

SEND TAX NOTICE TO:  
Bella's Properties LLC

4451 Hwy 22  
Montevallo, AL 35115

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

### KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **FIFTY THOUSAND AND 00/100 (\$50,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Ethan Daviston, an unmarried man**, whose address is 651 Klynes Drive, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Bella's Properties LLC**, whose address is 4451 Hwy 22, Montevallo, AL 35115 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Bella's Properties LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **6405 Highway 10, Montevallo, AL 35115** to-wit:

**Part of the Northeast Quarter of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:**

**As the Point of Beginning, start at an axle being accepted as the southeast corner of Lot 1, Pea Ridge Subdivision, a map or plat of which is recorded in Map Book 43, at Page 127 in the Judge of Probate Office of Shelby County, Alabama; thence run along the east line of said Lot 1 a bearing of North 01 degrees, 03 minutes, 24 seconds, West 288.78 feet to a 1 inch capped iron pipe on the curving south right-of-way of Shelby County Highway 10; said curve being to the left, having a radius of 1,746.25 feet, a delta angle of 03 degrees, 54 minutes, 13 seconds, an arc length of 118.98 feet; thence run a chord bearing of South 71 degrees, 44 minutes, 03 seconds, East and along said curving south right-of-way a chord distance of 118.95 feet to a concrete monument at the point of tangency; thence continue along the said south right-of-way South 72 degrees, 05 minutes, 05 seconds, East 12.25 feet to a ½ inch capped rebar (CA-965-LS); thence run South 03 degrees, 03 minutes, 13 seconds, West 247.32 feet to a ½ inch capped rebar (CA-965-LS) on the north line of Lot 2 of Bell Family Subdivision, a map or plat of which is recorded in Map Book 44, at Page 86 in the Judge of Probate Office of Shelby County, Alabama; thence run along the north line of the said Lot 2 South 89 degrees, 36 minutes, 52 seconds, West 106.12 feet to the Point of Beginning.**

**PARCEL ID #: 26-2-03-0-002-004.000**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

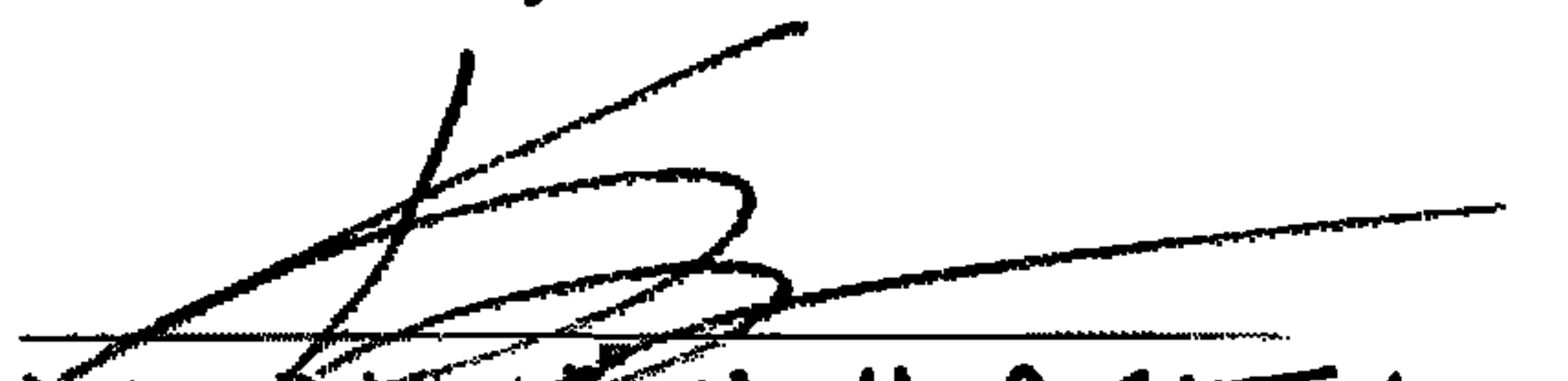
**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 27th day of February, 2025.

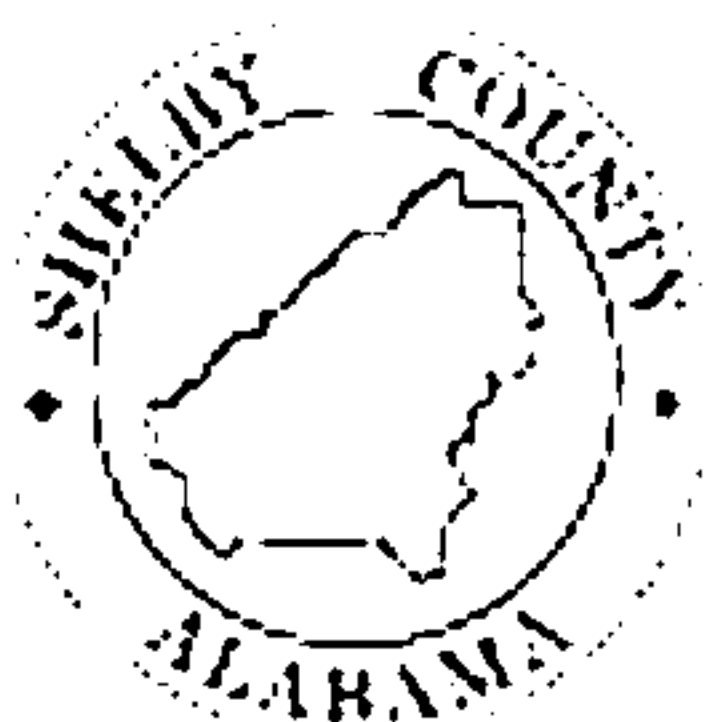
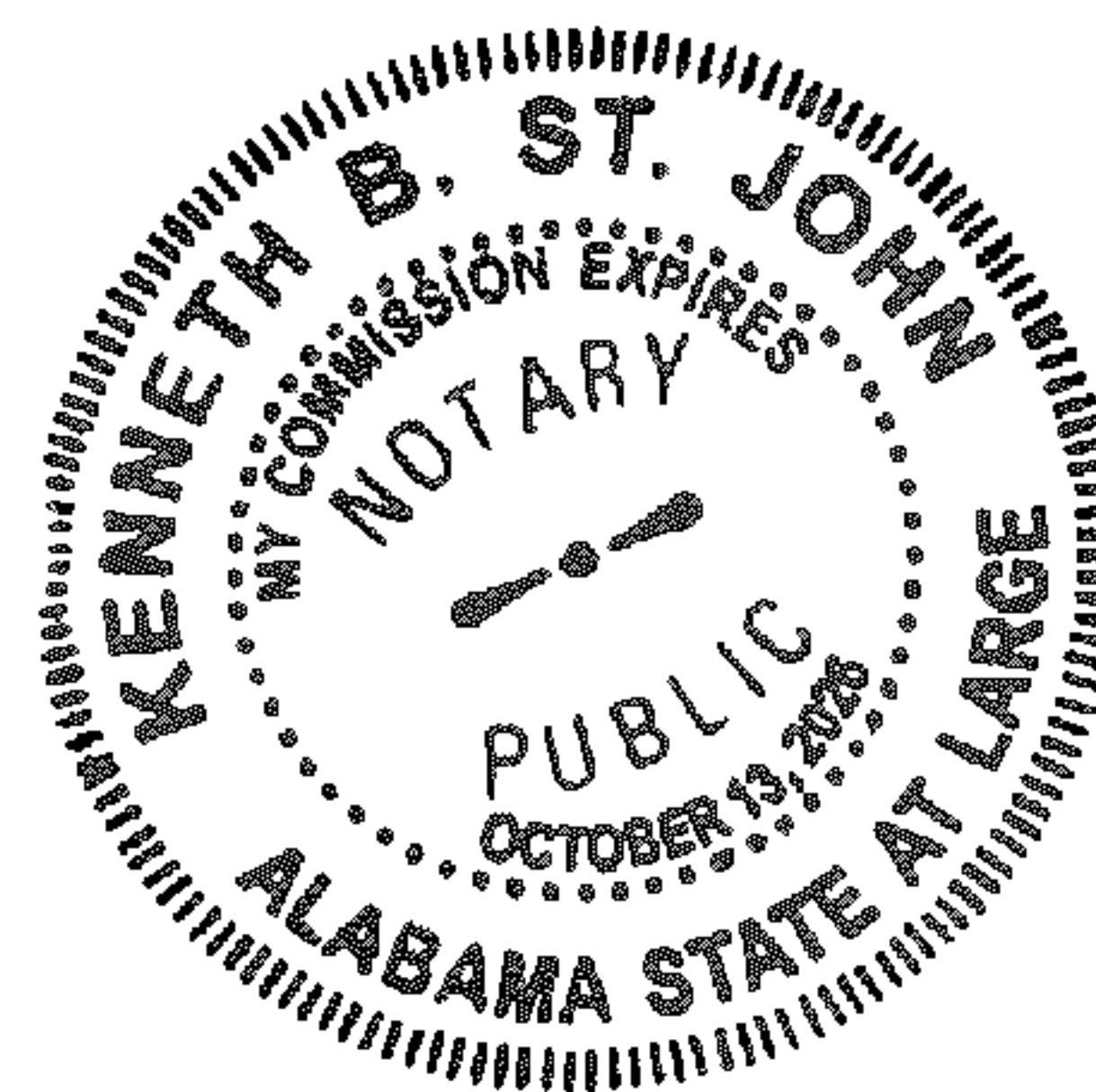
  
**Michael Ethan Daviston**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Michael Ethan Daviston** whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2025.

  
Notary Public **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/28/2025 03:08:45 PM  
\$75.00 BRITTANI  
20250228000060670

