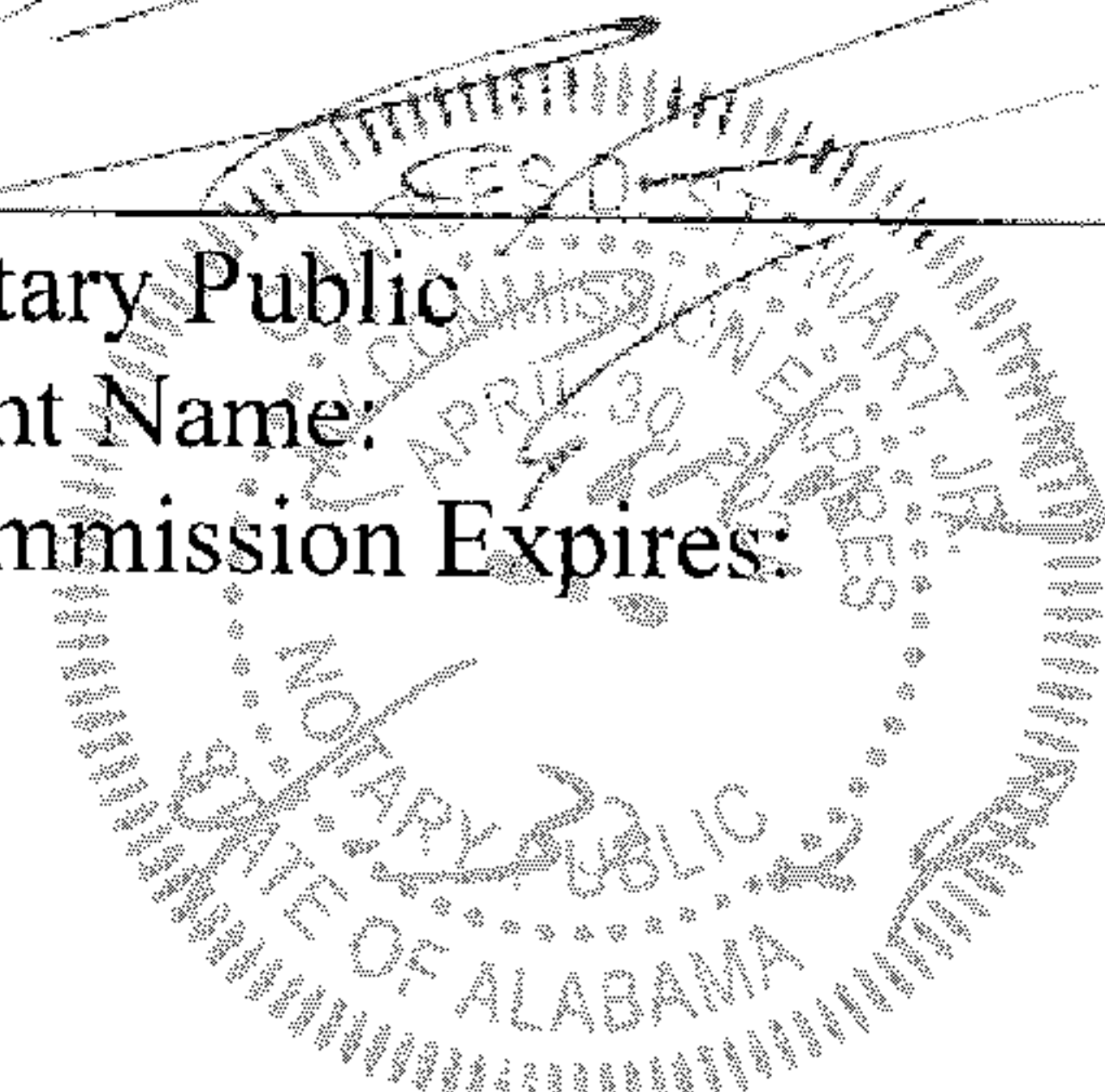

JOHN R MCDONALD, JR.

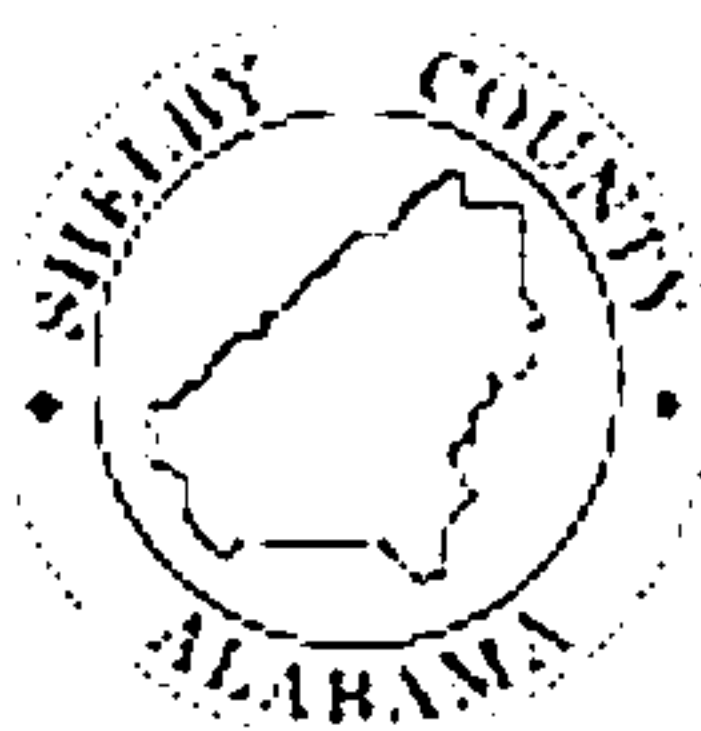

HELEN WARNE MCDONALD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN R MCDONALD, JR. and HELEN WARNE MCDONALD whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public
Print Name:
Commission Expires: 




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2023 11:25:51 AM
\$425.00 JOANN
20230302000057420

