

Send Tax Notice to:
Nathan Stamps
142 Calmont Woods Drive
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1597**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED THIRTY THOUSAND AND 00/100 (\$130,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **University Investments, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

4101 Hwy 42, Calera, AL 35040

by **Nathan Stamps (herein referred to as "Grantee")**, whose mailing address is

142 Calmont Woods Drive, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **160 Davila Drive, Montevallo, AL 35115**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 21st day of March, 2024.

University Investments, LLC, an Alabama Limited Liability Company

By: Jamie Higdon
Jamie Higdon, Managing Member

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamie Higdon, Managing Member**, whose name(s) as **Managing Member(s)** of **University Investments, LLC**, a/an **Alabama** limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **University Investments, LLC**, on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2024.

Sandy F. Johnson
Notary Public, State of Alabama

Sandy F. Johnson
Printed Name

My Commission Expires: January 09, 2027

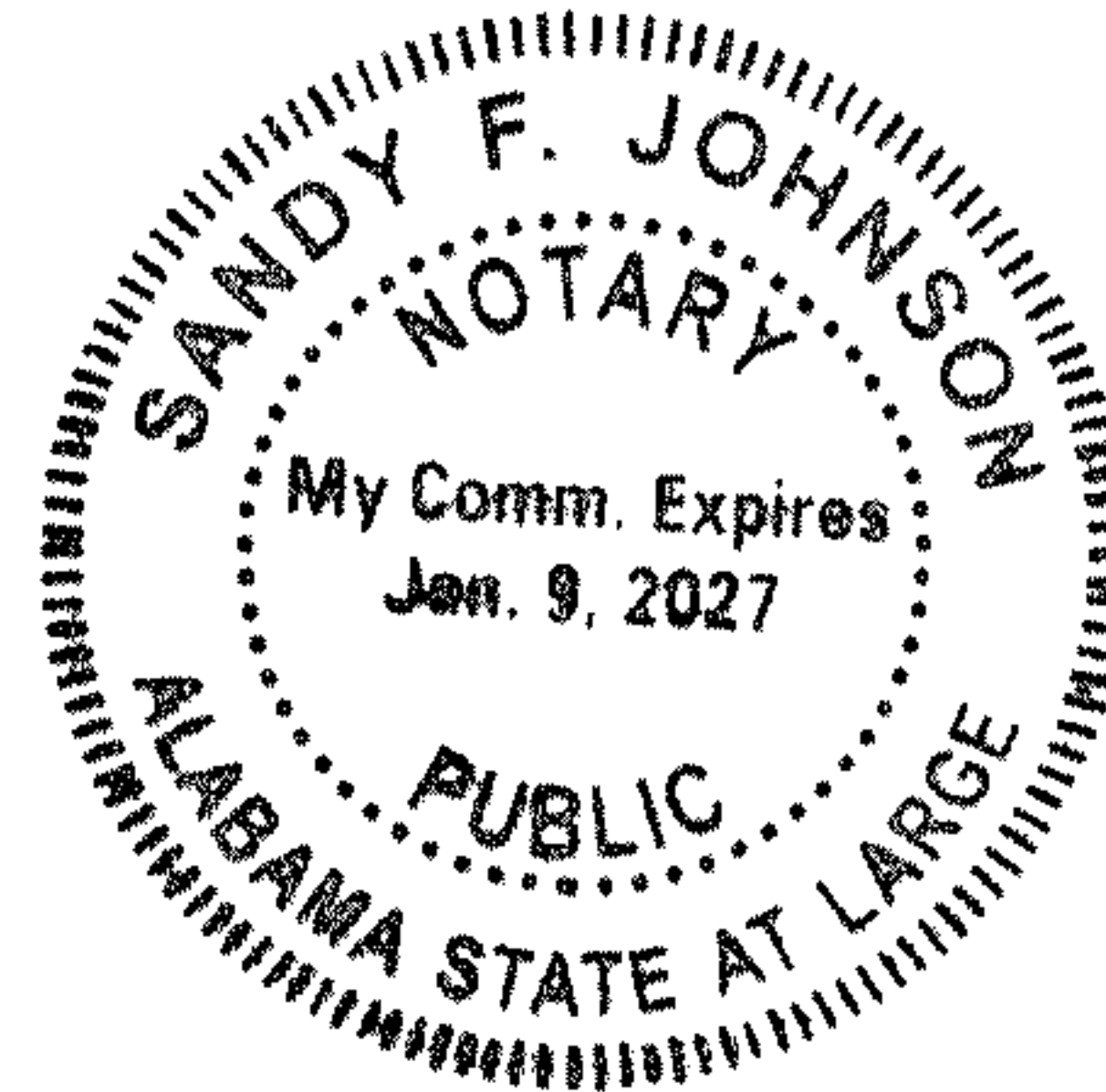


EXHIBIT A**Property 1:**

A tract of land situated in the SW1/4 of the NW1/4 of Section 22, Twp 22S, R3W. Commence at the NW corner of Section 22, Twp 22S, R3W and run S along the W line of said Section 1307.47 feet to the NW corner of the SW1/4 of the NW1/4 of said Section 22; thence turn left 88°39'50" and run E 180.21 feet; thence turn right 88'50" and run S for 134.47 feet to the S right of way line of Davila Drive; thence turn right 85°27'40" and run W 50.16 feet to the point of beginning: Thence continue along last described course 50.16 feet; thence turn left 85°28' and run S 205.7 feet; thence turn left 91°34'30" and run E 50.02 feet; thence turn left 88°25'30" and run N 208.29 feet to the point of beginning. According to a survey of Jimmy Brasfield, Ala RS#13404, dated 20 October 1997.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2024 11:08:24 AM
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Allen S. Bayl