

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
800 Shades Creek Parkway, Ste 400
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
Amazing Grace Properties II, LLC
135 Winslett Road
Pelham, Alabama 35124

GRANTOR:
Name: **Amazing Grace Properties, LLC**
Address: 135 Cahaba Valley Parkway
Pelham, Alabama 35124

GRANTEE:
Name: **Amazing Grace Properties II, LLC**
Address: 135 Winslett Road
Pelham, Alabama 35124

Tax Assessor's Property Value: \$3,847,680
Address of Property: 135 Winslett Road
Pelham, Alabama 35124
Parcel I.D.: 10 9 31 3 001 003.000
Source of Title: Instrument Number: 20190524000180240

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof being hereby acknowledged, **Amazing Grace Properties, LLC**, an Alabama limited liability company (herein referred to as the "Grantor"), does grant, bargain, sell and convey unto **Amazing Grace Properties II, LLC**, an Alabama limited liability company (herein referred to as the "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1:

A part of the NE 1/4 of SW 1/4 of Section 31, Township 19, Range 2 West. Commence at the Northwest corner of said NE 1/4 of SW 1/4 of Section 31, Township 19, Range 2 West, and run East along East and West land line seven (7) chains and twenty nine (29) links to point of beginning; thence continue East along said line eight (8) chains and twenty two (22) links; thence southwest eight (8) chains, more or less to the East side of the "cut off" road, between the Montgomery Highway and the "Cahaba Valley" Road' thence westerly along the East side of said "cut off" road six (6) chains and seventy seven (77) links; thence northeast three (3) chains and thirty eight (38) links to point of beginning. Situated in Shelby County, Alabama.

PARCEL 2:

A parcel of land situated in the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the southeast corner of the Northwest 1/4 of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence run in a westerly direction along the South line of said Northwest 1/4 a distance of 711.77 feet to the POINT OF BEGINNING of the herein described parcel; thence continue in the same direction of the last described course, in a westerly direction, a distance of 132.00 feet to a point; thence turn an interior angle of 93 degrees 25 minutes 28 seconds and run to the right in a northerly direction a distance of 105.38 feet to a point on the southerly boundary of Cahaba Valley Park North as recorded in Map Book 13, Pages 140a and 140b; thence turn an interior angle of 86 degrees 30 minutes 35 seconds and run to the right in an easterly direction along the South line of said subdivision a distance of 133.58 feet to a point; thence turn an interior angle of 92 degrees 38 minutes 17 seconds and run to the right in a southerly direction a distance of 105.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT; Property described in deeds recorded in Inst. No. 1996-24090, Deed Book 313, Page 477 and Deed Book 197, Page 304 and Map Book 39, Page 76, in the Probate Office, Shelby County, Alabama.

Subject to:

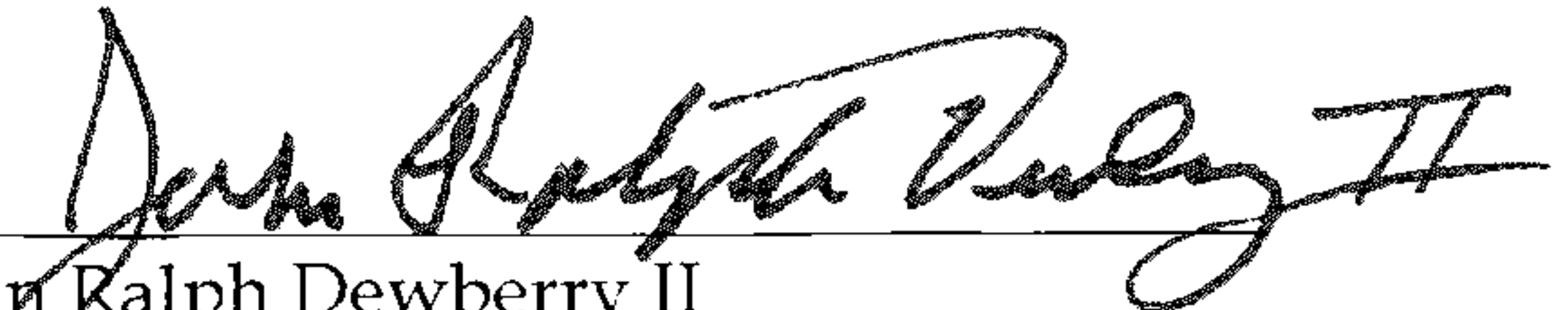
1. Ad valorem taxes due October, 2025, a lien, but not yet payable.
2. All easements, encumbrances, permits, restrictions and rights of way of record.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

And Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this the 14th day of May, 2025

AMAZING GRACE PROPERTIES, LLC

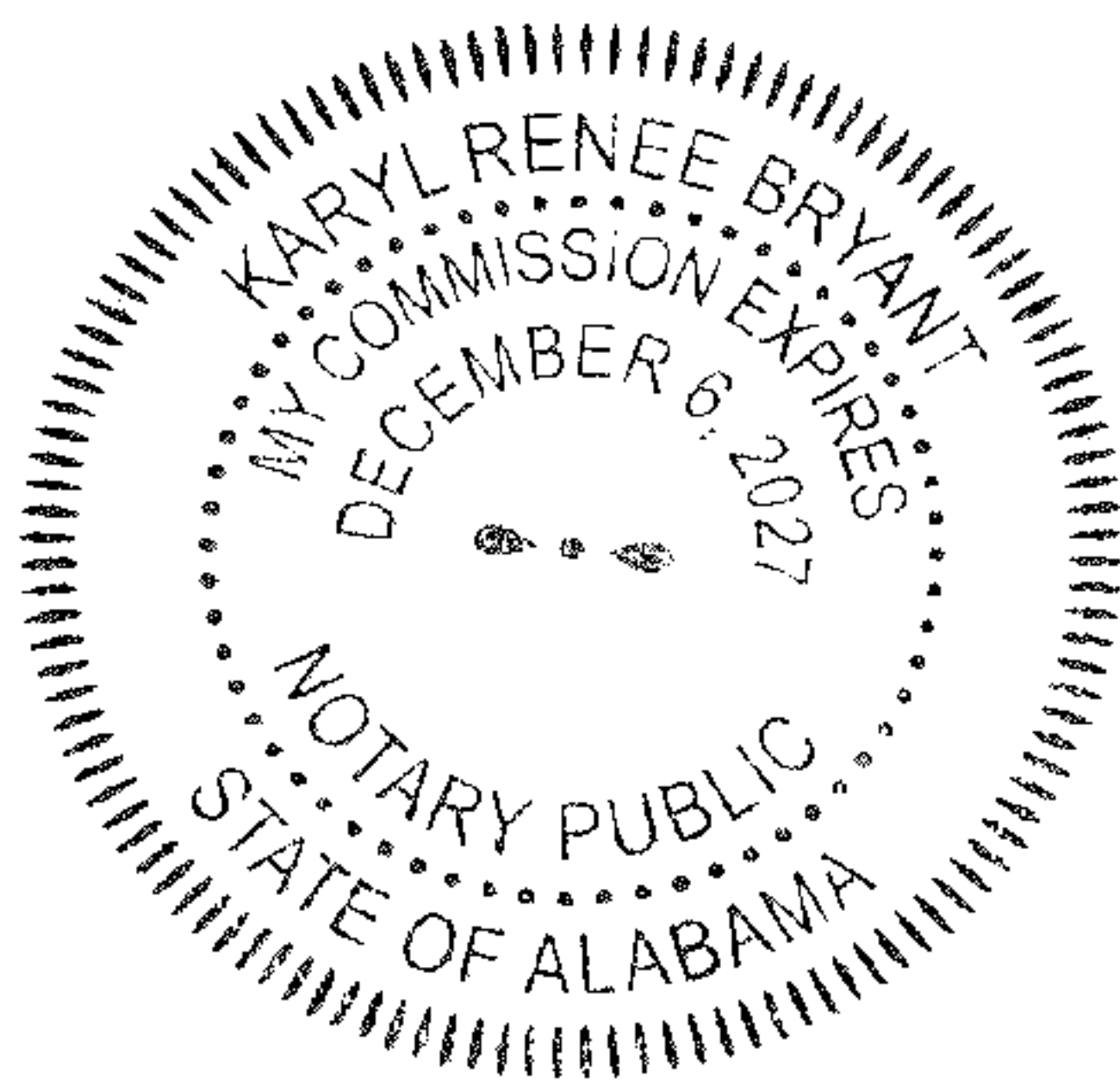
By: 
John Ralph Dewberry II
Its: Member


VERIFICATION

STATE OF ALABAMA - Jefferson COUNTY

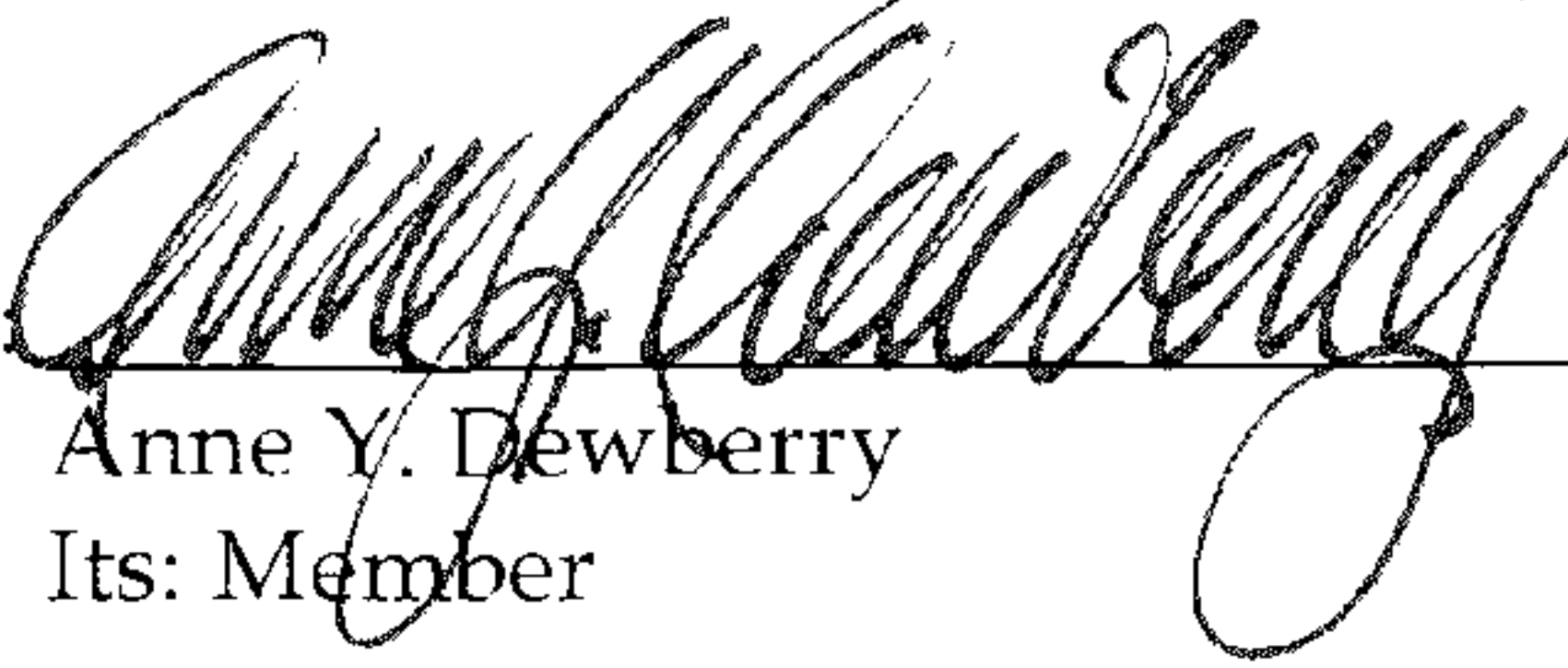
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John Ralph Dewberry II, whose name, as member of Amazing Grace Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, or provided a copy of his driver's license, acknowledged before me on this day that, being informed of the contents of said conveyance, he, as such member and with full authority, executed the same voluntarily for and on behalf of said limited liability company.

Given under my hand and official seal this the 14th day of May, 2025.




NOTARY PUBLIC
My Commission Expires: Dec. 6, 2027

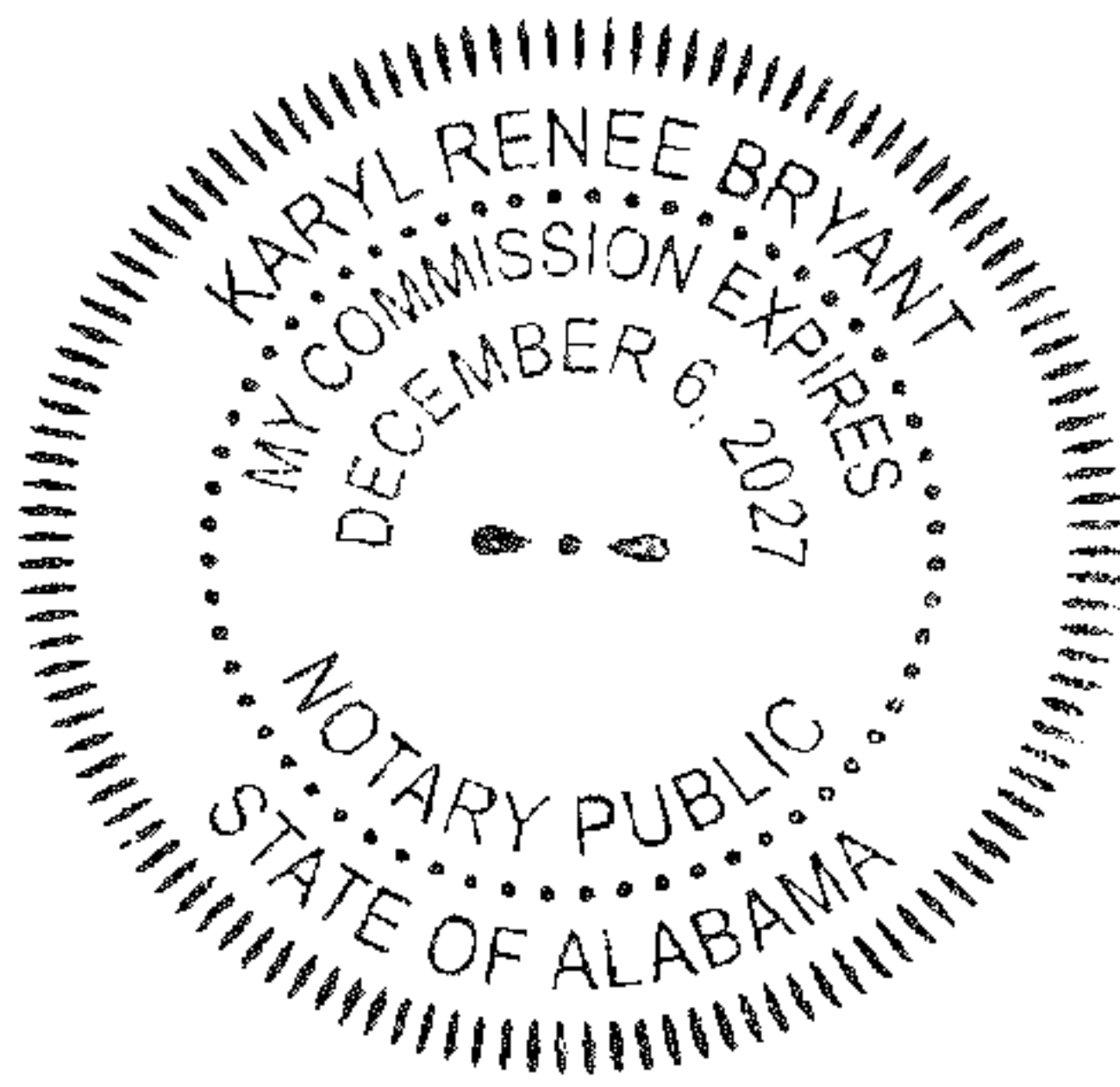
AMAZING GRACE PROPERTIES, LLC

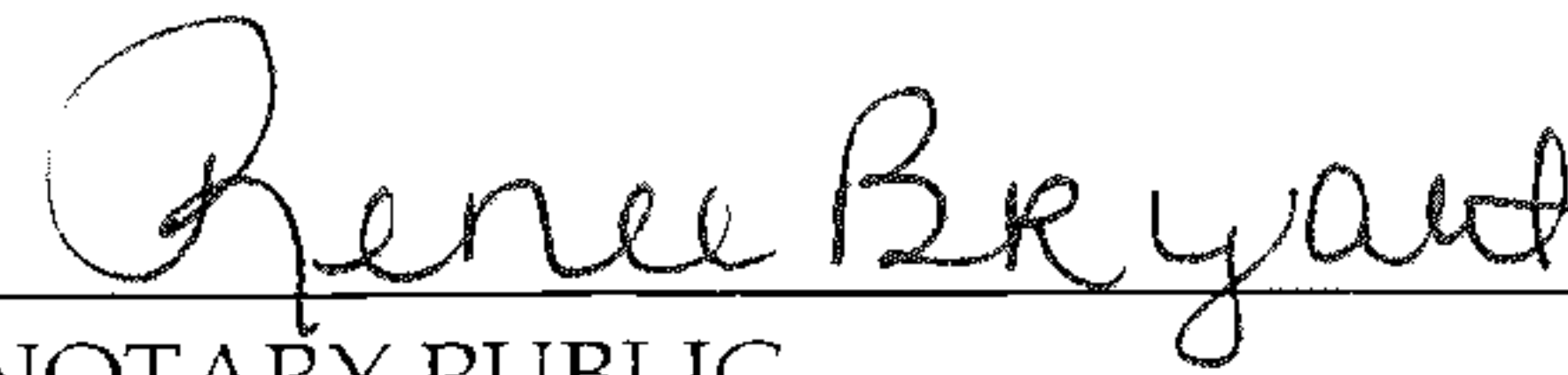
By 
Anne Y. Dewberry
Its: Member

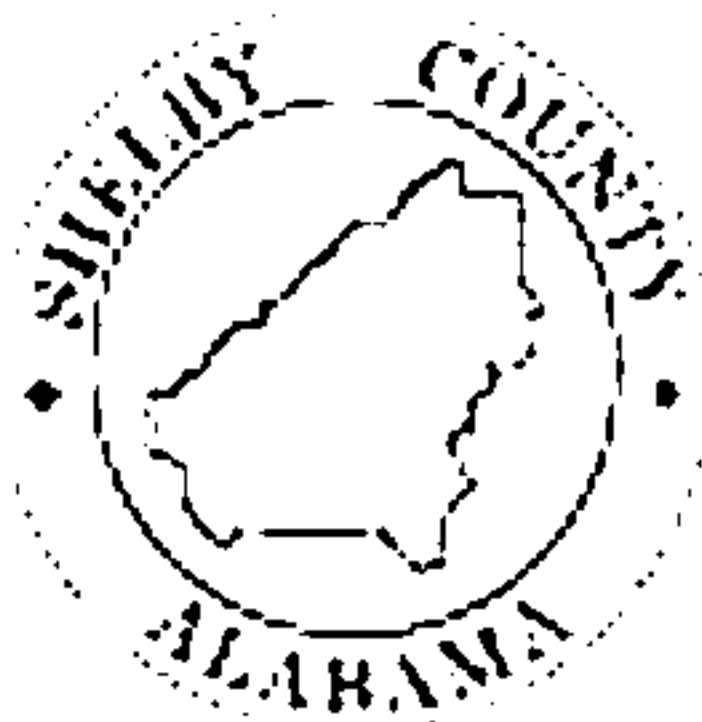
VERIFICATION
STATE OF ALABAMA - Jefferson COUNTY

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Anne Y. Dewberry, whose name, as member of Amazing Grace Properties, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, or provided a copy of her driver's license, acknowledged before me on this day that, being informed of the contents of said conveyance, she, as such member and with full authority, executed the same voluntarily for and on behalf of said limited liability company.

Given under my hand and official seal this the 14th day of May, 2025.




NOTARY PUBLIC
My Commission Expires: Dec. 6, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2025 12:39:00 PM
\$3879.00 KELSEY
20250514000147040

