20231201000347520
12/01/2023 10:26:09 AM
DEEDS 1/5

THIS INSTRUMENT PREPARED BY
AND UPON EXECUTION AND RECORDATION RETURN TO:

R. Rhett Owens
Bodewell, LLP
1286 Oak Grove Road, Suite 200
Birmingham, Alabama 35209
Phone: (205) 533-7878
Email: rhett@bodewell-law.com

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED (this "Deed") is executed and delivered as of this 30th day of November, 2023, by **E-TAP LLC**, an Alabama limited liability company ("Grantor"), in favor of **Montevallo MC, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars ($10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in the above-referenced county of Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

The Grantor does for itself, its respective heirs, personal representatives, successors and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that the Property is free from all encumbrances except as set forth hereinabove; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will, and its respective heirs, personal representatives, successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns, forever against the lawful claims of all persons.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed as of the date first written above.

GRANTOR:

E-TAP LLC,
an Alabama limited liability company

By: _____
Name: Tammie Hatch
Title: Sole member

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammie Hatch, whose name as Sole Member of E-TAP LLC, an Alabama limited liability company, 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, she, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30th day of November, 2023.

[SEAL]

_____
NOTARY PUBLIC
My Commission Expires: 07-10-2027

WENDY LYNN MURPHREE
Notary Public, Alabama State at Large
My Commission Expires July 10, 2027

EXHIBIT A

Property Address:

840-844 Main Street, Montevallo, Alabama 35115

Legal Description:

A portion of Lot 32, Block 19, of the Original Map of Montevallo in the SE ¼ of Section 21, Township 22 South, Range 3 West, in Shelby County, Alabama; being more particularly described as follows:

Commencing at the intersection of the Southwest side of the North boundary street with the Southeast side of Main Street; thence run in a Southwesterly direction along the line of Main Street for a distance of 171.11 feet to a point of beginning of the land hereby conveyed; thence turn Left 90°00' in a Southeasterly direction for a distance of 125 feet; thence turn Right 90°00' in a Southwesterly direction for a distance of 50 feet; thence turn Right 90°00' in a Northwesterly direction to the line of Main Street for a distance of 125 feet; thence turn Right along the line of Main Street for a distance of 50 feet to the point of beginning and upon which there is situated parts of a Brick Building formerly owned by George Kroell; said land being a portion of Lot No. 32, according to the Original Plan of the Town of Montevallo, Alabama, being the same property being described in deed of Ja Brown and wife, Annie Jo Brown, to N. Joe Klotzman, dated April 30, 1948, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 132, Page 246. being situated in Shelby County, Alabama.

Easement I: An easement appurtenant for ingress and egress is granted over part of Lot 32, Block 19 according to the Original Plan of the Town of Montevallo, in the SE ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the SE corner of the above described property, as the point of beginning, proceed Northeasterly along the SE line of said property for a distance of 10 feet; thence turn right and run Southeasterly and parallel to the SW line of said Lot 32 for a distance of 175 feet, more or less to the NW right of way of Island Street; thence run Southwesterly along said Island Street right of way for 10 feet to the SE corner of said Lot 32; thence run Northwesterly along the SW boundary of said Lot 32 back to the point of beginning, being situated in Shelby County, Alabama.

Easement II: An easement appurtenant for Sewer and Underground Utility usage only, which supplements easement I herein granted by said Grantors to said Grantee, said easement being more particularly described as follows:

A part of Lot 32, Block 19, according to the Original Plan of the Town of Montevallo, in the SE ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: From the SE corner of the above described property, as the point of beginning, proceed Northeasterly along the SE line of said property for a distance of 10 feet; thence turn Right and run Southeasterly and Parallel to the SW line of said Lot 32 for a distance of 175 feet, more or less, to the NW right-of-way of Island Street; thence run Southwesterly along said Island Street right of way for 10 feet to the SE corner of said Lot 32; thence run Northwesterly along the SW boundary of said Lot 32 back to the point of beginning, being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, not yet due and payable.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.

3 Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or Board of Equalization.

4. Minerals of whatsoever kind, subsurface and surface substances, including, but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

5. Easement to Alabama Power Company as recorded in Instrument #20150916000324410O.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	E-TAP LLC	Grantee's Name	Montevallo MC, LLC
Mailing Address	1252 County Road 800 Calera, Alabama 35040	Mailing Address	711 Wadsworth Street Montevallo, Alabama 35115
Property Address	840-844 Main Street Montevallo, Alabama 35115	Date of Sale	November 30, 2023
		Total Purchase Price	$ 415,000.00
		or Actual Value	$
		or Assessor's Market Value	$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- [ ] Bill of Sale
- [ ] Sales Contract
- [x] Closing Statement
- [ ] Appraisal
- [ ] Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-30-82 Print Tammie Watch

[ ] Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

eForms

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/01/2023 10:26:09 AM
$449.00 BRITTANI
20231201000347520

Form RT-1