

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

123 Mooney Road
Columbiana AL 35051

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), SEQUOIA II LLC, AN ALABAMA LIMITED LIABILITY COMPANY, in hand paid by the GRANTEE(S), RICHARD M PENSIVY and LYNNE M PENSIVY, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

A PARCEL OF LAND SITUATED IN THE NORTH 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 36 AND RUN IN A WESTERLY DIRECTION A DISTANCE OF 2155.55 FEET TO A 1 1/2" IRON BAR FOUND; THENCE TURN RIGHT 91 DEGREES 43 MINUTES 08 SECONDS IN A NORTHERLY DIRECTION A DISTANCE OF 507.33 FEET; THENCE LEFT 91 DEGREES 32 MINUTES 00 SECONDS IN A WESTERLY DIRECTION A DISTANCE OF 202.96 FEET TO AN IRON PIN AND THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 101.67 FEET TO AN IRON PIN FOUND; THENCE TURN RIGHT 91 DEGREES 32 MINUTES 00 SECONDS IN A NORTHERLY DIRECTION 185.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY #78 (MOONEY ROAD); THENCE TURN RIGHT 90 DEGREES 26 MINUTES 31 SECONDS IN AN EASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY A DISTANCE OF 101.64 FEET; THENCE TURN RIGHT 89 DEGREES 33 MINUTES 29 SECONDS LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 181.50 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY OF AMOS CORY, R.L.S. #10550, DATED OCTOBER 13, 1986, SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO KNOWN AS LOT 3, ACCORDING TO THE SURVEY OF R.F. TIDMORE SURVEY AS RECORDED IN MAP BOOK 4 PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

NOTE: \$294,500.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

Prior Deed Reference: Instrument No. 20230106000006080

Subject to the following:

1. Rights of way for drainage ditches, tile, feeders, and laterals, and other drainage easements if any.
2. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the subject land.
3. Rights of the public, the municipality and the State of Alabama in and to that part of land, if any, taken and used for roads and highways.
4. This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs and assigns in fee simple forever.

Grantor(s) makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor(s) have not permitted or suffered any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor(s).

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 18th day of August, 2023.

SEQUOIA II LLC

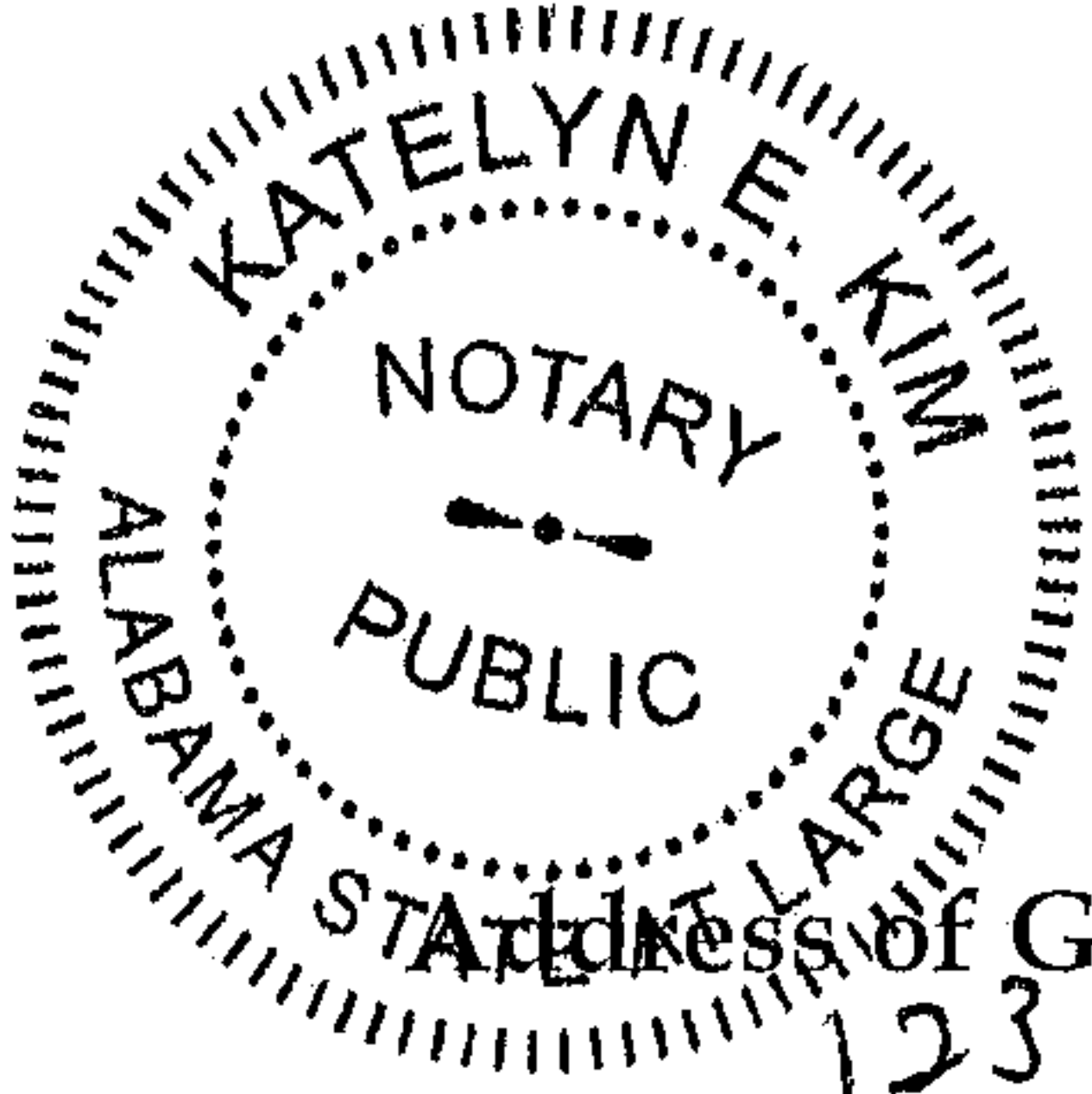
By: 

RONALD HUGHES, MANAGING MEMBER

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public, in and for said County, in said State, hereby certify that **RONALD HUGHES, MANAGING MEMBER OF SEQUOIA II LLC** 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 and power, executed the same as and for the act of on the day the same bears date.



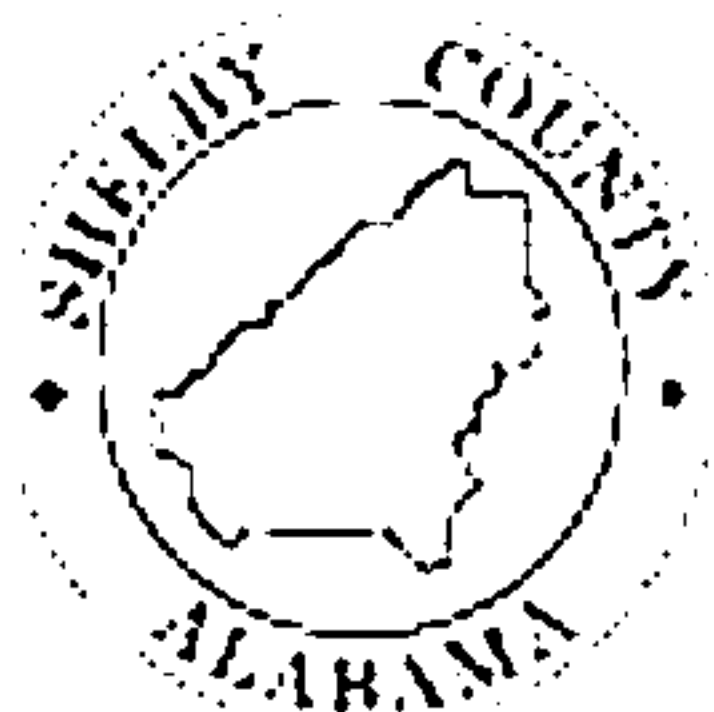
Katelyn Kim
NOTARY PUBLIC
My Commission Expires: 12/03/2025

Address of Grantee:
123 Mooney Rd
Columbiana, AL
36251

Address of Grantor:
300 Manhattan Lakes
Columbiana, AL 35051

Property Address:
123 Mooney Road
Columbiana, AL 35051

Real Value: \$310,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2023 01:58:27 PM
\$43.50 JOANN
20230818000249620

Allen S. Bayl