

Send Tax Notice to:
RDK, LLC

4441 Highway 49
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-24-9446**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FORTY FIVE THOUSAND AND 00/100 (\$45,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Jeffrey Michael Clair, a single person (herein referred to as "Grantor," whether one or more), whose mailing address is

2033 Longleaf Dr, Hoover, AL 35216

by **RDK, LLC (herein referred to as "Grantee")**, whose mailing address is

4441 Highway 49, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **2209 Harris And Wright Drive, Birmingham, AL 35242**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

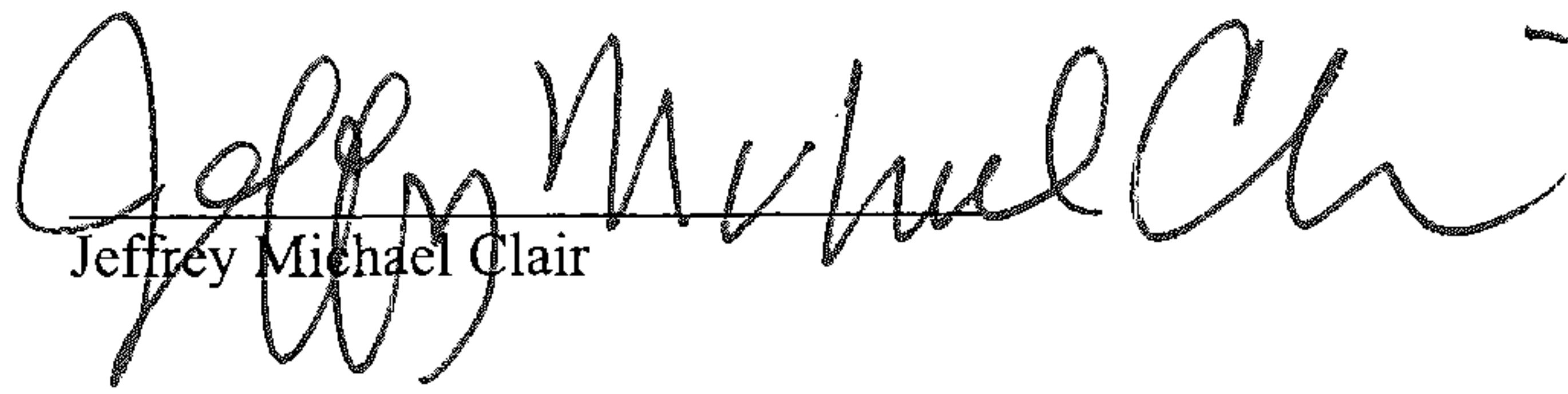
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

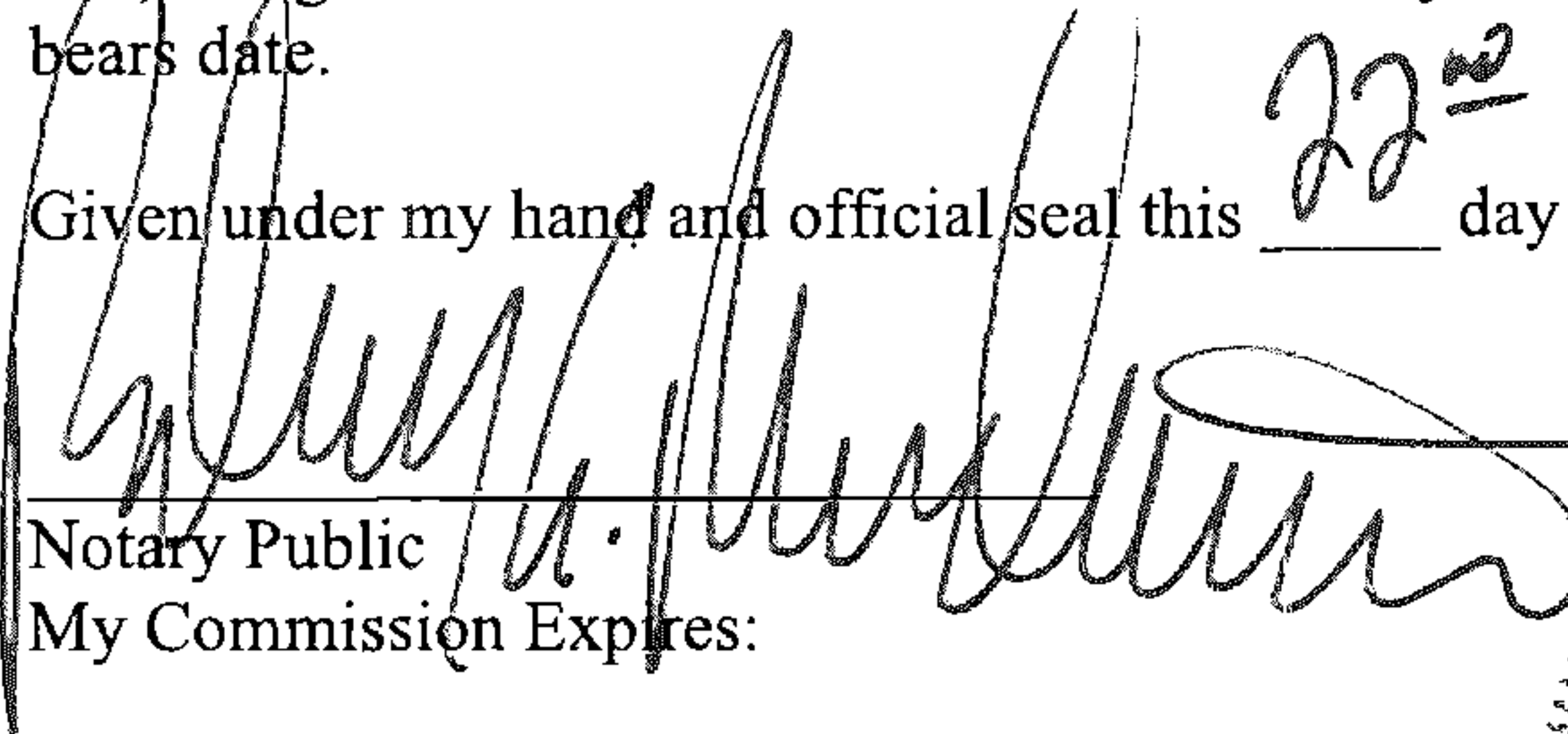
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 22nd day of November, 2024.


Jeffrey Michael Clair

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey Michael Clair whose name(s) is/are 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 2024.


Notary Public
My Commission Expires:

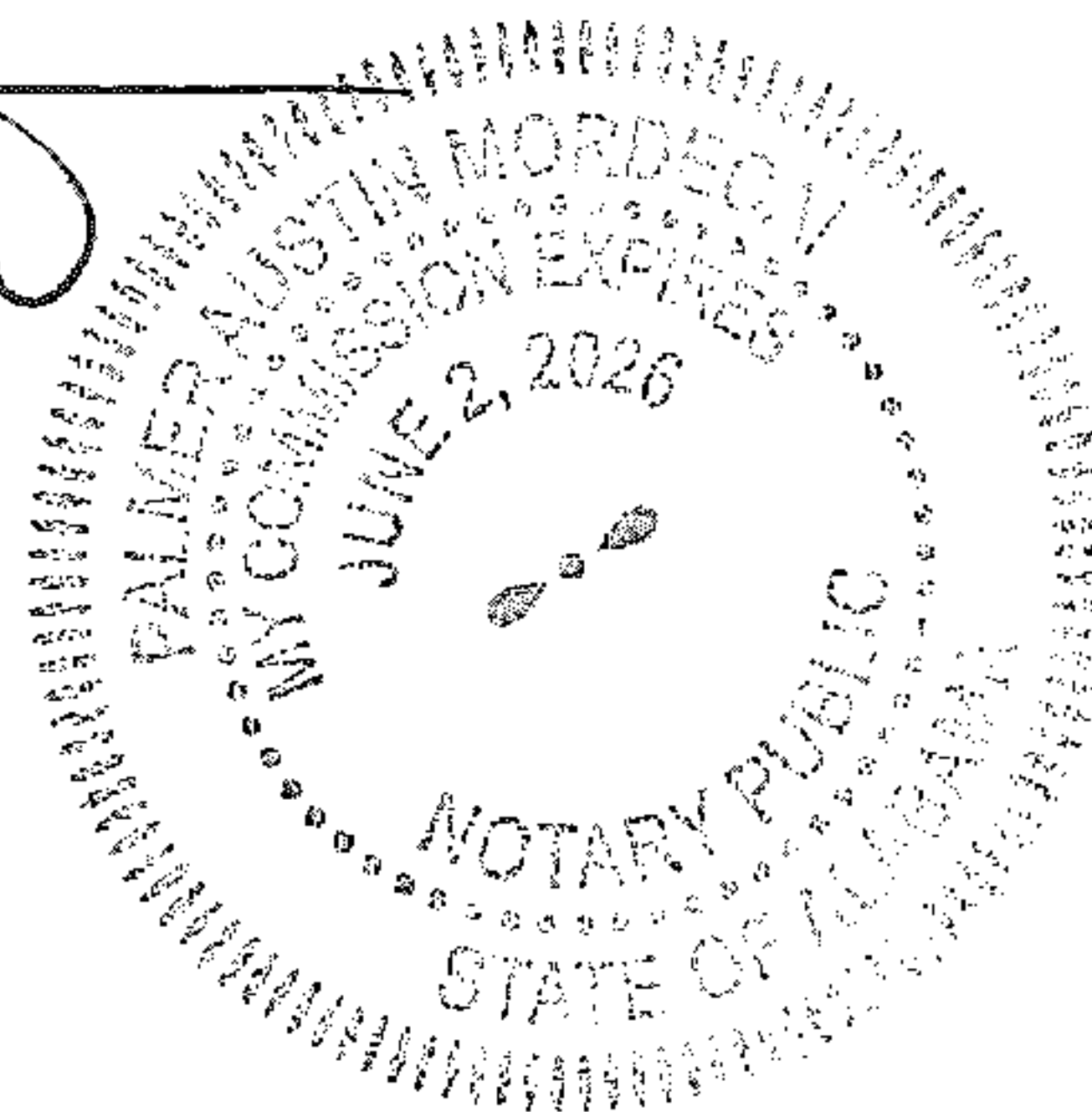
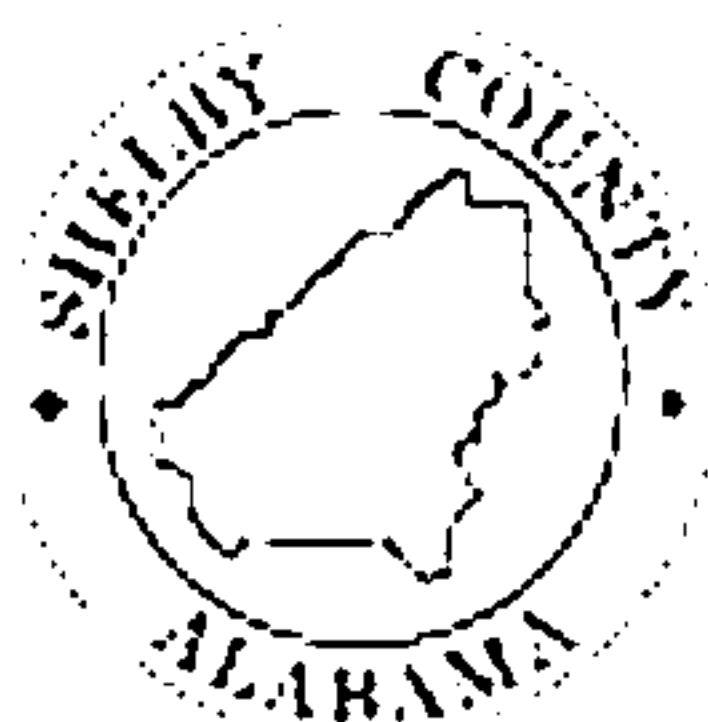


EXHIBIT A**Property 1:**

Commence at a point set by a Final Judgment in a Civil Action CV 88-398 to be the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of 91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence turn an angle of 71 deg. 24 min. 21 sec. left and run 200.11 feet to a point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run 10.0 feet to a point; thence turn an angle of 131 deg. 00 min. 00 sec. right and run 210.0 feet to a point; thence turn an angle of 60 deg. 30 min. 46 sec. right and run a distance of 107.88 feet to the point of beginning of the property being described; thence turn an angle of 23 deg. 12 min. 58 sec. right and run Northwesterly a distance of 210.88 feet to a point; thence turn an angle of 89 deg. 58 min., 46 sec. right and run Northeasterly & distance of 104.96 feet to a point; thence turn an angle of 89 deg. 58 min. 54 sec. right and run Southeasterly a distance of 210.02 feet to a point; thence turn an angle of 89 deg. 58 min. 56 sec. right and run Southwesterly a distance of 105.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Also an access easement for ingress and egress that is 30.0 feet in width and described as follows: Commence at a point set by a Final Judgment in a Civil Action No. CV 88-398 to be the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Southerly along the East line of said 1/4 1/4 a distance of 419.20 feet to a point; thence turn an angle of 91 deg. 54 min. 03 sec. right and run 220.0 feet to a point; thence turn an angle of 71 deg. 24 min. 21 sec. left and run a distance of 2000.11 to a point; thence turn an angle of 111 deg. 54 min. 42 sec. left and run 10.0 feet to a point; thence turn an angle of 131 deg 00 min. 00 sec. right and run 210.0 feet ta point; thence turn an angle of 60 deg. 30 min, 46 sec. right and run 107.88 feet to a point; thence turn an angle of 113 deg. 09 min. 34 sec. right and run Northeasterly a distance of 105.10 feet to the point to beginning of the East being described; .thence turn an angle of 90 deg. 80min. right and run 30.0 feet to a point: thence turn an angle of 90 deg. 00 min. right and run 105.10 feet to a point; thence turn an angle of 6 deg. 00 min. left and run 107.0 feet to a point on the North line of a graveled public road; thence turn an angle of 66 deg 20 min. right and run 32.90 feet to a point; thence turn an angle of 113 deg. 40 min. right and run 120.51 feet to a point; thence turn am angle of 6 deg, 00 min. right and turn 107.94 feet to the point of beginning



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2024 08:27:04 AM
\$73.00 BRITTANI
20241125000364220

General Warranty Deed - Individual (AL)

Allen S. Bayl