

SEND TAX NOTICE TO:
GGTG, LLC
148 Pure Leaf Drive
Wilsonville, AL 35186

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **EAH Properties, LLC, a Limited Liability Company**, whose address is 162 Cahaba Valley Road, Pelham, AL 35124, (hereinafter "Grantor", whether one or more), by **GGTG, LLC**, whose address is 148 Pure Leaf Drive, Wilsonville, AL 35186, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **GGTG, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is 1911 Highway 280, Harpersville, AL 35078, to-wit:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 1, Township 20 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 1, Township 20 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama; thence run North 87 deg. 57 min. 00 sec. East (deed) along the South line of Section 1 for a distance of 863.2 feet (deed) to the Southwest corner of that parcel as described in Deed Book 161, page 520 in the Office of the Judge of Probate, Shelby County, Alabama; thence continue North 87 deg. 57 min. 00 sec. East (measured and deed) along said Section line and along the South line of said parcel for a distance of 803.00 feet (measured and deed) to the Northwesterly line of a settlement road; thence leaving said section line, and said South line, run North 36 deg. 29 min. 35 sec. East (deed - North 35 deg. 30 min. East) along said Northwesterly line for a distance of 109.00 feet (measured and deed) to the point of beginning; thence continue North 36 deg. 29 min. 35 sec. East along said Northwesterly line for a distance of 201.06 feet to the Southwesterly line of an Alabama Power Company transmission line right of way; thence leaving said Northwesterly line of a settlement road run North 18 deg. 07 min. 02 sec. West (deed - North 18 deg. 30 min. West) along said Southwesterly line for a distance of 152.00 feet (measured and deed) to the Southwesterly right of way line of U. S. Highway No. 280; thence leaving said Southwesterly line of the Alabama Power Company transmission line right of way run North 54 deg. 57 min. 02 sec. West (deed - North 55 deg. 20 min. West) along said Southwesterly right of way line of U. S. Highway No. 280 for a distance of 306.00 feet (measured and deed); thence leaving said right of way line run South 35 deg. 44 min. 34 sec. West (deed - South 35 deg. 30 min. West) for a distance of 210.00 feet (measured and deed); thence run South 52 deg. 16 min. 05 sec. East (deed - parallel to U. S. Highway No. 280 right of way) for a distance of 237.71 feet (deed - 239 feet more or less); thence run South 34 deg. 13 min. 35 sec. East for a distance of 200.67 feet (deed - 210 feet more or less) to the aforementioned Northwesterly line of a settlement road and to the point of beginning; being situated in Shelby County, Alabama.

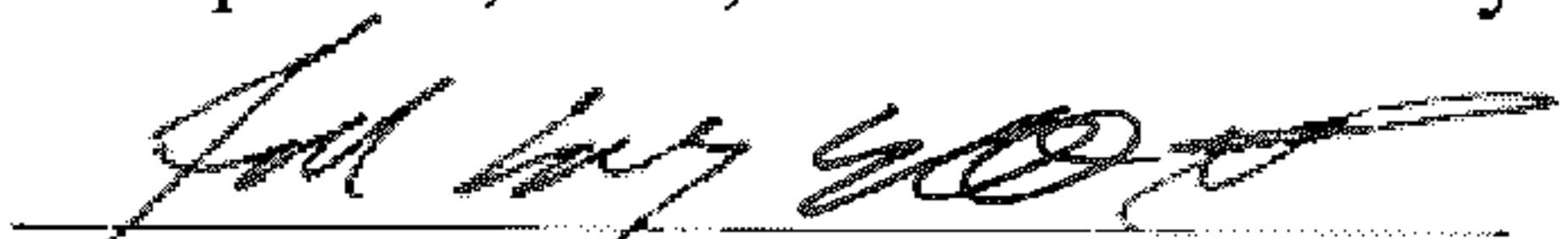
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, EAH Properties, LLC, a Limited Liability Company, by Frank Corley Ellis, as its Managing Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 14th day of March, 2024.

EAH Properties, LLC, a Limited Liability Company

By: 
Frank Corley Ellis, Managing Member

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ Shelby

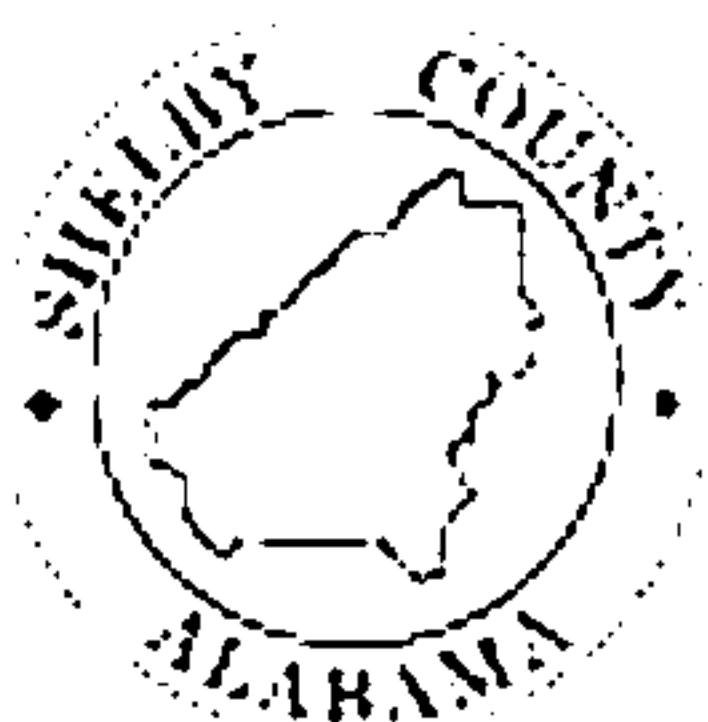
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Frank Corley Ellis, Managing Member of EAH Properties, LLC whose name as Managing Member of EAH Properties, LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

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


Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY Notary Public, Alabama State at Large My Commission Expires 03/25/26



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2024 02:18:47 PM
 \$155.00 BRITTANI
 20240318000074030

