

Grantor: Briarwood Estates, LLC 4144 Montevallo Road South Birmingham, AL 35213	Property Address: 4 Pitts Drive Columbiana, AL 35051
Grantee: Columbiana 20, LLC Attn: R. David Watts 1527 3 rd Avenue South, Ste 102 Birmingham, AL 35202	Date of Sale: February 29, 2024 Total Purchase Price: \$432,000.00 Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Suite 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Columbiana 20, LLC
Attn: R. David Watts
1527 3rd Avenue South, Ste 102
Birmingham, AL 35202

GENERAL WARRANTY DEED

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

That in consideration of Four Hundred Thirty-Two Thousand and No/100, (\$432,000.00) DOLLARS, in hand paid to the undersigned, Briarwood Estates, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTOR"), by Columbiana 20, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SEE ATTACHED EXHIBIT "B" FOR EXCEPTIONS

\$432,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.


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

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, this 29th day of February, 2024.

SEE ATTACHED SIGNATURE PAGE


Briarwood Estates, LLC


By: John E. Butcher
Its: Manager
GRANTOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that John E. Butcher, whose name as Manager of Briarwood Estates, 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 said document, he/she, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29 day of February, 2024.



Notary Public
My Commission Expires: 5-23-24

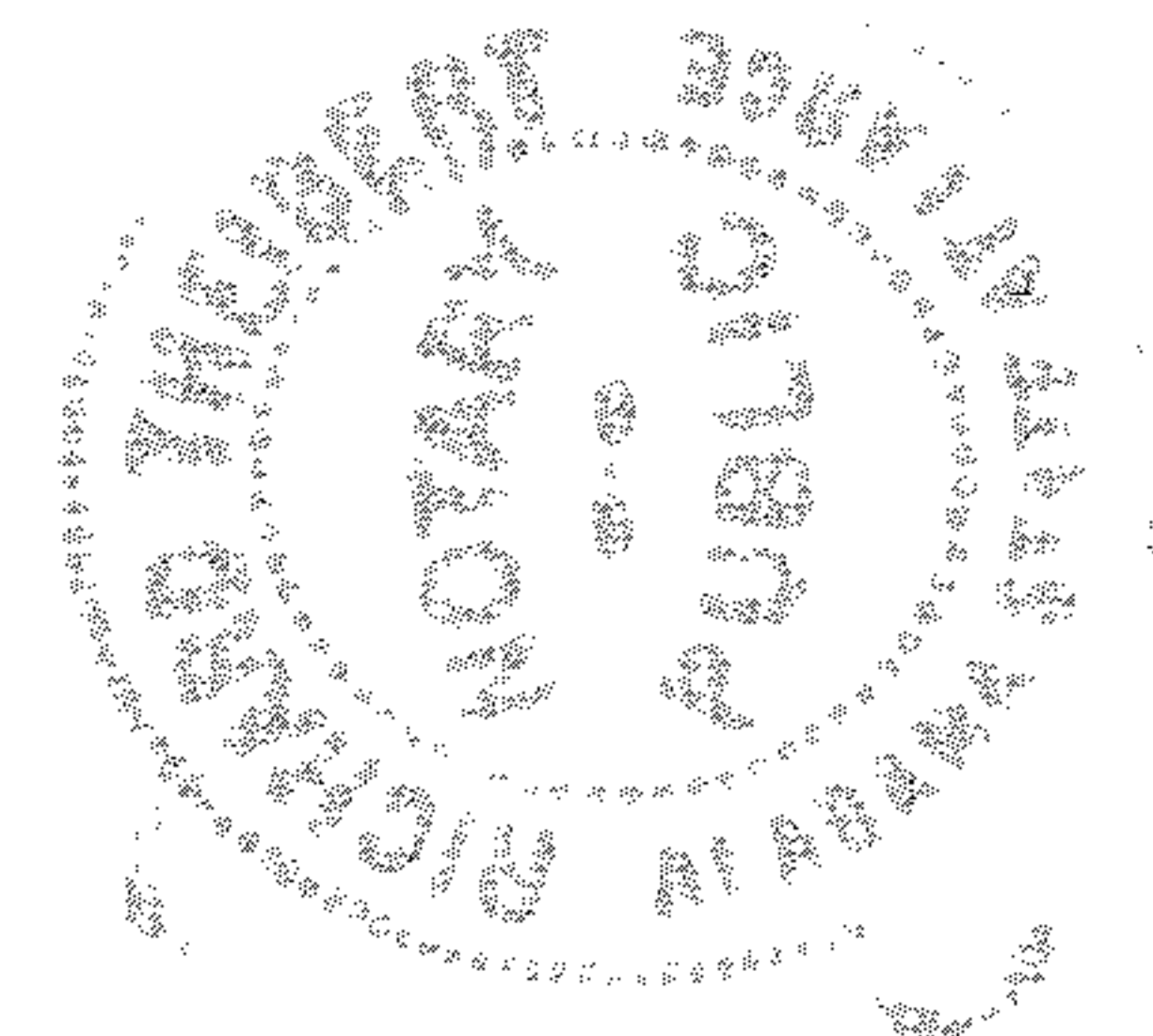


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL I:

Commence at the Northwest corner of the Northeast ¼ of the Southeast ¼, Section 25, Township 21 South, Range 1 West; thence South 89 degrees 03 minutes 3 seconds West along the North boundary of the Northwest ¼ of Southeast ¼ and the Northeast ¼ of Southwest ¼, Section 25, a distance of 2205.43 feet to a point on the East margin of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed along the said East margin of Washington Street, a distance of 520.16 feet to the point of beginning of the parcel of a land herein described; thence turn an angle of 79 degrees 42 minutes to the left and proceed along the South property line of Shelby County High School property, a distance of 382.18 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right a distance of 177.10 feet to a point on the North margin of Briarwood Street; thence turn an angle of 90 degrees 00 minutes to the right and proceed along the said North margin of Briarwood Street a distance of 350.00 feet to a point on the East margin of the said Washington Street; thence turn an angle of 79 degrees 42 minutes to the right and proceed along the said East margin of Washington Street a distance of 180.00 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT "B"

EXCEPTIONS

1. Ad valorem taxes for the current year, 2024, and subsequent years and not yet due and payable.
2. Any part of the Land lying within the right of way of a public road.
3. Rights of interested parties under outstanding unrecorded leases.
4. Right of way to Alabama Power Company as set out in instrument(s) recorded in Instrument # 2001-42170.
5. Easement to South Central Bell as shown by instrument recorded in Deed Book 261, Page 190.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2024 01:12:33 PM
\$414.00 BRITTANI
20240301000056840

Allen S. Bayl