

This instrument prepared by:
Russell M. Cunningham, IV
Cunningham Firm, LLC
The Landmark Center, Suite 600
2100 1st Avenue North
Birmingham, AL 35203

Send tax notice to:
Nicolas Brown
309 St. Charles Street
Homewood, AL 35209

STATE OF ALABAMA)
:)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

Know all men by these presents, that in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which whereof is acknowledged, Virginia Meon, a widowed woman residing at 2025 Country Ridge Place, Birmingham, Alabama 35243 (the "Grantor"), does hereby grant, bargain, sell and convey unto Nicolas Brown, an individual residing in the State of Alabama whose address is 309 St. Charles Street, Homewood, Alabama 35209 (the "Grantee"), all of its right, title and interest in the following described real estate situated in Shelby County, Alabama:

See Exhibit A.

Subject to: See Exhibit B.

This property is not homestead property.

To have and to hold, unto the said GRANTEE, its successors and assigns, forever.

And said GRANTOR does for herself, her successors and assigns, covenant with said GRANTEE, his successors and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her successors and assigns shall, warrant and defend the same to said GRANTEE, his successors and assigns forever, against the lawful claims of all persons.

The above-described real property does not have address. It is located adjacent to 2041 Valleydale Road, Pelham, Alabama 35244 and is a part of tax parcel ID# 10-9-30-0-002-013.000. This value is based upon the purchase price paid by GRANTEE to GRANTOR as set forth in the Contract for the Purchase and Sale of Real Property by and between GRANTOR and GRANTEE.

[signatures on following page]



20230829000260680 2/5 \$184.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, Virginia Meon has hereto set her signature, to be effective the 22 day of August 2023.

Virginia Meon

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY
AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED
HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia Meon, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of August 2023.

NOTARY

My commission expires: 3/5/21

NOTARIAL SEAL

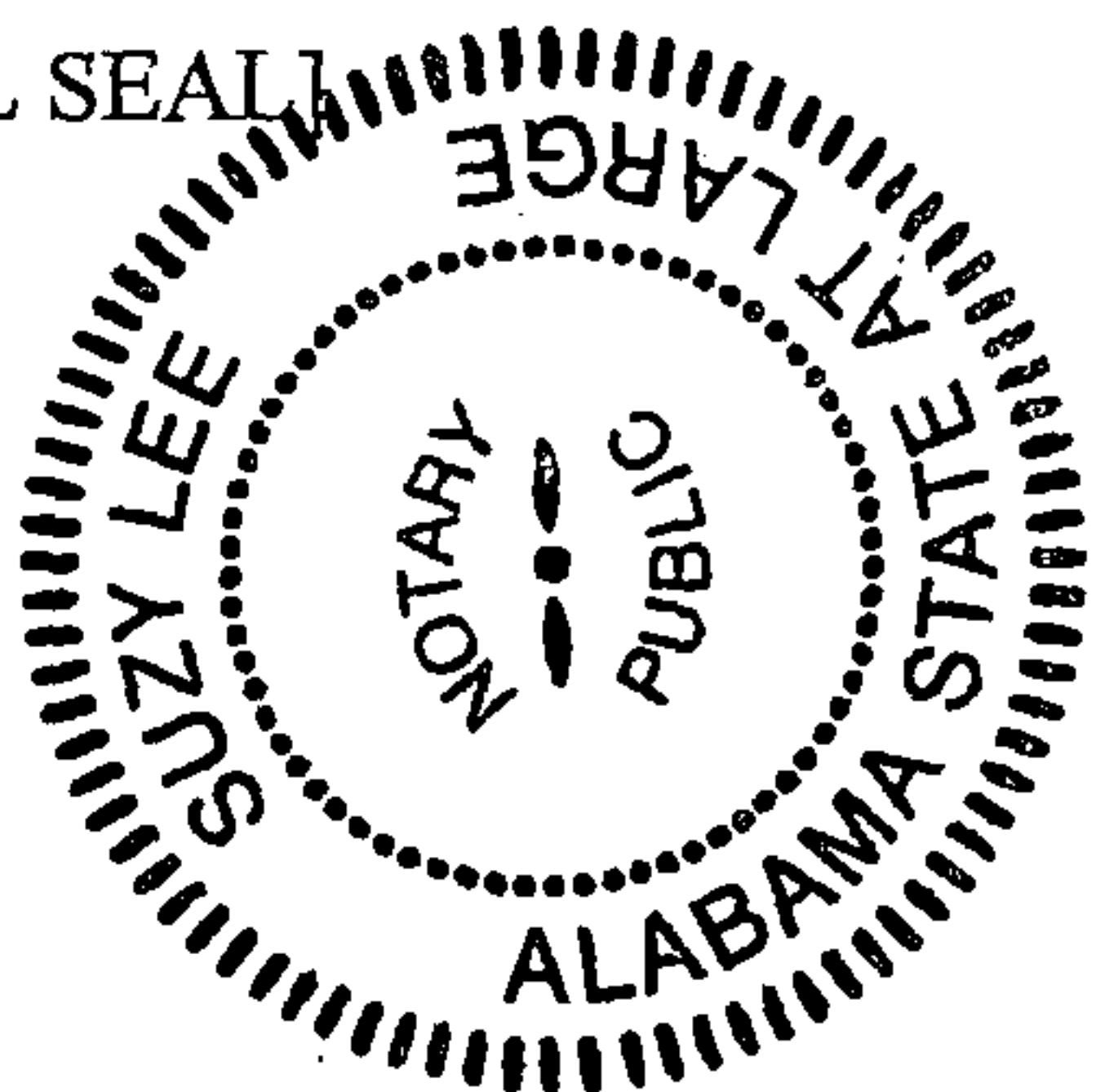


EXHIBIT A

Legal Description

A tract of land situated in the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama described as follows:

Commence at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West; thence North along the West line of said 1/4 – 1/4 section a distance of 581.70 feet to a point on the Southerly right of way line of Valley Dale Road; thence 57 degrees 30 minutes to the right and Northeasterly along said right of way line a distance of 196.97 feet to the point of beginning; thence continue Northeasterly and along said right of way line a distance of 196.97 feet to a point; thence 122 degrees 28 minutes 56 seconds to the right and South a distance of 260.80 feet to a point; thence 57 degrees 31 minutes 04 seconds to the right and Southwesterly a distance of 197.015 feet to a point; thence 122 degrees 29 minutes 28 seconds to the right and North a distance of 260.825 feet to the Point of Beginning.

LESS AND EXCEPT:

A part of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, identified as Tract No. 5 on Project No IMD-STPBH-7112(602) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:

Commencing at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West.

Thence Northerly and along the quarter section line a distance of 488 feet, more or less, to a point on the acquired right-of-way line (said line is between a point offset 65.00 feet right and perpendicular to the project centerline at Station 97+20.00 and a point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00);

Thence North 89 degrees 06 minutes 04 seconds East along the acquired right-of-way line a distance of 30.30 feet to a point on the acquired right-of-way line, (said point offset 95.00 feet right and perpendicular to the project centerline at Station 97+70.00);

Thence North 34 degrees 53 minutes 34 seconds East along the acquired right-of-way line a distance of 77.80 feet to a point on the acquired right-of-way line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 98+40.00);

Thence North 62 degrees 25 minutes 07 seconds East along the acquired right-of-way line a distance of 110.45 feet to a point on the acquired right-of-way line (said point offset 75.00 feet right and perpendicular to the project centerline at Station 99+50.00);

Thence North 54 degrees 29 minutes 52 seconds East along the acquired right-of-way line a distance of 34.98 feet to a point on the acquired right-of-way line (grantor's West property line), also being the point of beginning;

Thence North 00 degrees 13 minutes 26 seconds West along the grantor's said property line a distance of 28.13 feet to a point on the present South right-of-way of Valleydale Road;

Thence North 57 degrees 17 minutes 58 seconds East along said present right-of-way line a distance of 189.92 feet to a point on the acquired right-of-way line (said point perpendicular to the project centerline at Station 101+90.00 RT);

Thence South 30 degrees 28 minutes 02 seconds West along the acquired right-of-way line a distance of 33.60 feet to a point on the acquired right-of-way line (said point offset 65.00 feet right and perpendicular to the project centerline at Station 101+60.00);



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Thence South 54 degrees 29 minutes 52 seconds West along the acquired right-of-way line a distance of 175.26 feet to the point and place of beginning.

EXHIBIT B

Title Exceptions

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the public records.
3. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land, and any adverse claim to all or part of the land that is, or was previously, under water.
4. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the public records.
5. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
6. Any part of the Land lying within the right of way of a public road.
7. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 139, Page 157; Deed Book 167, Page 104, and Deed Book 101, Page 523.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 5, Page 706.
9. Right of way to Shelby County, Alabama as recorded in Deed Book 177, Page 29.