

This instrument was prepared by:
and after recording return to:
Vaughn McWilliams, Esq.
DLB Attorneys at Law, LLC
2100B Southbridge Parkway, Suite 240
Birmingham, Alabama 35209
(659) 200-9586

Send Tax Notices To:
Parkview Estates FL LLC
3029 3rd Avenue South
Birmingham, AL 35233

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, **THE SHOPPES OF ALABASTER, INC.**, an Alabama corporation (hereinafter referred to as “Grantor”), does hereby grant, bargain, sell and convey unto **PARKVIEW ESTATES FL LLC**, a Florida limited liability company (herein referred to as “Grantee”), its successors and assigns, the following-described real estate situated in the County of Shelby and the State of Alabama, to wit:

See attached Exhibit “A”

This conveyance is made subject to existing easements, covenants, restrictions, reservations and rights-of-way, if any, appearing of record in the Office of the Judge of Probate of Shelby County, Alabama affecting the above-described property, and ad valorem taxes for the current and subsequent years.

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

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

Grantor's Name and Mailing Address:
The Shoppes of Alabaster, Inc.
2021 Trammell Chase Drive
Birmingham, AL 35244

Grantee's Name and Mailing Address:
Parkview Estates FL LLC
3029 3rd Avenue South
Birmingham, AL 35233

Property Address: 149 Buck Creek Plaza, Alabaster, Alabama 35007

Parcel ID: 23-1-11-3-001-007.014

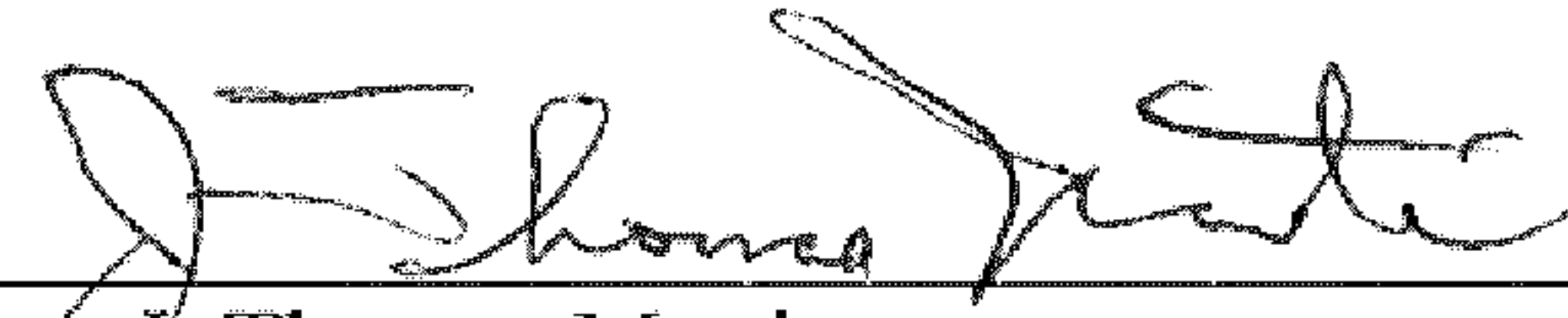
Purchase Price: \$1,360,000.00

The Purchase Price can be verified by the Closing Statement.

[EXECUTION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 20th day of July, 2023.

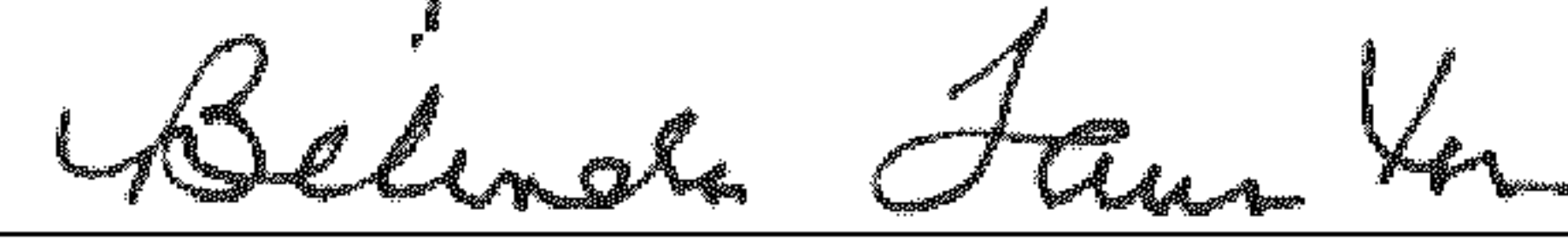
THE SHOPPES OF ALABASTER, INC.,
an Alabama corporation

By: 
Name: J. Thomas Martin
Title: President

STATE OF ALABAMA)
 :
COUNTY OF Jefferson)

I, Belinda Taunton, a Notary Public, in and for said County in said State, hereby certify that J. Thomas Martin whose name as President of The Shoppes of Alabaster, Inc., a corporation, 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 conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand this the 20th day of July, 2023.


Notary Public
My commission expires: 1-3-2026

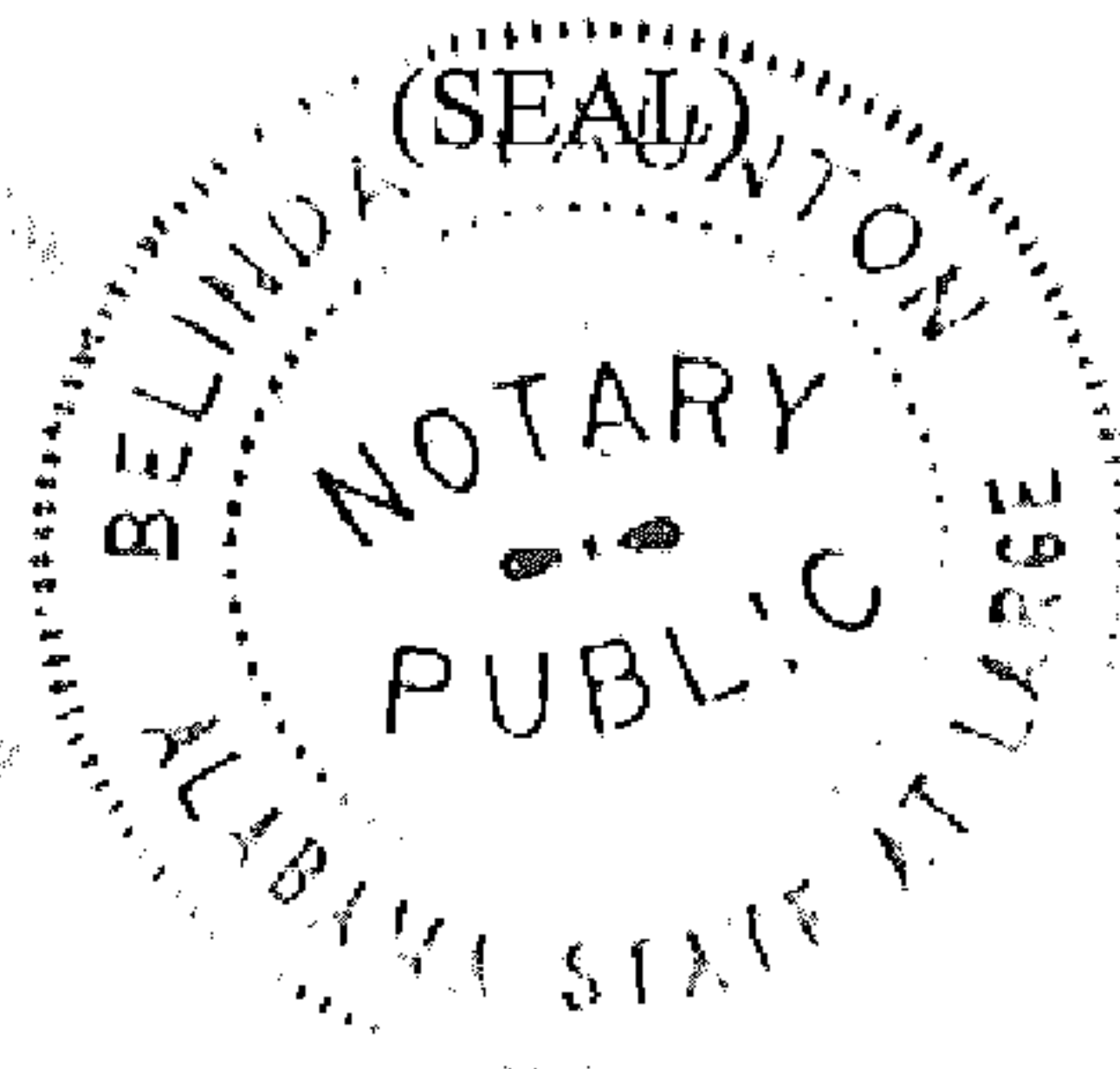


EXHIBIT "A"
[Legal Description]

A parcel of land in the South 1/2 of the SW 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of the Section 11, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama and run thence North 00 degrees 12 minutes 10 seconds West along the West line of said Section 11 a distance of 1785.96 feet to a point; thence run South 65 degrees 33 minutes 37 seconds East a distance of 1735.85 feet to a point on the West line of an existing fifteen (15.0) foot easement; thence run North 24 degrees 26 minutes 23 seconds East along said West line of said easement a distance of 125.00 feet to a capped steel rebar corner and the Point of Beginning of the property being described; thence continue along last described course a distance of 160.00 feet to a capped steel rebar corner on the South margin of a proposed future street; thence run South 65 degrees 33 minutes 37 seconds East along said South line of said proposed future street a distance of 150.00 feet to the P. C. (Point of Curvature) of a curve to the right having a central angle of 90 degrees and a radius of 25.0 feet; thence run along the arc of said curve an arc distance of 39.27 feet to the P. T. (Point of Tangency); thence run South 24 degrees 26 minutes 23 seconds West along the Westerly margin of an existing paved street a distance of 135.00 feet to a steel rebar corner; thence run North 65 degrees 33 minutes 37 seconds West a distance of 175.00 feet to the Point of Beginning.

ALSO, a non-exclusive easement to the 50 foot wide parallel access street(s) lying adjacent to the above described property and Highway #119, as shown on the survey by Joseph Conn, Jr. and Survconn, dated November 6, 1998, as attached to deed recorded in Inst. # 1999-10332 and affidavit dated 7/20/23 recorded in Inst. # 20230721000218580.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/21/2023 12:32:22 PM
\$1391.00 PAYGE
20230721000219240

Allen S. Bayl