

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Lovelady Properties, LLC
3347 Pelham Parkway
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$175,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **X3 Construction, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A Lot known as Emerald Commercial, according to Mapbook 58, Page 13, as recorded in the office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follow:

BEGINNING at the Northeast corner of Lot 103, Meriweather, Sector 4, as recorded in Mapbook 29, Page 93, of the office of the Judge of Probate, Shelby County, Alabama, thence South 86° 54' 23" West for a distance of 273.07 feet; thence North 07° 38' 22" West for a distance of 413.87 feet to the southern Right of way of Shelby County Highway 16; thence along said right of way North 85° 42' 13" East for a distance of 335.44 feet to a point on the western right of way of Ethelda Drive (unopened right of way); thence leaving said Highway 16 right of way, along Ethelda Drive South 04° 13' 16" East for a distance of 721.44 feet; thence leaving said right of way South 85° 42' 13" West for a distance of 30.99 feet; thence North 03° 23' 53" West for a distance of 132.79 feet to the eastern dead end right of way of Meriweather Drive; thence along said right of way North 03° 23' 53" West for a distance of 50.00 feet; thence leaving said right of way North 08° 41' 55" West for a distance of 120.13 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 3.30 Acres, 143875 Square Feet, more or less.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this, the 13th day of May, 2024.

X [Signature]
X3 Construction, LLC

By: John Farley

Its: Managing Member

STATE OF Alabama
Shelby COUNTY } ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that John Farley whose name as Managing Member of **X3 Construction, LLC**, a(n) 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 the instrument, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this, the 13th day of

May 2024.

[Signature]
 Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
 Notary Public, Alabama State At Large
 My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-6433

Grantor's Name X3 Construction, LLC
 Mailing Address 116 Newgate Road
Alabaster, AL 35007

Grantee's Name Lovelady Properties, LLC
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Property Address 0 Highway 16
Calera, AL 35040

Date of Sale May 13, 2024
 Total Purchase Price \$175,000.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ Closing Statement

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 May 13, 2024

Print: Justin Smitherman

☐ 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
 05/13/2024 12:57:01 PM
 \$54.50 PAYGE
 20240513000141190

Alvin S. Byrd

Form RT-1