

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, Alabama 35045

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

53 Cahaba Lily Way
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Five Hundred and 0/100 dollars (\$500.00) and other valuable considerations to the undersigned GRANTOR, P.K. Smartt, as Trustee of the M&M Protection Trust dated October 11, 2005, in hand paid by the GRANTEE, 53 Cahaba Lily Way LLC, an Alabama limited liability company, the receipt whereof is acknowledged, I, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEE, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

All the East Half of the Northeast Quarter of Section 19, Township 20 South, Range 3 West, Shelby County, Alabama lying South and West of the Cahaba River and lying North and West of Shelby Highway No. 52.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 19, Township 20 South, Range 3 West, identified as "acquired right of way" on a preliminary plat accepted by the City of Helena Planning and Zoning Commission, at their regular April 26, 2007 meeting and approved by the City of Helena City Council at their regular May 7, 2007 meeting:

Commencing at the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 20 South, Range 3 West; thence S 00 degrees, 18 minutes, 01 seconds W a distance of 1,046.68 feet, more or less, to a point on the northerly present R/W line of Shelby County Road 52, said point being the POINT OF BEGINNING; thence along said northerly present R/W line along an arc 451.36 feet to the right, having a radius of 940.79 feet, the chord of which is N 156 degrees, 40 minutes, 13 seconds W, a distance of 447.05 feet, to a point on said northerly present R/W line; thence S 66 degrees, 11 minutes, 59 seconds W a distance of 442.19 feet to the POINT OF BEGINNING of the property herein described; containing 0.25 acres, more or less.

ALSO Subject to that Right of Way for Permanent Easement recorded in Instrument 20190328000099840 in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 53 Cahaba Lily Way, Helena, AL 35080

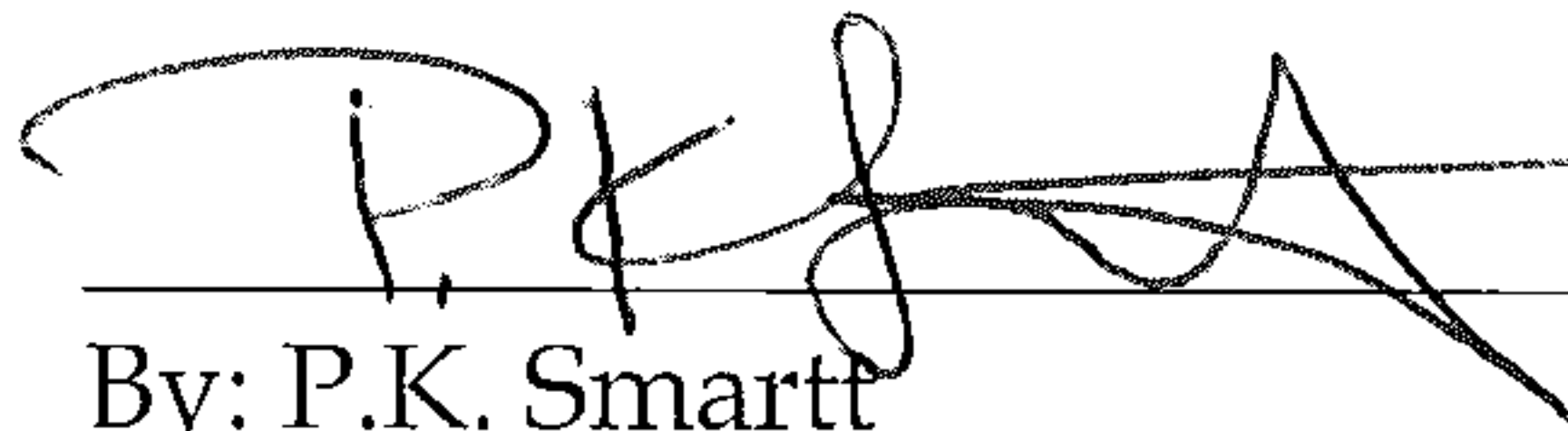
Prior Deed Reference: Instrument 20181211000431580

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns in fee simple forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property hereby conveyed other than that Grantor has not permitted or suffer any lien, encumbrance or adverse claim to the Property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, we have, hereunto set my hand and seal, this the 2nd day of April, ~~2024~~ 2025, JCM

The M&M Protection Trust

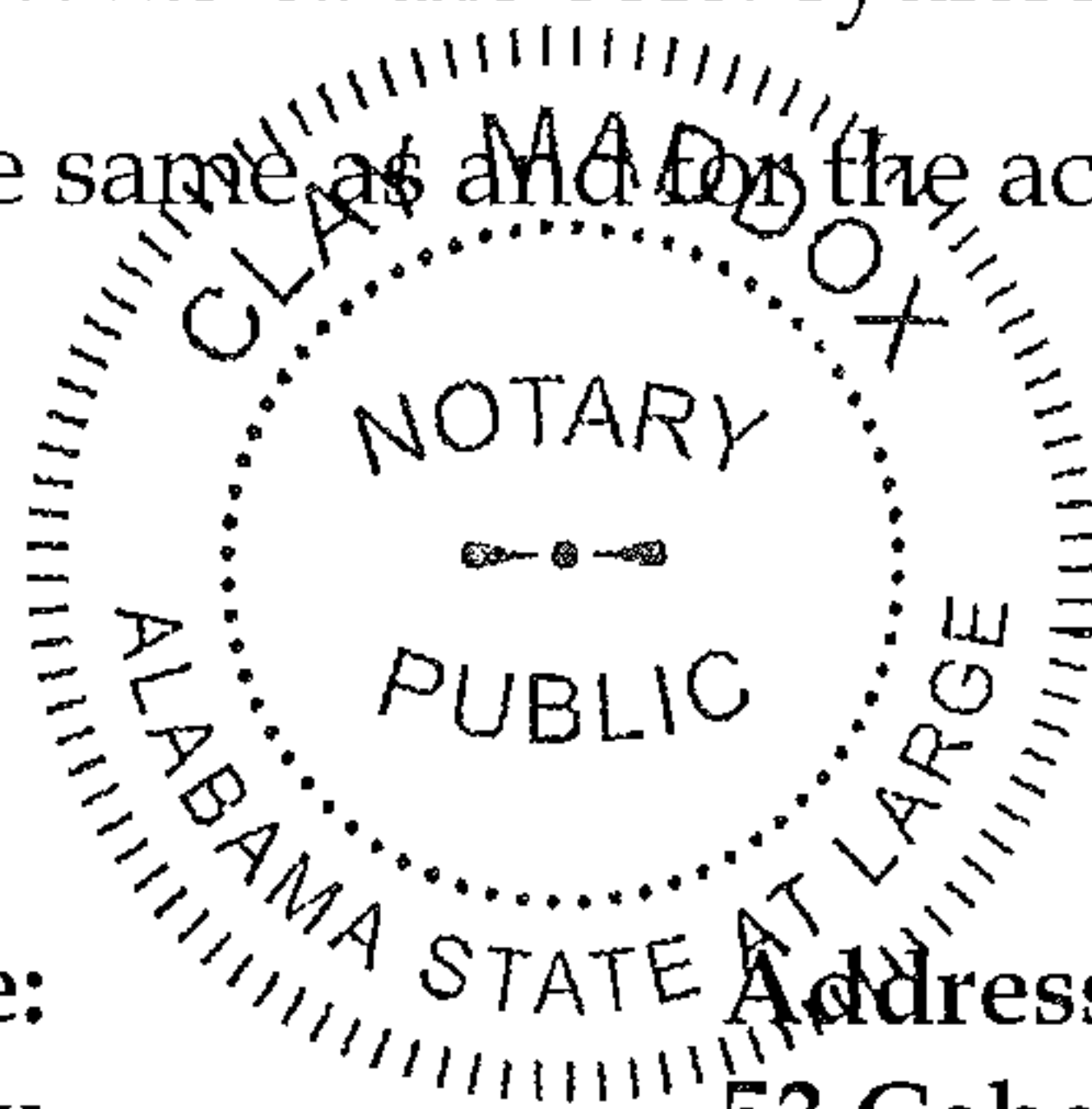


By: P.K. Smartt

As: Trustee

State of Alabama
County of Chilton

I, a Notary Public, in and for said County, in said State, hereby certify that **P.K. Smartt**, whose name as Trustee of the **M&M Protection Trust**, 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, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.



NOTARY PUBLIC

4-25-27

Address of Grantee:
53 Cahaba Lily Way
Helena, AL 35080

Address of Grantor:
53 Cahaba Lily Way
Helena, AL 35080

Property Address:
53 Cahaba Lily Way
Helena, AL 35080

Tax Assessed Value: \$572,720.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2025 02:11:12 PM
\$26.00 JOANN
20250715000214200

Allen S. Bayl