

20240801000239330
08/01/2024 01:16:16 PM
CORDEED 1/4

20240723000226390
07/23/2024 02:19:55 PM
DEEDS 1/3

This instrument is being re-recorded
to add Exhibit B as part of the
legal description.

This instrument was Prepared by:

Send Tax Notice To: Lwellyn Realty, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Million Four Hundred Thousand Dollars and No Cents (\$2,400,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Jared Properties, an Alabama General Partnership, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Lwellyn Realty, LLC, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the Map of B & S Subdivision, as recorded in Map Book 8, Page 52, Probate Office of Shelby County, Alabama.

This conveyance is subject only to those matters set forth on Exhibit A attached hereto.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantor, by its Partner who ~~is~~ authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of July, 2024.

JARED PROPERTIES, AN ALABAMA GENERAL
PARTNERSHIP

Michael M Jared
Partner

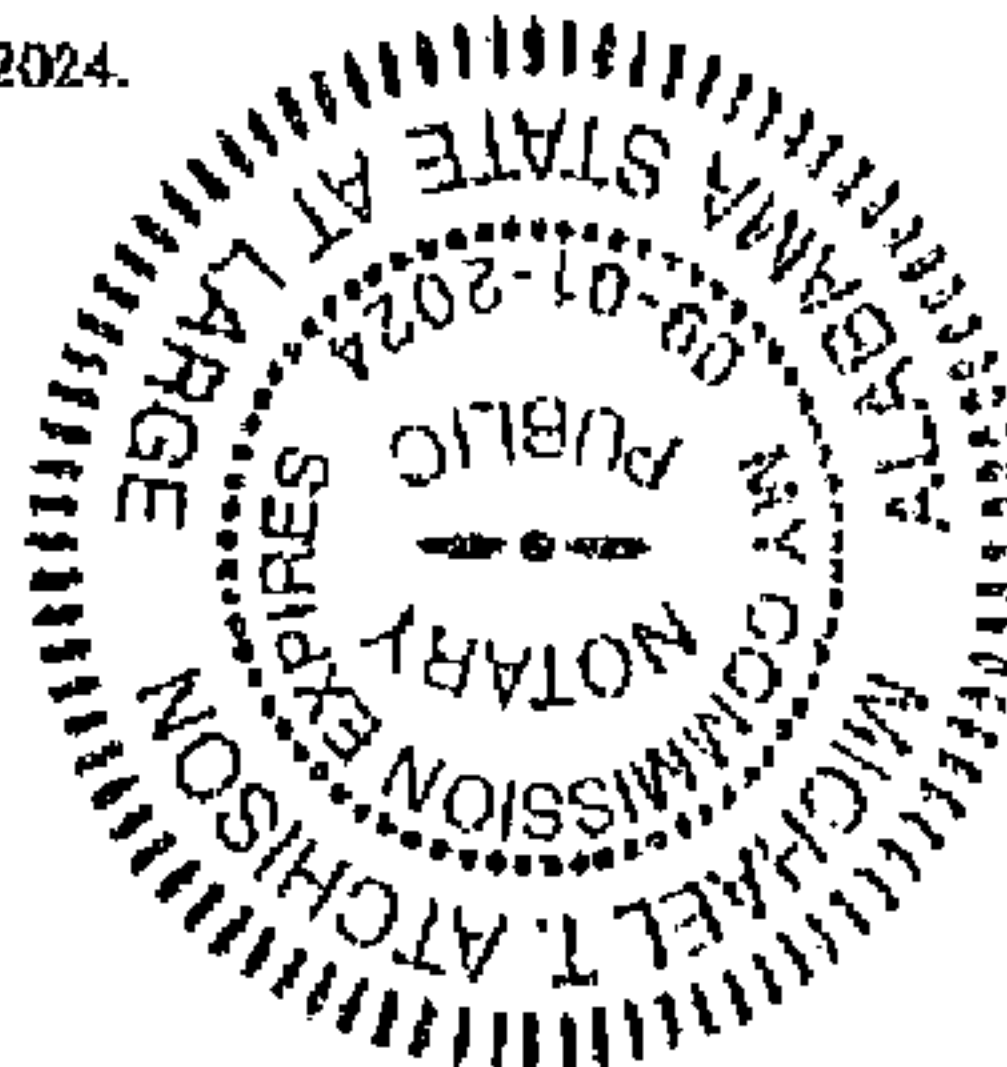
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Michael M. Jared as Partner of Jared Properties, an Alabama General Partnership 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 23rd day of July, 2024.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024



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Exhibit A

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance of mineral rights.
3. Matters reflected on that certain ALTA/NSPS Land Title Survey of the subject property performed by Thomas Scott Dresher, PLS AL 50407, of Wcygand, dated July 17, 2024, Job # 20241539.
4. Permits to Alabama Power Company recorded in Deed Book 111, Page 404; Deed Book 111, Page 406, Deed Book 136, Page 312; Real Book 48, Page 51 and Real Book 99, Page 562.

EXHIBIT B

A part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama on Project F-214(19) and as shown on survey made by Laurence D. Weygand, September 19, 2001 more particularly described as follows:

Commence at the NE corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 5; thence run in a southerly direction along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 240 feet to an existing crimp iron pin; thence turn an angle to the right of $89^{\circ}14'$ and run in a westerly direction along the north line of B & S Subdivision for a distance of 765.70 feet to an existing PK nail being the existing northwest corner of Lot 1-BB, Resurvey of Lot 1-A of Resurvey of Lot 1, B & S Subdivision, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 13, Page 143; thence turn an angle to the left of $93^{\circ}07'21''$ and run in a southerly direction along the existing west line of said Lot 1-BB and its southerly extension thereof for a distance of 239.57 feet to the northwest corner of Lot 2, B & S Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 9, Page 52, and being the POINT OF BEGINNING; thence continue in a southerly direction along last mentioned course and along the westerly line of said Lot 2 for a distance of 180.28 feet; thence turn an angle to the left of $86^{\circ}48'39''$ and run in an easterly direction for a distance of 15.61 feet, more or less, to a point on the existing east right of way line of US Highway 280; thence turn an angle to the left of $96^{\circ}03'19''$ and run in a northerly direction along the east right of way line of said US Highway 280 for a distance of 181.10 feet to a point on the north line of said Lot 2 and being on the south right of way line of Champions Boulevard; thence turn an angle to the left of $83^{\circ}56'41''$ and run in a westerly direction for a distance of 6.55 feet, more or less to the point of beginning.

20240723000226390 07/23/2024 02:19:55 PM DEEDS 3/3



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/23/2024 02:19:55 PM
 \$2428.00 BRITTANI
 20240723000226390

Alvin S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jared Properties, an Alabama General Partnership	Grantee's Name	Lwellen Realty, LLC
Mailing Address	<u>245 BRENNING ROAD</u> Columbiana AL 35051	Mailing Address	<u>1400 3rd Avenue North</u> <u>Birmingham, AL 35203</u>
Property Address	<u>5501 Highway 280</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>July 12, 2024</u>
		Total Purchase Price	<u>\$2,400,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 July 11, 2024

Print Jared Properties, an Alabama General Partnership

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 01:16:16 PM
 \$32.00 PAYGE
 20240801000239330

Alvin S. Bayl

Form RT-1