

2019 8550

Recorded in the Above

DEED Book & Page

07-26-2019 09:05:31 AM

SEND TAX NOTICE TO:

Mike Bowling - Judge of Probate
St. Clair County, Alabama

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1164

Delta T. Properties, LLC

2425 Lumbley Rd
Rainbow City, AL 35904

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF ST. CLAIR

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Rebecca Ruth Matteo, a single person** by **Linda Matteo Stokes her Attorney-in-Fact** whose mailing address is: 823 Lake Louise Road, Moody AL 35004; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Delta T. Properties, LLC an Alabama, Limited Liability Company**, whose mailing address 2425 Lumbley Rd Rainbow City, AL 35904 (herein referred to as grantees), the following described real estate, situated in **St. CLAIR County, Alabama**, having a property address of 2506 Moody Parkway, Moody, Alabama 35004 to wit:

A tract of land situated in the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 17 South, Range 1 East, St. Clair County, Alabama, being more particularly described as follows: Commence at the Southeast corner of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 17 South, Range 1 East, St. Clair County, Alabama, and run in a Westerly direction along the South line of said 1/2-1/4-1/4 Section a distance of 813.32 feet to the point of beginning; thence continue in a Westerly direction along the South line of said 1/2-1/4-1/4 Section a distance of 30.80 feet to a point; thence turn an interior angle of 157° 44' 30" and run to the right in a Northwesterly direction a distance of 234.42 feet to a point on the Southeast right-of-way line of U.S. Highway #411; thence turn an interior angle of 58°33'30" and run in the right in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway #411 a distance of 149.32 feet to the PC of a curve; thence continue in a Northeasterly direction along the Southeast right-of-way line of said U.S. Highway #411; and along the arc of a curve to the left having a central angle of 0°32'56" and a radius of 3994.78 feet a distance of 38.27 feet to a point; thence turn an interior angle of 143.09'04" (angle measured from tangent) and run to the right in an Easterly direction along the South line of a road a distance of 96.67 feet to a point; thence turn an interior angle of 90°00'00" and run to the right in a Southerly direction a distance of 200.00 feet to the point of beginning. Containing 0.72 acres, more or less. According to a survey made the 22nd day of June, 1977, by Thomas H. Gachet, Al. P.E. & L.S. #6207.

Rebecca Ruth Matteo is the Surviving Grantee of that certain Deed recorded in Book 2019 Pg 8544
The other grantee, Mario Frank Matteo having died on or about December 1, 2018;

2019 8551

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Mike Bowling - Judge of Probate

St. Clair County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, its successors and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, its successors and/or assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, its successors and/or assigns forever, against the lawful claims of all person

IN, WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of July, 2019.

[Handwritten signature]

Rebecca Ruth Matteo by Linda Matteo Stokes
Rebecca Ruth Matteo by Linda Matteo Stokes
Her Attorney-in-Fact *Her Attorney-in-Fact*

STATE OF ALABAMA

Jefferson County ss:

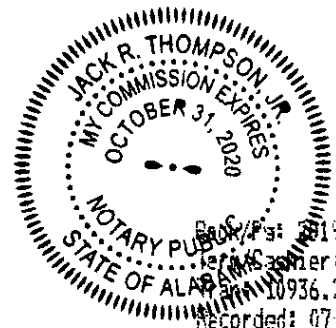
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Rebecca Ruth Matteo by Linda Matteo Stokes her Attorney-in-Fact** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she in her Capacity as Attorney-in-Fact, executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of July, 2019

My Commission Expires: 10/31/2020

[Handwritten signature]
Notary Public

(S E A L)



Book/Pg: 2019/8550
Cert. Number: 6 PC-PROB-REC-01 / dayatt
10936.288352.413116
Recorded: 07-26-2019 09:06:15
CER Certification Fee 3.00
DFE Deed Tax 100.00
PJF Special Index Fee 5.50
REC Recording Fee 6.00
Total Fees: \$ 114.50