

**NO TITLE OPINION REQUESTED
AND NONE GIVEN**

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
Recorded: 10/16/2024 9:05:56AM
Deed Tax \$8.00
TOTAL \$30.00

236020

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STATE OF ALABAMA
CHEROKEE COUNTY

This instrument prepared by:
BUTTRAM, HAWKINS & HOPPER, LLC
Attorneys and Counselors at Law
Centre, Alabama 35960

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned grantor, Outlook Properties, LLC, an Alabama Limited Liability Company, in hand paid by Cherokee Pines, LLC, an Alabama Limited Liability Company, the receipt whereof is hereby acknowledged, the said Outlook Properties, LLC, an Alabama Limited Liability Company, does hereby grant, bargain, sell and convey unto the said Cherokee Pines, LLC, an Alabama Limited Liability Company, the following described real estate situated in Cherokee County, Alabama, to-wit:

A TRACT OF LAND CONTAINING 1.04 ACRES, MORE OR LESS, LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 2, TOWNSHIP 11 SOUTH, RANGE 9 EAST OF THE HUNTSVILLE MERIDIAN, AND BEING A PORTION OF TRACT TWO (2) OF JOHN L. ELLIS LANDS AS RECORDED IN PLAT BOOK 9, PAGE 65 IN THE OFFICE OF THE JUDGE OF PROBATE OF CHEROKEE COUNTY, ALABAMA, WHICH TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CAPPED PIN FOUND (CAPPED PIN FOUND IN THIS DESCRIPTION REPRESENTS A ½ INCH CAPPED REBAR FOUND STAMPED "BAKER #20628") MARKING THE NORTHEAST CORNER OF TRACT FOUR (4) OF SAID JOHN L. ELLIS LANDS; THENCE RUN SOUTH 02 DEGREES 17 MINUTES 01 SECOND WEST PASSING OVER A CAPPED PIN FOUND AT A DISTANCE OF 196.81 FEET FOR A TOTAL DISTANCE OF 403.18 FEET TO A ½ INCH REBAR FOUND MARKING THE NORTHEAST CORNER OF TRACT TWO (2) OF SAID JOHN L. ELLIS LANDS, SAID REBAR MARKING THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING CONTINUE RUNNING SOUTH 02 DEGREES 17 MINUTES 01 SECOND WEST ALONG THE EAST BOUNDARY LINE OF SAID TRACT TWO (2) A DISTANCE OF 310.13 FEET TO A ½ INCH CAPPED REBAR SET STAMPED "NOWAK #31835"; THENCE LEAVING SAID EAST BOUNDARY LINE RUN NORTH 84 DEGREES 12 MINUTES 00 SECONDS WEST A DISTANCE OF 170.59 FEET TO A ½ INCH REBAR FOUND; THENCE RUN NORTH 04 DEGREES 50 MINUTES 29 SECONDS EAST A DISTANCE OF 206.20 FEET TO A CAPPED PIN FOUND; THENCE RUN NORTH 48 DEGREES 43 MINUTES 20 SECONDS EAST PASSING OVER A CAPPED PIN FOUND AT 49.26 FEET FOR A TOTAL DISTANCE OF 136.67 FEET TO A CAPPED PIN FOUND; THENCE RUN SOUTH 87 DEGREES 14 MINUTES 39 SECONDS EAST A DISTANCE OF 62.03 FEET TO THE POINT OF BEGINNING.

Said lands are conveyed subject to any and all existing easements and rights of way for roadways and utility lines and systems.

All said lands being located and situated in Cherokee County, Alabama.

SOURCE OF TITLE: Instrument Number 172674.

TO HAVE AND TO HOLD to the said Cherokee Pines, LLC, an Alabama Limited Liability Company, its successors and assigns, forever. And Outlook Properties, LLC, an Alabama Limited Liability Company, does for itself, its successors and assigns, covenant with the said Cherokee Pines, LLC, an Alabama Limited Liability Company, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said lands are free from all encumbrances, and that it will, and its successors and assigns shall warrant and defend the same to the said Cherokee Pines, LLC, an Alabama Limited Liability Company, its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Outlook Properties, LLC, an Alabama Limited Liability Company, has caused its name to be hereunto signed by Watt Andy Ellis, IV, its

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Managing Member, with full authority in the premises on this 1st day of September, 2022.

OUTLOOK PROPERTIES, LLC,
an Alabama Limited Liability Company

BY: [Signature]
WATT ANDY ELLIS, IV
Its: Managing Member

STATE OF ALABAMA
CHEROKEE COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Watt Andy Ellis, IV whose name as Managing Member of Outlook Properties, LLC, an Alabama Limited Liability Company, 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 Managing Member, executed the same voluntarily and with full authority on behalf of the Limited Liability Company.

Given under my hand and seal this 1st day of September, 2022.



[Signature]
NOTARY PUBLIC
My Commission Expires: 6-30-25

The preparer of this deed makes no warranty as to correctness of description or ownership of the premises. No title examination has been performed and there are no representations made that any subdivision, restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document. There are no representations as to the merchantability of the title, ownership or mineral and mining rights or any other matters affecting title to the premises. No certification is given as to the quantity of land or acreage.

MAIL TAX NOTICE TO: _____
C-22-703

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REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Outlook Properties, LLC Grantee's Name Cherokee Pines, LLC

Mailing Address _____ Mailing Address 270 CR. 382
Centra, AL 35960

Property Address _____ Date of Sale _____
_____ Total Purchase Price \$ _____
_____ or
_____ Actual Value \$ _____
_____ or
Assessor's Market Value \$ 7,900.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale _____ Appraisal
 _____ Sales Contract Other Property Tax Appraisal PIN#1826
 _____ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-1-22

Print Outlook Properties, LLC

_____ Unattested _____
(verified by)

Sign By: [Signature]
WATT ANDY ELLIS, IV, Managing Member
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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