

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATN1042

4451 Hwy 22
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Sixty-five Thousand and 00/100 Dollars (\$65,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Keith Lutz, a single person** whose mailing address is: 125 Alton Dr. Alabaster, AL 35007 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Bella's Properties, LLC** whose mailing address is: 4451 Hwy 22 Montevallo AL 35115 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 5881 Highway 10, Montevallo, AL 35115

A parcel of land situated in the SE¼ of the NW¼ of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of the SE¼ of the NW¼ of Section 2, Township 22 South, Range 4 West; thence S 88°10'35" W along the South line of said ¼-¼ section a distance of 773.96'; thence N 00°19'34" W a distance of 578.48'; thence S 77°26'10" E a distance of 105.81'; thence N 09°54'04" E a distance of 50.40' to the Point of Beginning; thence N 09°54'04" E a distance of 117.12' to the southerly right of way line of Shelby County Highway 10, said point being the point of a non tangent curve to the right with a radius of 794.13', and a central angle of 02°01'35", with a chord bearing of N 80°16'48" W, with a chord length of 28.09', thence along said curve and right of way an arc length of 28.09'; thence N 78°28'46" W along said right of way a distance of 62.04'; thence S 03°15'43" W a distance of 118.34'; thence S 79°09'59" E a distance of 76.43' to the Point of Beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20 day of February, 2024

Keith Lutz
Keith Lutz

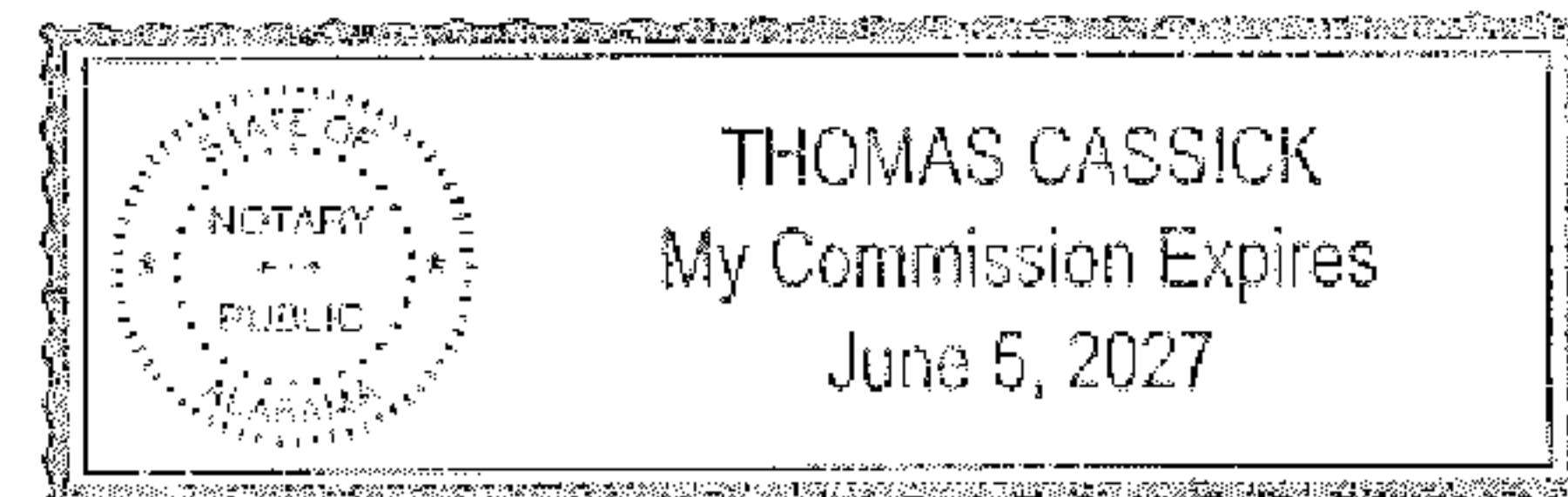
STATE OF Alabama Shelby County ss:

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Keith Lutz** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 20 day of February, 2024

My Commission Expires: 6/5/2027

Thomas Cassick
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/22/2024 12:46:00 PM
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Allie S. Bayl