

Grantor: Cynthia Christine Love Wallace 5015 Mountain View Parkway Birmingham, AL 35244 Grantee: Caul Macadamian, LLC 5015 Mountain View Parkway Birmingham, AL 35244	Property Address: 295 County Road 361 Pelham, AL 35124 Date of Sale: February 14, 2024 Total Assessed Value: \$245,360.00 Verification: See tax records
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ridge Park, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Caul Macadamian, LLC
5015 Mountain View Parkway
Birmingham, AL 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and NO/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, Cynthia Christine Love Wallace, an unmarried woman (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Caul Macadamian, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2023, which constitutes a lien, but are not yet due and payable until October 1, 2024.
2. All easements, liens, reservations of mineral rights, restrictions, set-back lines, rights of way, limitations, covenants and other matters of record, if any, together with any deficiencies in quantity of land, easements, discrepancies as to boundaries, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH.

TO HAVE AND TO HOLD, unto the said GRANTEE, its successors and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

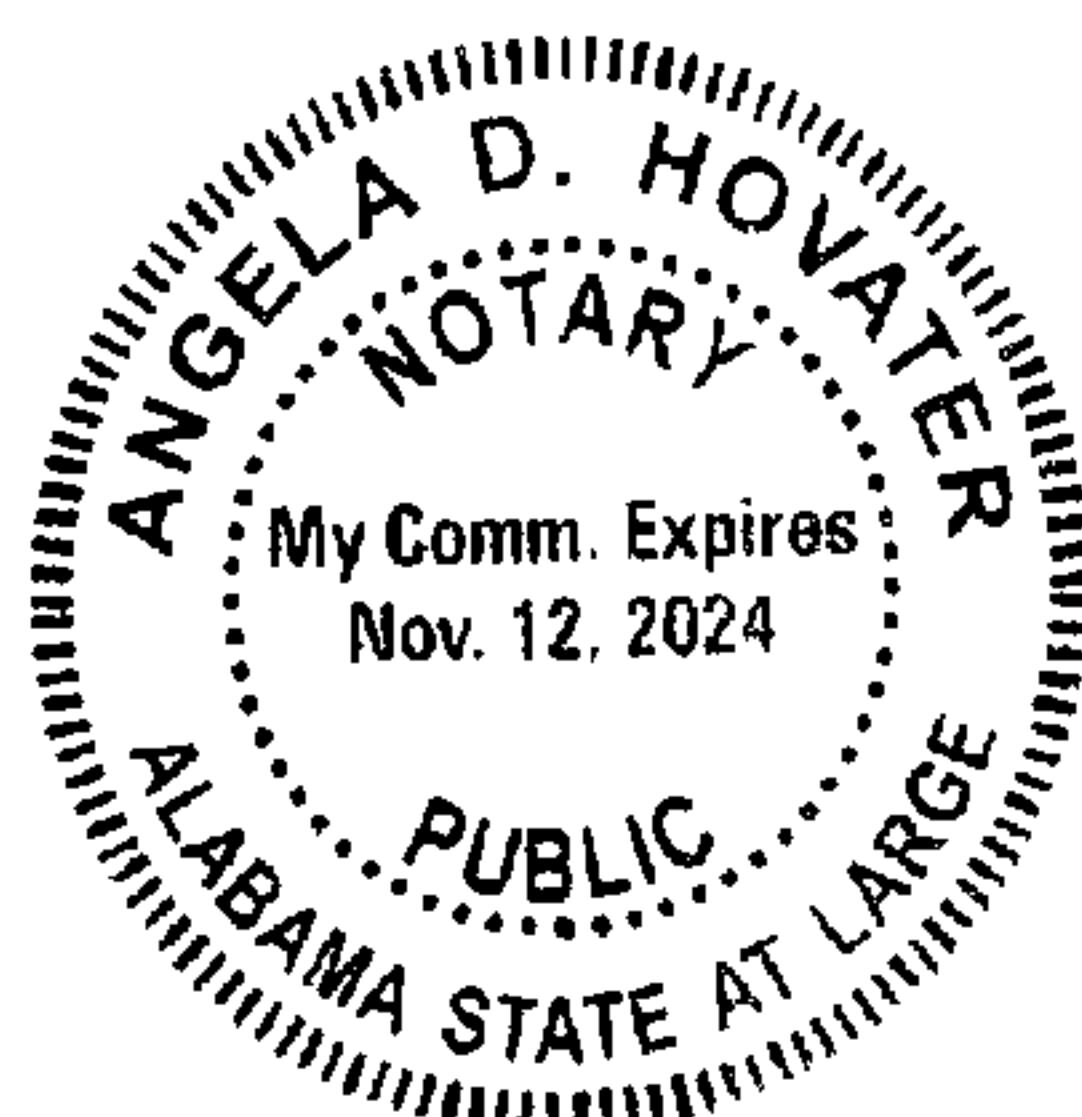
IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal, this the 14th day of February, 2024.

Cynthia Christine Love Wallace
Cynthia Christine Love Wallace

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Cynthia Christine Love Wallace, 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 said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2024.



Angela D. Hovater
Notary Public
My Commission Expires: 11/12/2024

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in the SE 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4 section; thence in a Westerly direction along the South line of said section, a distance of 999.76 feet; thence 102°44' right, in a Northeasterly direction, a distance of 288.0 feet; thence 14°13' right, in a Northeasterly direction, along the Northwestern right of way line of Shelby County Highway 361, a distance of 358.44 feet to the Point of Beginning; thence continue along last described course a distance of 227.84 feet; thence 91°45' left, in a Northwesternly direction a distance of 150.40 feet to a point on the Southeasterly right of way line of Interstate Highway 65, said point being on a curve to the left, said curve having a radius of 5854.58 feet and a central angle of 2°37'25"; thence 96°46'19" left, measured to chord of said curve; thence along arc of said curve, in a Southwesterly direction, along said right of way a distance of 268.08 feet; thence 106°49'41" left, measured from chord of said curve in a Southeasterly direction, a distance of 121.01 feet to the Point of Beginning, being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/14/2024 02:33:32 PM
\$273.50 JOANN
20240214000037610

Allen S. Bayl