

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To:
250 Yeager LLC
PO Box 801
Pelham, Alabama
35124

20230512000141120
05/12/2023 10:52:28 AM
DEEDS 1/1

STATUTORY WARRANTY DEED

TITLE NOT EXAMINED BY PREPARER

STATE OF ALABAMA)
SHELBY COUNTY)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/12/2023 10:52:28 AM
\$351.00 PAYGE
20230512000141120

Allen S. Byrd

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$328,840.00, the amount of which can be verified by the valuation of the Shelby County Tax Assessor, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **M.J. Hardy Sr., unmarried and M.J. Hardy, Jr., unmarried, whose mailing address is PO Box 801 Pelham, Al. 35124** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **250 Yeager LLC, (herein referred to as Grantee, whether one or more) whose mailing address is PO Box 801, Pelham, Al. 35124**, the following described real estate (the Property), situated in Shelby County, Alabama with an address of 250 Yeager Parkway, Pelham, Al. 35124 to wit:

Lot 2, according to the Survey of Cambrian Valley Office Park as recorded in Map book 26, Page 32 in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Taxes due in the year 2023 and thereafter; (2) Easements, restrictions and rights-of-way of record; and (3) Mineral and mining rights not owned by the Grantor.

Grantor represents and warrants that there are no municipal assessments or fire dues owing against the property conveyed herein nor are there any tenants.

TO HAVE AND TO HOLD to the said Grantee its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed, or the property described herein, other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of acquisition of the rights thereof by Grantor.

§ **IN WITNESS WHEREOF**, the undersigned has hereunto set his hand and seal, this the MM day of MM, 2023.

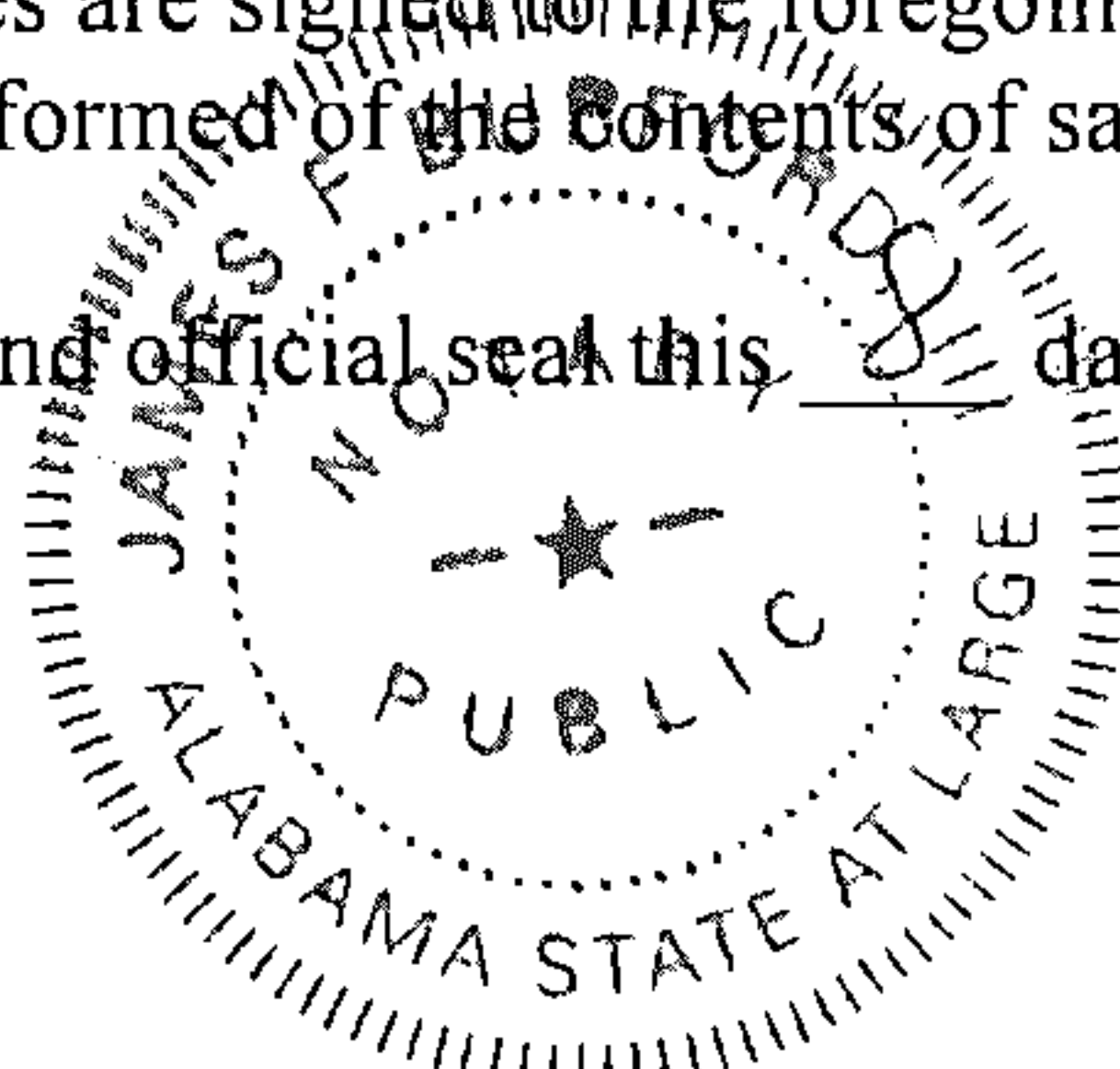
M.J. Hardy Sr.
M.J. Hardy, Sr.

M.J. Hardy Jr.
M.J. Hardy, Jr.

STATE OF ALABAMA)
[Signature] COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that M.J. Hardy, Sr. and M.J. Hardy, Jr., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this MM day of MM, 2023.



[Signature]
Notary Public
My Commission Exp. 3-1-26