

Send Tax Notice to:

**Alabaster Ventures, LLC**  
1425 Richard Arrington Jr., Blvd, Ste 100  
Birmingham, Al 35205

\_\_\_\_\_[Space Above This Line for Recording Data]\_\_\_\_\_

## **WARRANTY DEED**

Source of Title: Instrument #20101215000422510

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Gene F. Lunceford, as Personal Representative of the Estate of James O. Lunceford, deceased, Shelby County Case No. PR-2022-000872**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 45 Bentley Circle, Shelby, Al 35143 does hereby grant, bargain, sell and convey unto **Alabaster Ventures, LLC, an Alabama limited liability company**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1425 Richard Arrington Jr., Blvd., Suite 100, Birmingham, Al 35205 for and the following described real estate, situated in Shelby County, Alabama, having an address of 340 1<sup>st</sup> Street SW, Alabaster, AL 35007, to wit:

**See Exhibit "A" attached hereto and incorporated herein.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

A portion of the consideration hereunder is being paid by a purchase money mortgage of \$1,000,000.00 upon which mortgage recording tax is being paid in the amount required under Alabama law.

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their 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 the 24<sup>th</sup> day of July, 2024.

Gene F. Luncford PR  
Gene F. Luncford, as Personal Representative of the  
Estate of James O. Luncford

STATE OF Alabama

COUNTY OF Tetters

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Gene F. Luncford, in his capacity as the Personal Representative of the Estate of James O. Luncford, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

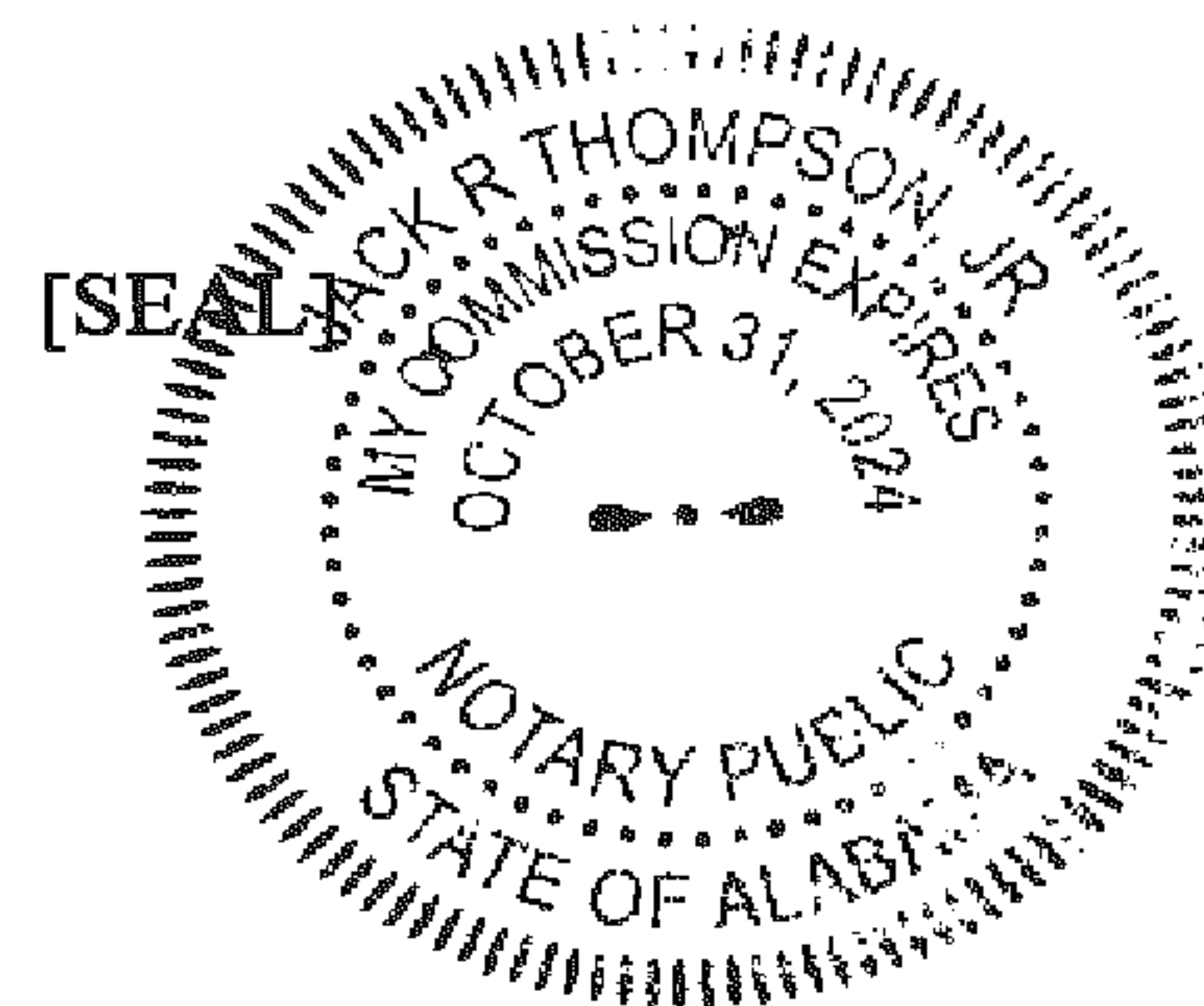
WITNESS my hand and official seal in the county and state aforesaid this the 24<sup>th</sup> day of July, 2024.

[Signature]  
Notary Public

My Commission Expires: 10/31/2024

This instrument was prepared by:  
The Law Offices of Nathan R. Cordle, LLC  
Nathan R. Cordle, Esq.  
4320 7<sup>th</sup> Avenue South  
Birmingham, AL 35222  
(205) 454-9121

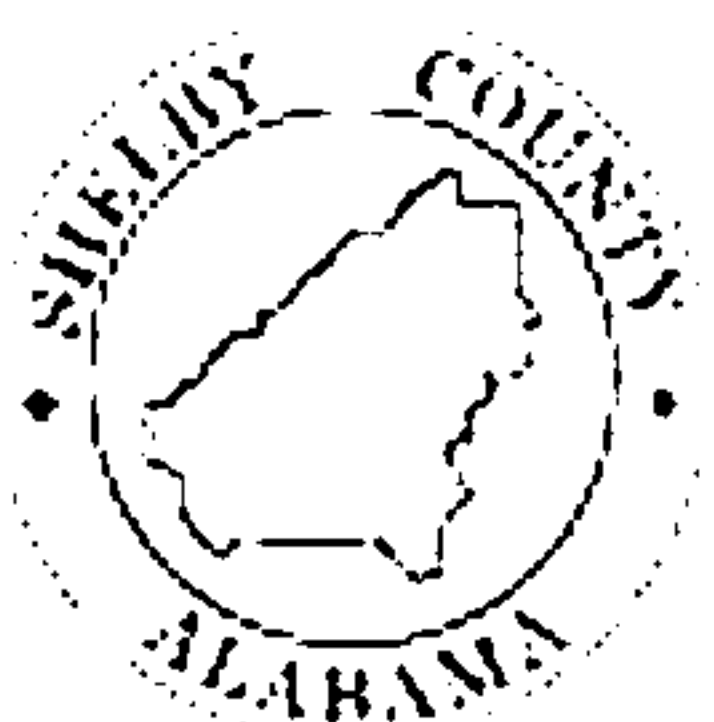
File No.: ATB4167



## EXHIBIT "A"

A parcel of land situated in the N $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of Lot 1 of CVS addition to Alabaster in Map Book 25, Page 58, in the Probate Office of Shelby County, Alabama, said point being a found 5/8" capped rebar stamped "JPS"; thence run N 13°55'18" E for a distance of 459.89 feet to the point of beginning of the parcel herein described, said point being a found 1/2" capped rebar stamped "SCS 28251" on the Northwestern right of way of 1st street Southwest and the Northeasterly bank of a creek; thence leaving said right of way, run N 51°54'21" W, along the Northeasterly bank of said creek, for a distance of 704.48 feet to a found 5/8" rebar; thence run N 47°27'32" W along the Northeasterly bank of said creek, for a distance of 40.20 feet to a found 1/2" capped rebar stamped "SCS 28251"; thence, leaving the Northeasterly bank of said creek, run S 89°11'25" E for a distance of 737.74 feet to a set mag nail with washer stamped "Weygand CA50309" on the Northwestern right of way of 1st Street Southwest; thence continue along said right of way and run S 02°15'43" W for a distance of 24.83 feet to set mag nail with washer stamped "Weygand CA50309", said point beginning a Curve to the Right, having a radius of 415 feet, a delta angle of 18°52'00", a chord distance of 136.04 feet and a chord bearing of S 11°40'48" W; thence continue along said right of way and run along the arc of said curve for a distance of 136.65 feet to a set mag nail with washer stamped "Weygand CA50309"; thence continue along said right of way and run S 21°07'09" W for a distance of 129.11 feet to a set 1/2" capped rebar stamped "Weygand CA50309", said point beginning a Curve to the Right having a radius of 1615.00 feet, a delta angle of 5°55'57", a chord distance of 167.15 feet and a chord bearing of S 24°04'51" W; thence continue along said right of way and run along the arc of said Curve for a distance of 167.22 feet to a set 1/2" capped rebar stamped "CA50309"; thence continue along said right of way and run S 27°04'25" W for a distance of 22.82 feet to the point of beginning. Legal description as shown by Survey dated July 17, 2024 by Thomas Scott Dreher, Alabama License No. 50407.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/25/2024 02:23:49 PM  
 \$29.00 LAURA  
 20240725000230000

*Allie S. Bayl*

ATB4167