

Send Tax Notice to:
The Church at Chelsea Westover

9474 Hwy 55
Harpersville AL
35078

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-13142

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of NINETY THOUSAND AND 00/100 (\$90,000.00) and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned Talladega/Lashley Avenue, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more), whose mailing address is

1357 Shinnecock Hills Dr. Davenport, FL 33896

by The Church at Chelsea Westover (herein referred to as "Grantee"), whose mailing address is

9474 Hwy 55, Harpersville AL 35078

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 9494 Highway 55, Sterrett, AL 35147, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of Sept, 2023

Talladega/Lashley Avenue, LLC, an Alabama Limited Liability Company

By: Rizwan Amin Poonawalla
Rizwan Amin Poonawalla, Managing Member

State of ~~Alabama~~ Florida
County of ~~Jefferson~~ Osceola

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rizwan Amin Poonawalla**, whose name(s) as **Managing Member(s)** of **Talladega/Lashley Avenue, LLC**, a/an **Alabama** 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Talladega/Lashley Avenue, LLC**, on the day the same bears date.

Given under my hand and official seal this 28th day of Sept, 2023

Rodney Kieth Thomas
Notary Public, State of
Rodney Kieth Thomas
Printed Name
My Commission Expires: Oct, 28 2024



Rodney Kieth Thomas
Notary Public
State of Florida
Comm# HH058000
Expires 10/28/2024

EXHIBIT A

Property 1.

From the Northeast corner of the Northeast 1/4 of the Southeast 1/4, Section 28, Township 19 South, Range 1 East, run West along the North line of said 1/4 - 1/4 line a distance of 144.45 feet to the point of beginning; thence left 61°58'32" a distance of 160.42 feet; thence right 80°49'55" a distance of 60.00 feet to the East right of way line of Shelby County Road No. 55; thence right 90°37'13" along the chord of a curve to the left a distance of 130.97 feet; thence right 70°31'24" a distance of 85.00 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2023 01:24:04 PM
\$118.00 BRITTANI
20231002000294300

Allen S. Bayl