

This Instrument was Prepared by:

Send Tax Notice To: Edward A Day
AL

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-23-29123

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Barkley101, LLC**, a Florida limited liability company, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Edward A Day**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

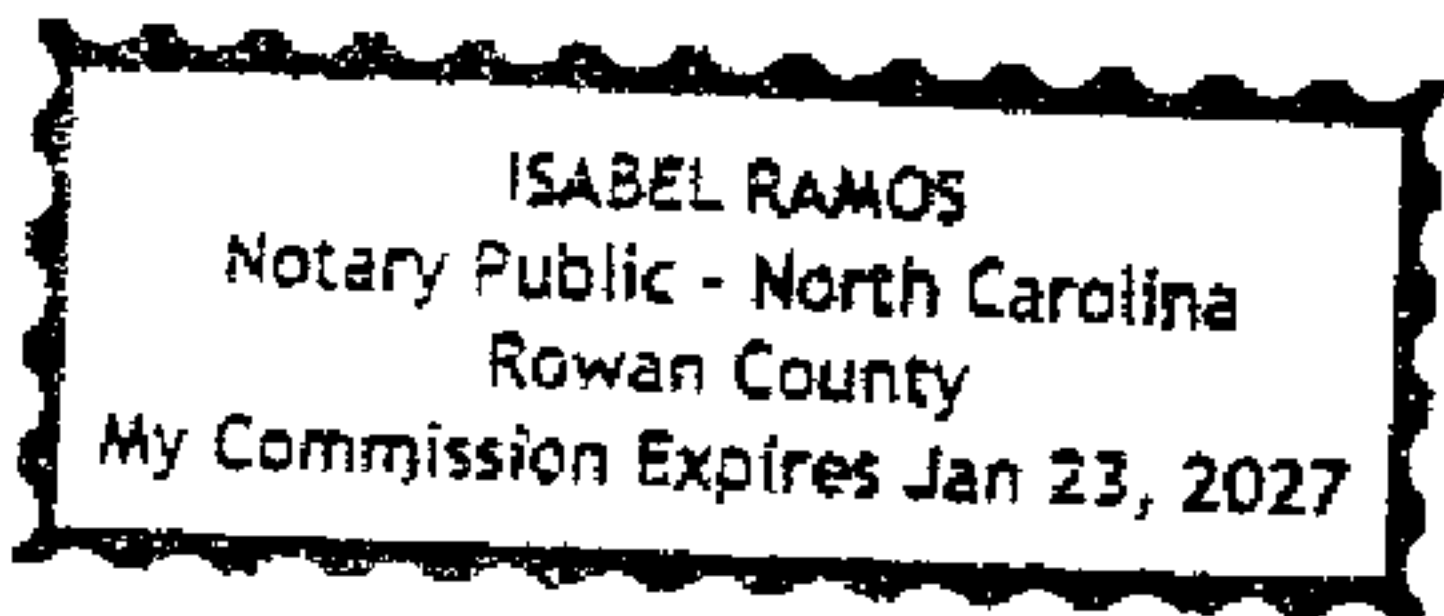
SEE EXHIBIT "A" ATTACHED HERETO

\$100,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of May, 2023.



BARKLEY101, LLC

Jeffrey M Hain
Sole Member

State of NC

County of Rowan

I, Isabel Ramos, a Notary Public in and for said County in said State, hereby certify that Jeffrey M. Hain as Sole Member of Barkley101, LLC, a Florida limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 19th day of May, 2023.

Notary Public, State of NC
Isabel Ramos
My Commission Expires: 01/23/2027

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

All of the NW 1/4 of the SW 1/4 of the NW 1/4 and all of the SW 1/4 of the SW 1/4 of the NW 1/4, lying Northwest of the centerline of a 30 foot perpetual easement for ingress and egress as described and shown hereon, of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, Easement/Right of Way description:

A 30 foot perpetual Easement and Right of Way for Ingress and Egress situated in the South 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West the centerline of which is more particularly described as follows:

Beginning at the NE corner of the North 1/2 of the NE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 3 West and run North 35 degrees 39 minutes 06 seconds East for a distance of 278.42 feet to a point; thence run North 23 degrees 31 minutes 06 seconds East for a distance of 209.71 feet to a point; thence run North 57 degrees 53 minutes 06 seconds East for a distance of 140.0 feet to a point; thence run North 23 degrees 49 minutes 24 seconds East for a distance of 202.91 feet to a point; thence run North 36 degrees 20 minutes 01 seconds East for a distance of 150.69 feet to a point; thence run North 89 degrees 39 minutes 05 seconds East for a distance of 48.69 feet to the point of ending of that certain 30 foot perpetual easement and right of way established by Civil Action E708-75 in Shelby County, Alabama, Civil Court on October 3, 1975 and being further identified on a survey by B&N Surveying, Inc. of February 24, 2000.

ALSO, a 30 foot perpetual easement and right of way for ingress and egress granted by the Circuit Court in Shelby County, dated October 3, 1975, Civil Action E708-75. Description of easement is as follows: A portion of the S1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of said subdivision of said section; thence North 11 chains and 77 links to a post; thence West and parallel with the South line of said subdivision of said section to a point on the West right of way line of Shelby County Highway No. 15, which is the point of beginning of the 30 feet easement and right of way herein conveyed; thence continue along said course to a point on the East line of the W 1/2 of the SW 1/4 of the NW 1/4 of said Section 9; thence run South along the East line of said 20 acres for a distance of 30 feet to a point; thence run East and parallel with the South line of said subdivision of said subdivision to a point on the West right of way line of Shelby County Highway No. 15; thence run in a Northerly direction along said West right of way line to the point of beginning; being situated in Shelby County, Alabama.

This easement is subject to the Order of the Circuit Court of Shelby County, Alabama, dated September 20, 1994, Civil Action CV 93-689, specifying the agreement of the use of the easement.

PARCEL II:

All of the SW 1/4 of the SW 1/4 of the NW 1/4 and all NW 1/4 of SW 1/4 of NW 1/4, lying Southeast of the Centerline of 30 foot perpetual easement for ingress and egress as described hereon of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama.

PARCEL III:

The NW 1/4 of the NW 1/4 of the SW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama.

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

Grantor's Name	<u>Barkley101, LLC</u>	Grantee's Name	<u>Edward A Day</u>
Mailing Address	<u>1101 N Devonpark Pl</u>	Mailing Address	<u>109 Newgate Rd</u>
	<u>Salisbury, NC 28147</u>		<u>Alabama AL 35007</u>
Property Address	<u>370 Havenwood Drive</u>	Date of Sale	<u>May 19, 2023</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>\$280,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of the assessor's current market value.

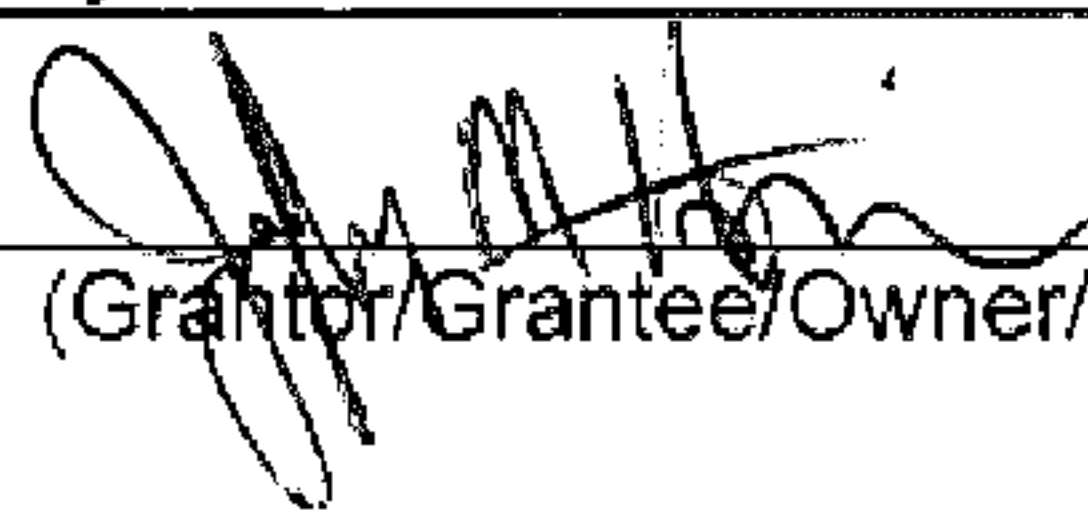
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 May 16, 2023

Print Barkley101, LLC

 Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2023 10:10:09 AM
\$308.00 JOANN
20230522000150490

Form RT-1

Allen S. Bayl

