

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2024-07-6856
Documentary Evidence: Sales Contract

Send Tax Notice To:
X3 Construction, LLC
116 Newgate Road
Alabaster, AL 35007

(Grantees' Mailing Address)

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **James A. Hairston, III and spouse, Margaret B. Hairston**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **X3 Construction, LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

Address of Property: Highway 25, Vincent, AL 35178

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD, unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal to be effective the 30th day of July, 2024.

James A. Hairston III (Seal)
James A. Hairston, III

Margaret B. Hairston (Seal)
Margaret B. Hairston

STATE OF ARIZONA
COUNTY OF PIMA

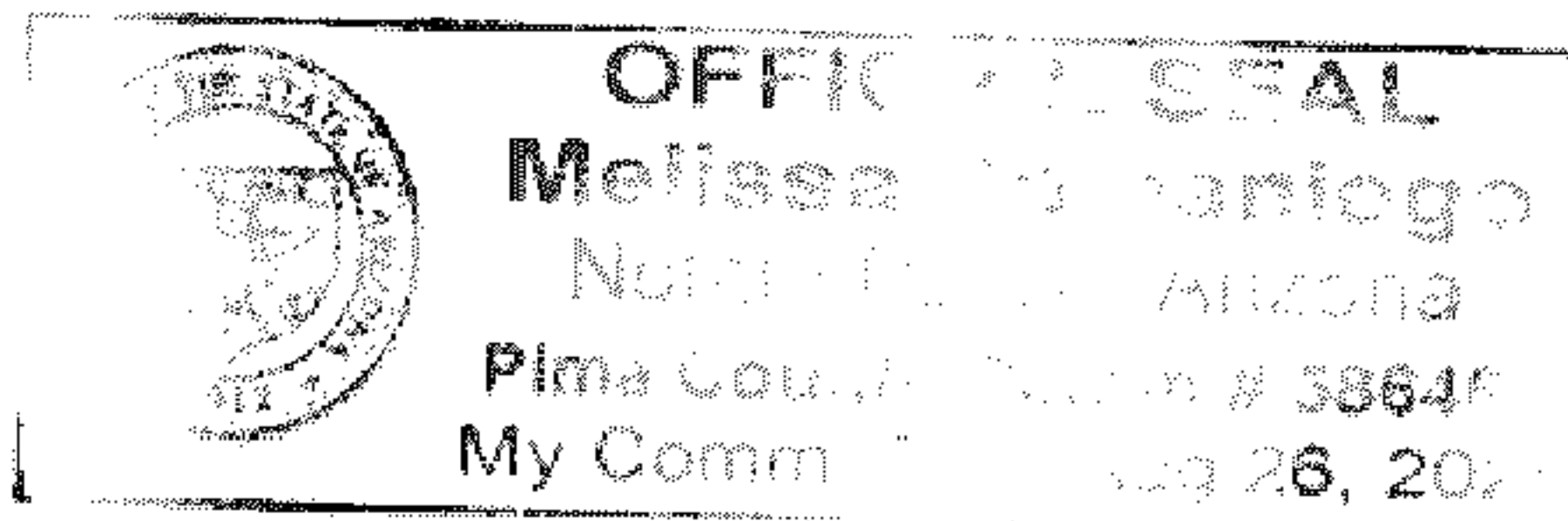
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Hairston, III and spouse, Margaret B. Hairston, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 30th day of July, 2024.

Melissa S. Manago
Notary Public

My Commission Expires:

08/26/2024



Grantors' Mailing Address:

P.O. Box 329
Vincent, AL 35178

Exhibit A

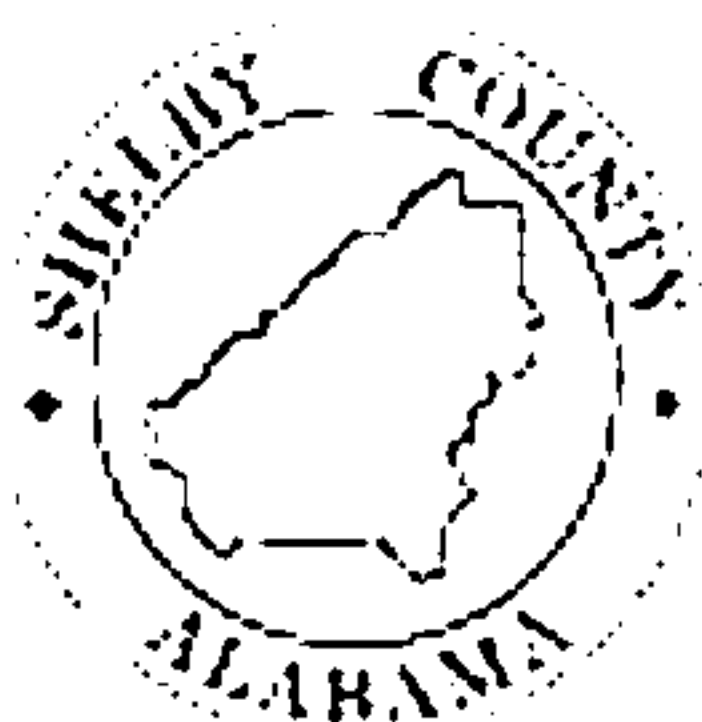
LEGAL DESCRIPTION

All SW 1/4 of SW 1/4, Section 11, Township 19 South, Range 2 East, lying NW of Highway 231, Southwest of North Line of Vacated 6th Street and Northeast of Central of Georgia Railroad.

The above described property also described as being all of Blocks 26, 27, 32 and 33, Crume's Map of the Town of Vincent. LESS AND EXCEPT PROPERTY DESCRIBED IN INST. NO. 1996-24936, being that property deeded to Larry Skipper by Ethel Fay McCraney and Mary Sue McCraney, as Trustees of the Trust created under the Last Will and Testament of John W. McCraney, deceased, dated July 18, 1996, recorded in the Probate Office of Shelby County, Alabama.

The above described property being more particularly described as follows:

COMMENCING at the southwest corner of the Southwest quarter of the Southwest quarter of Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, thence North 00 deg. 31 min. 09 sec. East for a distance of 257.16 feet to a 1/2" rebar on the northern railroad right of way, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said right of way North 00 deg. 31 min. 09 sec. West for a distance of 583.21 feet to a rebar; thence South 70 deg. 59 min. 40 sec. East for a distance of 803.92 feet to a 1/2" rebar on the northwestern right of way of Shelby County Highway 25 (AKA State Highway 231); thence along said right of way South 19 deg. 59 min. 14 sec. West for a distance of 474.75 feet to a 3/4" crimp pipe; thence leaving said right of way North 68 deg. 46 min. 42 sec. West for a distance of 110.00 feet to a 1/2" rebar; thence South 19 deg. 59 min. 14 sec. West for a distance of 79.37 feet to a 1/2" rebar; thence North 70 deg. 00 min. 46 sec. West for a distance of 15.00 feet to a 1/2" rebar; thence South 19 deg. 56 min. 14 sec. West for a distance of 98.12 feet; thence South 88 deg. 35 min. 32 sec. West for a distance of 246.44 feet to a 1/2" rebar on the northeastern rail road right of way; thence along said right of way North 35 deg. 22 min. 44 sec. West for a distance of 309.91 feet to the POINT OF BEGINNING of the parcel herein described. Said parcel containing 10.02 Acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/17/2024 09:56:38 AM
 \$88.00 BRITTANI
 20240917000289000

Allen S. Bayl