

Prepared by and when recorded return to:

Kyle Stuart  
Maynard, Cooper & Gale, P.C.  
1901 Sixth Avenue South, Suite 1700  
Birmingham, Alabama 35203

Send tax notices to:

Hardy Properties  
P.O. Box 801  
Pelham, Alabama 35124

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

THAT, **30 MONROE, LLC**, a limited liability company formed under the laws of Alabama ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to Grantor by **M. J. HARDY, SR.**, an individual resident of the State of Alabama, and **M. J. HARDY, JR.**, an individual resident of the State of Alabama (collectively, the "Grantee"), and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee that certain tract of real property located in the County of Shelby, Alabama, as more particularly described on Exhibit A attached hereto, incorporated herein, and made a part hereof for all purposes, together with all of the improvements located thereon and Grantor's interest in any and all rights and appurtenances thereto in any way belonging (said real property, together with said improvements, rights, and appurtenances, being herein collectively referred to as the "Property"), subject to all taxes and assessments not yet due and payable; mineral and mining rights not owned by Grantor, if any; zoning, restrictions, prohibitions, and other requirements imposed by governmental authority; easements, encumbrances, conditions, restrictions, and all matters of record that affect the Property; any matters that are set forth in Grantor's vesting deed; and those matters that would be shown on a current, accurate survey of the Property or by an inspection thereof (collectively, the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee and Grantee's respective successors and assigns forever, subject to the matters herein stated, including without limitation the Exceptions; and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject to the Exceptions; provided that this conveyance and the warranty of Grantor herein contained are subject to the Exceptions. This Statutory Warranty Deed has been prepared without a title search or survey of the Property; therefore, Grantor makes no certification as to the status of title.

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Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
30 Monroe, LLC	Mickey Hardy Sr. & Mickey Hardy Jr.
2811 Crescent Avenue, Suite 201	c/o Hardy Properties
Homewood, AL 35209	P.O. Box 801
Property Address: 30 Monroe Dr., Pelham, AL 35124	Pelham, Alabama 35124
Date of Sale: March 23, 2023	
Total Purchase Price: \$1,200,000.00	
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

*[Signature(s) on following page(s)]*

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed with the intent that it be an instrument under seal to be effective as of March 23, 2023.

**GRANTOR:**

**30 MONROE, LLC,**  
an Alabama limited liability company

By: [Signature]

Name: Adam C. Thrower

Its: Manager

STATE OF ALABAMA \_\_\_\_\_)

COUNTY OF JEFFERSON \_\_\_\_\_)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Adam C. Thrower, whose name as Manager of 30 Monroe, LLC, an 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 said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 22<sup>nd</sup> day of March, 2023.

[Signature]

Notary Public

My commission expires: December 16, 2026

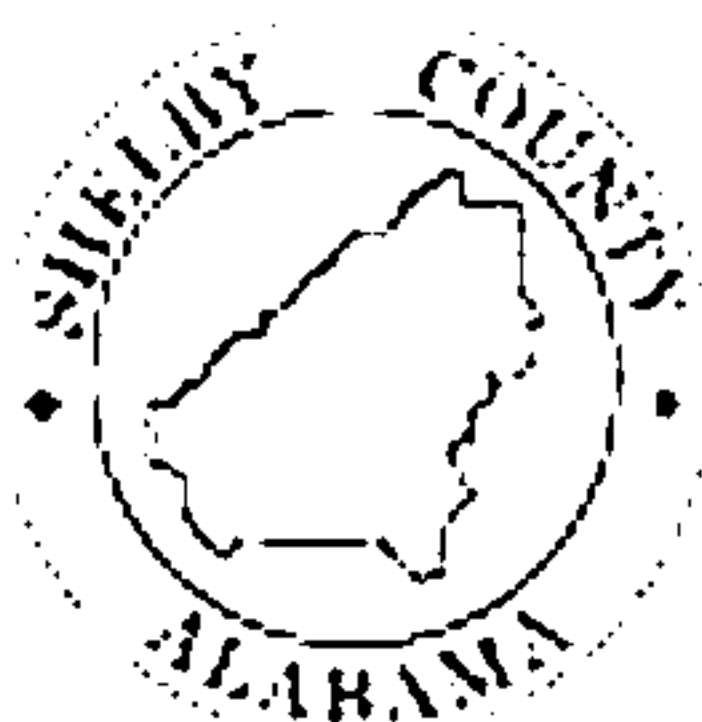
SEAL



**EXHIBIT A**

**Description of the Property**

Lot 2C, according to a Resurvey of Lot 2-A of Monroe's Industrial Park, 2<sup>nd</sup> Addition, being a resurvey of Lots 1 & 2, Monroe's Addition to McCain Industrial Park and Acreage, as recorded in Map Book 30, Page 19, in the Probate Office of Shelby County, Alabama.



01312622.1

**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/24/2023 08:09:14 AM  
\$1231.00 BRITTANI  
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*Allen S. Bayl*