

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

5829 Old Kendrick Rd
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Fifteen Thousand and 00/100 (\$215,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Black Pond LLC, a Limited Liability Company, in hand paid by the GRANTEE(S), Micah Harris, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A part of the SW $\frac{1}{4}$ - SW $\frac{1}{4}$ of Section 15 and the NW $\frac{1}{4}$ - NW $\frac{1}{4}$, Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence N 89 degrees, 50 minutes, 44 seconds W along the North line of said Quarter-Quarter Section, 671.75 feet to a point; thence run S 57 degrees, 50 minutes, 40 seconds E a distance of 97.06 feet to a point on the West right of way line of a 60.0 feet wide public road and the point of beginning of the property being described, thence run S 33 degrees, 40 minutes, 58 seconds W along the said right of way line of Highway 261 (Main Street) a distance of 119.16 feet to a point, thence run N 54 degrees, 00 minutes, 48 seconds W a distance of 10.02 feet to an existing concrete monument marking the change to an 80.0 feet wide public road, thence run S 47 degrees, 37 minutes, 55 seconds W a distance of 2.12 feet to a point, thence run N 38 degrees, 18 minutes, 48 seconds W a distance of 144.07 feet to a point, thence run S 55 degrees, 45 minutes, 08 seconds W a distance of 74.08 feet to a point on the East right of way line of a 30.0 feet wide public road, thence run N 0 degrees, 44 minutes, 29 seconds E along said right of way line a distance of 164.28 feet to a point, thence run S 57 degrees, 50 minutes, 44 seconds W a distance of 264.80 feet to the point of beginning, said property also being identified as being located at 3309 Highway 261, Helena, AL 35080.

Prior Deed Reference: Instrument 20080715000286330

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

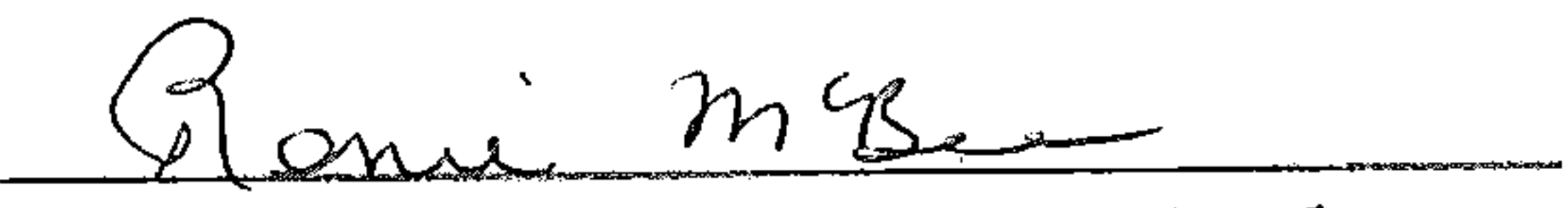
TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 12th day of June, 2024.

Black Pond LLC

By: 
John R. McBee, Managing Member

By: 
Renee' McBee, Managing Member

STATE OF Tennessee)
)
COUNTY OF McMinn)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that John R. McBee, Managing Member and ^{Notary} Renee' McBee, Managing Member of Black Pond LLC is(are) signed to the foregoing conveyance, and

who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of June, 2024.



Nicole Black

NOTARY PUBLIC

My Commission Expires: 10/3/26

Address of Grantee:

5829 Old Kendrick Rd
Helena, AL 35080

Address of Grantor:

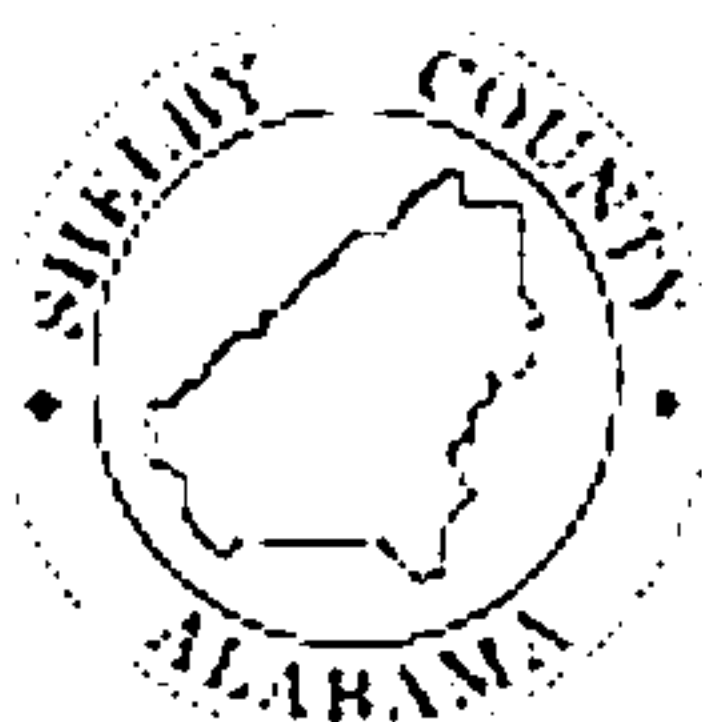
590 Co Rd 875
Etowah, TN

Property Address:

3309 Helena Road
Helena, AL 35080

Real Value: \$215,000.00

37331



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

06/18/2024 03:13:51 PM

\$243.00 LAURA

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Alexis Bayl