

09-01-01 - 0-000-011

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This instrument was prepared by: Nancy F. McClellan of the Law Firm of Bland, Harris & McClellan, P.C., 401 2nd Avenue SW, Cullman, Alabama 35055

STATE OF ALABAMA
CULLMAN COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, 287, LLC, an Alabama limited liability company, 3920 U.S. 278, Cullman, AL 35055 (herein referred to as Grantor), does grant, bargain, sell and convey unto LEIA HUNT, 597 County Road 1686, Cullman, AL 35058 (herein referred to as Grantee), the following described real estate situated in Cullman County, Alabama, to wit:

A parcel of land location in a part of the E 1/2 of the SE 1/4 of Section 1, Township 09 South, Range 03 West, Cullman County, Alabama, and being more particularly described as follows:

COMMENCE at the southeast corner of said Section 1, being a 1" iron bar, and run S 89°53'06" W, along the south boundary of said Section 1, a distance of 622.54', to a nail & disc (Smith) in the centerline of Cullman County Road 1387 and the POINT OF BEGINNING; thence continue S 89°53'06" W, along said south boundary of Section 1, a distance of 78.04', to a 5/8" rebar, thence N 76°09'14" W, leaving said section line, a distance of 194.75', to a capped rebar (Smith); thence S 89°50'56" W, a distance of 330.57', to a capped rebar (Smith); thence S 66°26'27" W, a distance of 119.68', to a capped rebar (Smith) and the southwest corner of said SE1/4-SE1/4 of Section 1; thence N 00°05'46" W, a distance of 319.39', to the centerline of Moody Branch, passing through a 20' offset capped rebar (Smith); thence along the centerline of Moody Branch the following bearings and distances: N 45°53'14" E, a distance of 20.65'; thence N 35°50'37" E, a distance of 78.93'; thence N 82°29'39" E, a distance of 87.68'; thence S 61°12'25" E, a distance of 29.91'; thence N 82°44'07" E, a distance of 43.08'; thence N 63°45'10" E, a distance of 95.80'; thence N 82°39'32" E, a distance of 36.89'; thence N 76°28'09" E, a distance of 130.20'; thence N 59°09'18" E, a distance of 65.84'; thence N 49°29'12" E, a distance of 304.80'; thence N 40°33'41" E, a distance of 125.23'; thence N 09°12'42" E, a distance of 49.14'; thence N 18°46'07" E, a distance of 257.29'; thence N 05°35'25" W, a distance of 121.23'; thence N 32°42'46" E, a distance of 78.50'; thence N 48°43'15" E, a distance of 96.87'; thence N 62°15'30" E, a distance of 119.41'; thence N 53°19'04" E, a distance of 233.11'; thence N 01°23'21" E, a distance of 113.49'; thence N 30°25'44" E, a distance of 17.81', to the intersection with said centerline of Moody Branch and the east boundary of said Section 1; thence S 00°07'35" W, leaving said centerline of Moody Branch and along the said east boundary of Section 1, passing through a set capped rebar (Smith) set 159.82' south of centerline, a distance of 1627.88', to the centerline of Cullman County Road 1387; thence along the centerline of said Cullman County Road 1387 the following bearings and distances: N 55°29'03" W, a distance of 35.84'; thence N 39°56'50" W, a distance of 76.12'; thence N 43°01'59" W, a distance of 59.14'; thence N 50°52'18" W, a distance of 56.80'; thence N 71°24'14" W, a distance of 64.24'; thence N 88°37'59" W, a distance of 42.93'; thence S 74°21'29" W, a distance of 53.23'; thence S 59°00'38" W, a distance of 126.72'; thence S 50°36'57" W, a distance of 54.31'; thence S 50°02'53" W, a distance of 40.24'; thence S 53°19'57" W, a distance of 22.41'; thence S 55°24'15" W, a distance of 85.36'; thence S 62°17'12" W, a distance of 39.60', to the point of beginning.

SAID PARCEL OF LAND CONTAINS 22.42 ACRES MORE OR LESS.

Recorded in DEED BK 738 PG 924 03/29/2023 10:38:50 AM
Tamara Brown, Judge of Probate, Cullman

Deed Tax 170.00, Recordings Fee 9.50, TOTAL 179.50

Description provided by the survey of M. Lamar Smith, AL. Lic. No. 24337, dated March 15, 2023.

This conveyance is subject to the following:

1. Right of way for County Road 1387.
2. No mobile homes or mobile home parks shall be allowed on said property, only site built home/single family residence (approved barn-dominium).
3. No commercial poultry, swine farms, or junk yards/cars allowed on said property.

Property Address: 22.42 acres on County Road 1387, Vinemont, AL 35179

Purchase Price: \$170,000.00

FOR SOURCE OF TITLE, SEE DEED BOOK 720, PAGE 661 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF CULLMAN COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns.

And the said 287, LLC, an Alabama limited liability company, does for itself and for its successors and assigns covenant with the said Grantee, her successors and assigns, that they are 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, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, 287, LLC, an Alabama limited liability company, has set its hand and seal this the 24 day of March, 2023.

287, LLC, an Alabama Limited Liability Company

By: [Signature]
Jonathon T. Franklin, Managing Member

By: [Signature]
Melvin A. Bailey, Managing Member

STATE OF ALABAMA,
COUNTY OF CULLMAN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Jonathon T. Franklin, Managing Member of 287, LLC, an Alabama Limited Liability Company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the foregoing, he, as such member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Witness my hand and official seal this the 24th day of March, 2023.



[Signature]
Notary Public
My Commission Expires: 1-26-2025

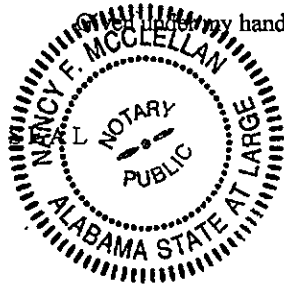
DEED 738 925

STATE OF ALABAMA,
COUNTY OF CULLMAN

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Melvin A. Bailey, Managing Member of 287, LLC, an Alabama Limited Liability Company, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of the foregoing, he, as such member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

DEED 738 926

Witness my hand and official seal this the 28th day of March, 2023.



Nancy McClellan

Notary Public
My Commission Expires: 1-4-27

SEND TAX NOTICE TO:
Leia Hunt
597 County Road 1686
Cullman, AL 35058