

NOTE - Full deed consideration is being paid
by the two mortgages being recorded
contemporaneously herewith.

20230829000260780
08/29/2023 02:05:32 PM
DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
John D. Pickering
Balch & Bingham LLP
Post Office Box 306
Birmingham, Alabama 35201

SEND TAX NOTICE TO:
CHS Leasing LLC
1775 Massey Road
Alabaster AL 35007

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

THAT FOR AND IN CONSIDERATION OF Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to C. KEITH STAPLES, a married man, ("Grantor") by CHS LEASING LLC, an Alabama limited liability company ("Grantee"), the receipt and sufficiency of which are acknowledged hereby, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto Grantee all interest in the following described real estate situated in Shelby County, Alabama (the "Property"):

Commence at the Southwest corner of 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 1,750.85 feet to the point of beginning of the parcel being described; thence run South 65 degrees 33 minutes 37 seconds East a distance of 160.00 feet to a steel pin corner on the Westerly margin of a fifty foot wide paved access road; thence run North 24 degrees 26 minutes 23 seconds East along said west margin of said access road a distance of 125.00 feet to a steel pin corner; thence run North 65 degrees 33 minutes 37 seconds West distance of 160.00 feet to a steel pin corner; thence run South 24 degrees 26 minutes 23 seconds West a distance of 125.00 feet to the point of beginning. Situated in Shelby County, Alabama.

THIS CONVEYANCE IS SUBJECT, HOWEVER, to the following:

1. Current ad valorem taxes.
2. Any encumbrance of record filed in the Office of the Judge of Probate of Shelby County, Alabama.
3. Such state of facts as shown on a Final Plat of Staples Addition to the City of Alabaster, recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 31, Page 26.

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

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that Grantor, and its successors and assigns, shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

Grantor hereby fully warrants that the property conveyed herein does not constitute any part of Grantor's homestead.

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

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
C. Keith Staples	CHS Leasing LLC
1775 Massey Road	
Alabaster, AL 35007	

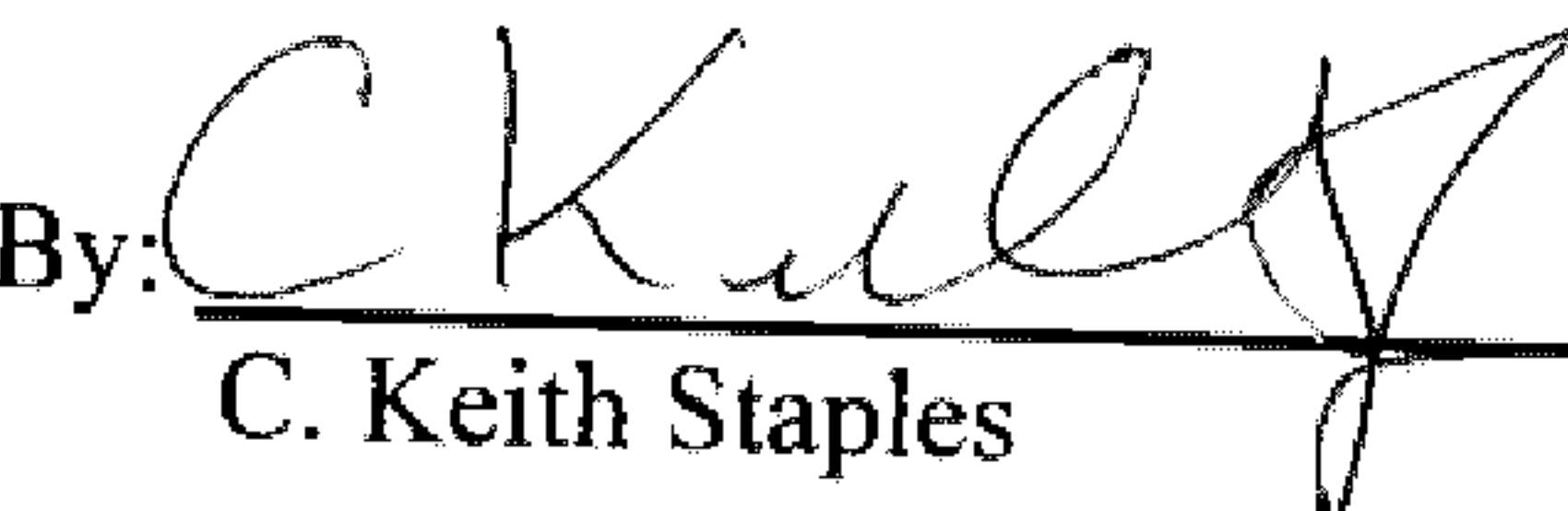
Property Address: 125 Buck Creek Plaza, Alabaster, AL 35007.

Tax Valuation: \$193,870.00

The Value of the Property can be verified by the property tax valuation.

[Signature appears on following page.]

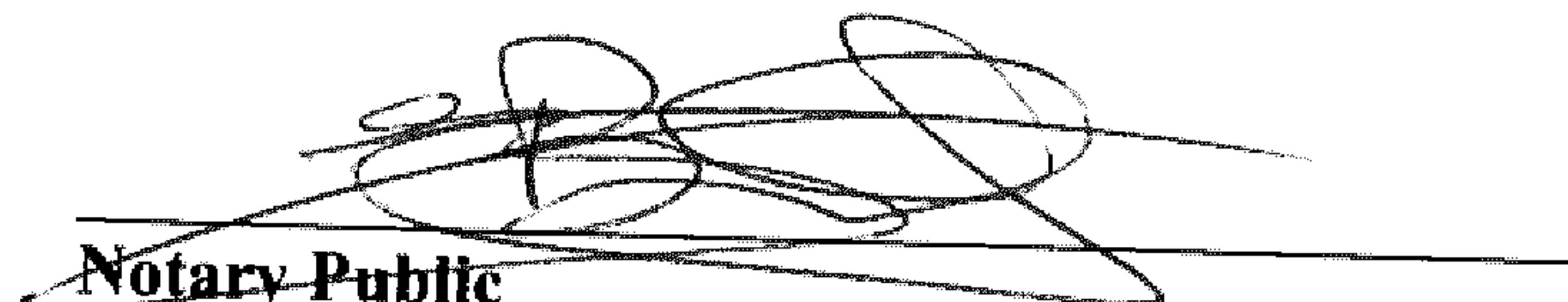
IN WITNESS WHEREOF, Grantor has executed this Deed on the 22 day of August, 2023.

By: 
C. Keith Staples (SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

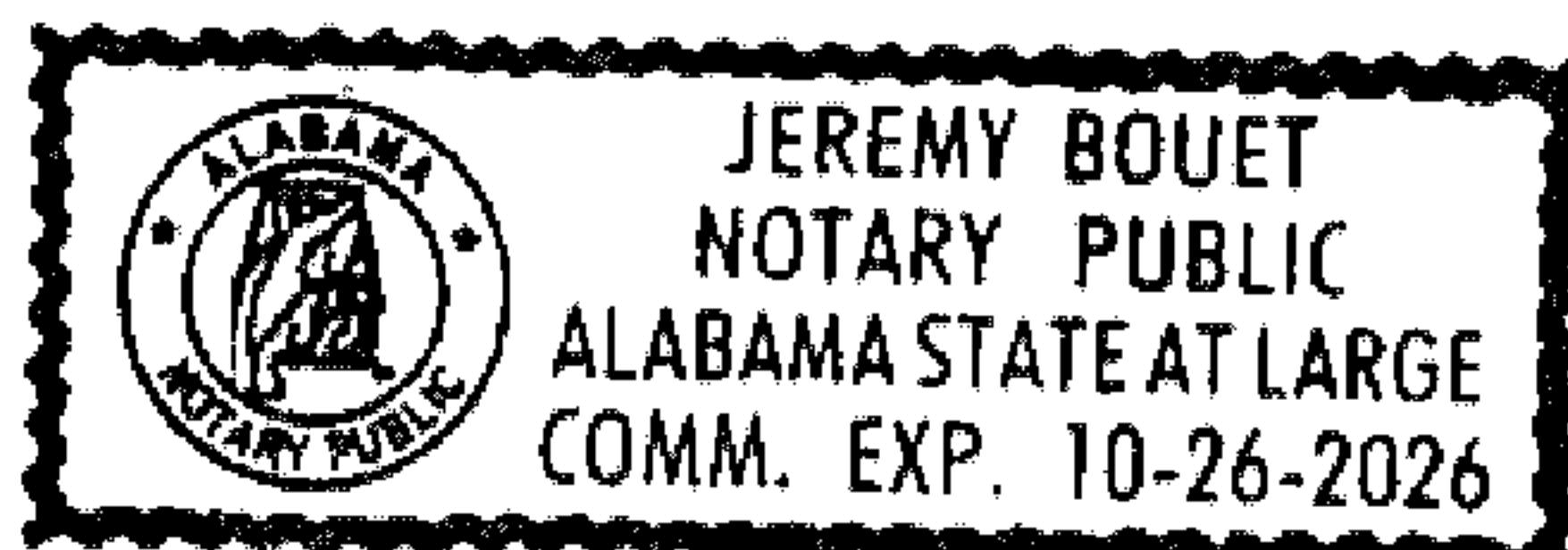
I, the undersigned Notary Public in and for said County in said State, hereby certify that C. KEITH STAPLES, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand this the 22 day of August, 2023.


Notary Public

[NOTARIAL SEAL]

My commission expires: 10-26-2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/29/2023 02:05:32 PM
\$29.00 CHARITY
20230829000260780

Allie S. Boyd