

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
A2Z Properties, LLC
5414 Greystone Way
Birmingham, A, 35242

STATE OF ALABAMA)	
)	WARRANTY DEED
COUNTY OF SHELBY)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$360,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WESTOVER LD, LLC, an Alabama limited liability company** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **A2Z PROPERTIES, LLC, an Alabama limited liability company** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$360,000.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 26th day of April, 2024.

WESTOVER LD, LLC



By: **Ralph E. Brasher, III**

Its: **Sole Member**

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RALPH E. BRASHER, III, as Sole Member of WESTOVER LD, LLC**, whose name 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 instrument, he, as said Member, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of April, 2024.

NOTARY PUBLIC
My commission expires:

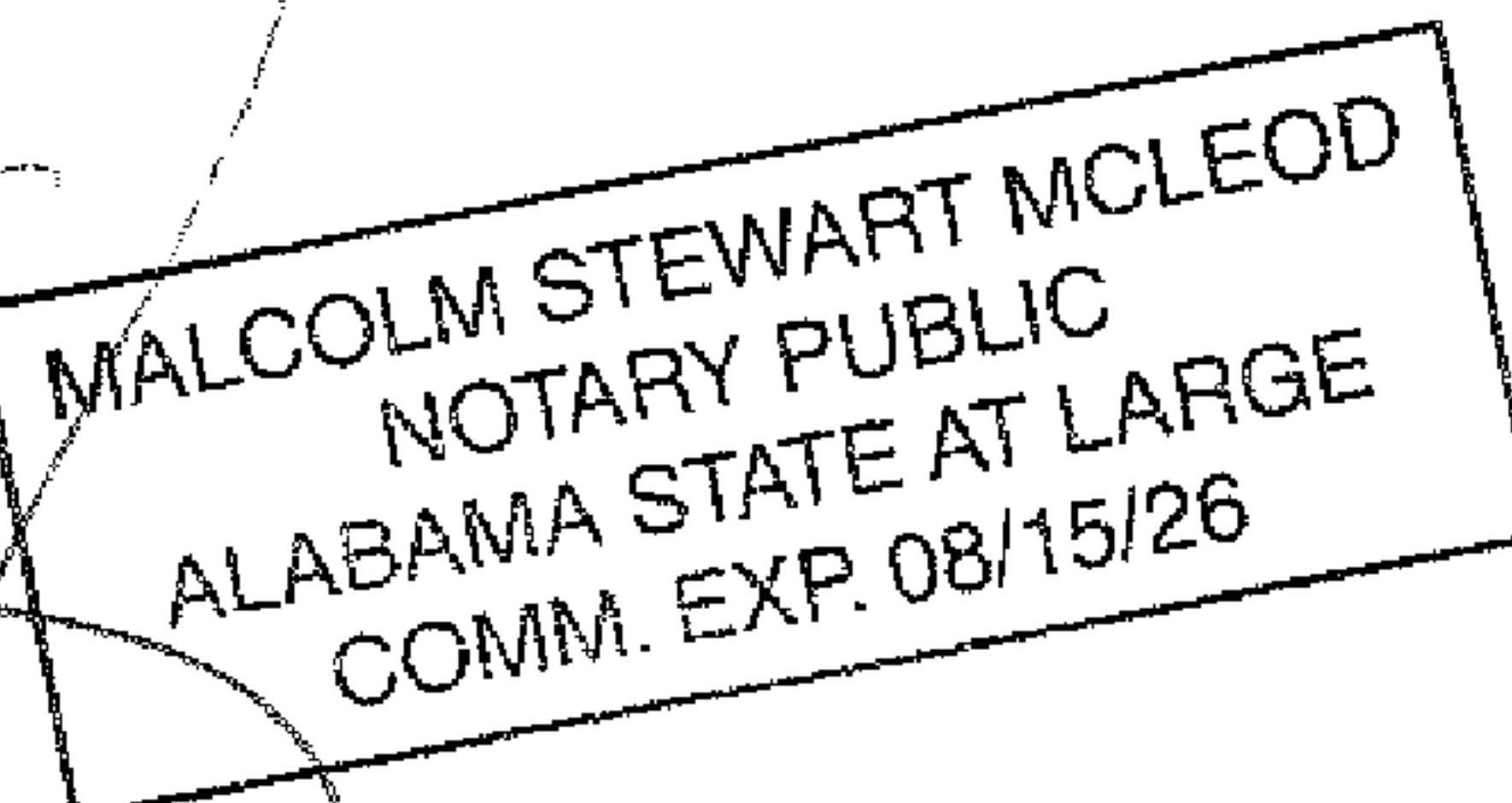


Exhibit A

Legal Description

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East, being more particularly described as follows:

Commence at a 1" open top pipe in place being the Northeast corner of the Northeast one-fourth of the Southwest one-fourth off Section 29, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South $53^{\circ}38'17''$ East for a distance of 190.19 feet to the point of beginning, From this beginning point proceed North $26^{\circ}46'42''$ East for a distance of 102.19 feet to the P. C. of a concave curve right having a delta angle of 116° of said and a arc distance of 112.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North $58^{\circ}26'15''$ East, 93.63 feet to the P. T. of said curve, which is also the P. C. of a concave right having a delta angle of $39^{\circ}23'11''$ an arc distance of 37.82 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North $19^{\circ}47'48''$ East, 37.08 feet to the P. T. of said curve; thence proceed North $39^{\circ}29'48''$ East for a distance of 170.57 feet to the P. C. of a concave curve right having a delta angle of 90° and a radius of 25.0 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North $84^{\circ}29'48''$ East, 35.36 feet to the P. T. of said curve; thence proceed South $50^{\circ}30'12''$ East for a distance of 302.00 feet; thence proceed South $05^{\circ}30'12''$ East for a distance of 32.52 feet to a point on the Westerly right-of-way of Shelby County Highway 51; thence proceed South $39^{\circ}29'48''$ West along the Westerly right-of-way of said Highway 51 for a distance of 97.94 feet to a concrete right-of-way monument in place; thence proceed South $54^{\circ}56'56''$ West along the flare back of U.S. Highway 280 for a distance of 257.10 feet to a concrete right-of-way monument in place; thence proceed South $84^{\circ}35'02''$ West along the right-of-way of said U. S. Highway 280 for a distance of 52.18 feet; thence proceed North $53^{\circ}38'17''$ West for a distance of 240.30 feet to the point of beginning.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name WESTOVER LD, LLCGrantee's Name A2Z PROPERTIES, LLCMailing Address 31 DOGWOOD DRIVE
CHELSEA, AL 35043Mailing Address 5414 GREYSTONE WAY
BIRMINGHAM, AL 35242Property Address 3 ACRES
WESTOVER, ALDate of Sale April 26, 2024Total Purchase Price \$360,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale
 Sales Contract
 X Closing Statement

 Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date April 26, 2024Print Malcolm S. McLeod Unattested

(verified by)

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2024 08:21:14 AM
\$391.00 JOANN
20240430000124820

Allen S. Bayl