

20140310000066000 1/9 \$120.50
Shelby Cnty Judge of Probate, AL
03/10/2014 01:28:30 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Thomas L. Johnson
8591 Bay Harbor Road
Elberta, AL 36530

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Eighty-Two Thousand Four Hundred Fifty and No/100 Dollars (\$82,450.00) and other good and valuable consideration, to the undersigned Holland Real Estate Company, LLC, an Alabama limited liability company (herein referred to as "Grantor"), in hand paid by Thomas L. Johnson and Judith A. Johnson (herein referred to as "Grantees"), the receipt and sufficiency whereof are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current Taxes; (2) Mineral and mining rights not owned by Grantor; (3) Restrictions appearing of record in Inst. No. 2006-8613 (Shelby), and RPB 164, Page 503 (Bibb); (4) Right of Way granted to Alabama Power Company recorded in Inst. No. 2006-61284 (Shelby) and Volume 198, Page 477 (Shelby); (5) Easement for road recorded in Volume 292, Page 401 (Shelby).

TO HAVE AND TO HOLD to the Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Shelby County, AL 03/10/2014
State of Alabama
Deed Tax: \$82.50

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 7th day of March, 2014.

WITNESS:

Anne P. Marshall

Holland Real Estate Company, LLC

By: Clay Holland
Clay Holland, as its Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clay Holland, whose name as Manager of Holland Real Estate Company, 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 Manager, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 7th day of March, 2014.


Notary Public

My Commission Expires: 07/14/2015



Real Estate Sales Validation Form

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

Grantor's Name:
Holland Real Estate Company, LLC
Mailing Address:
1733 Cedarwood Lane
Hoover, AL 35244

Property Address:
Lots 13 and 14, Bridlewood Farms
Montevallo, AL

Grantee's Name:
Thomas L. Johnson
Mailing Address
8591 Bay Harbor Road
Elberta, AL 36530

Date of Sale: March 7, 2014
Total Purchase Price or Actual Value or
Assessor's Market Value: \$82,450.00

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 _____
Contract X _____
Other _____

Appraisal _____
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 applicable.

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.

Actual value - if the property is not being sold, the true value 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 provide and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined y 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 Section 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 Section 40-22-1 (h).

Date: 3/7/2015

Clay Holland
Verified by Grantor: Holland Real Estate Company, LLC

Form RT-1



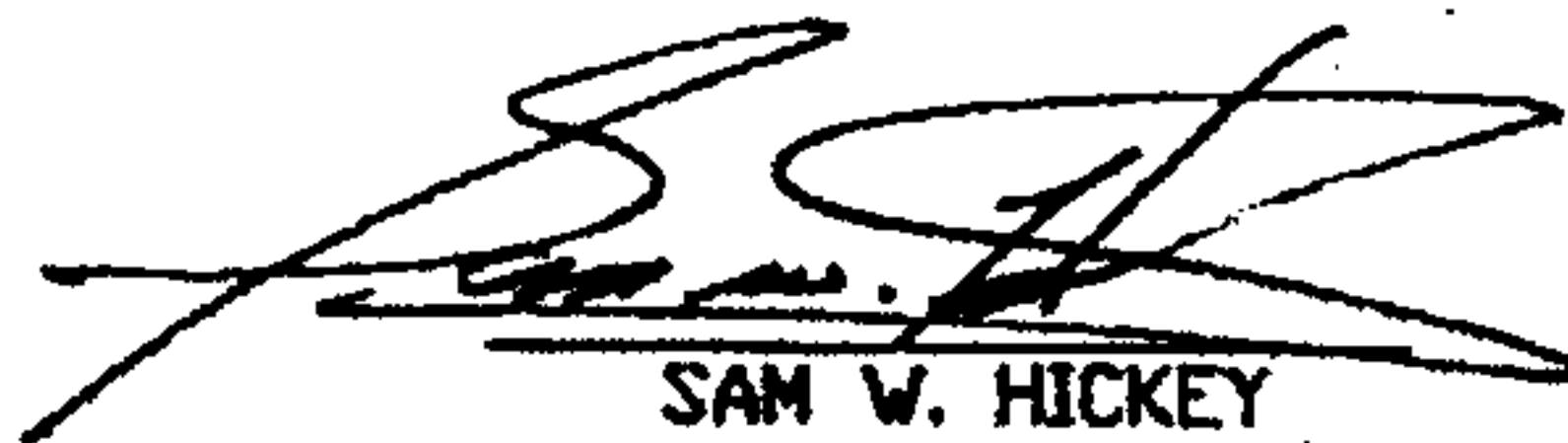
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20110615000175820 3/7 \$71.50
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Parcel #13 (Shelby County, Alabama)
Description to-wit:

From a 3/4" pipe accepted as the N.E. corner of Section 20, T24N-R12E, run thence West along the accepted North boundary of said Section 20 for a distance of 1459.38 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course for a distance of 1171.68 feet to a 1/2" rebar that is 63.09 feet East of a 5/8" rebar accepted as the N.W. corner of the NW1/4-NE1/4 of said Section 20, said point being on the Easterly boundary of Randolph Road (80' R.O.W.); thence turn 65°32'54" left and run 202.85 feet along said road boundary to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 05°25'58" and tangents of 98.10 feet; thence turn 02°42'59" left and run a chord distance of 195.98 feet to a 1/2" rebar at the P.T.; thence turn 91°04'22" left and run 893.24 feet to a 1/2" rebar; thence turn 36°51'46" right and run 340.42 feet to a 1/2" rebar; thence continue along said course for a distance of 197.29 feet; thence turn 106°21'20" left and run 309.47 feet to a 1/2" rebar; thence turn 41°10'12" left and run 32.20 feet to a point in the center of a 50' easement for ingress and egress; thence continue along said course for a distance of 870.37 feet to the point of beginning of herein described parcel of land, containing 20.22 acres, situated in the NW1/4-NE1/4 of Section 20, T24N-R12E, Shelby County, Alabama, subject to rights-of-way and easements of record.


SAM W. HICKEY

4848 L.S.
AL. REG. NO.



EXHIBIT "A" 1 of 6



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Easement "B" (Bibb, Chilton and Shelby County, Alabama)
Description to-wit:

From a 4"x4" concrete monument accepted as the S.E. corner of the SW1/4-NW1/4 of Section 21, T24N-R12E, run thence North along the accepted East boundary of said SW1/4-NW1/4 for a distance of 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' R.O.W.); thence turn 88°01'34" left and run 224.64 feet to a 1/2" rebar, being the point of beginning of the centerline of herein described 60' easement for ingress and egress, said point being on a curve concave right, having a delta angle of 27°41'57" and tangents of 100.00 feet; thence turn 66°05'07" left and run a chord distance of 191.75 feet to a 1/2" rebar at the P.T.; thence turn 13°40'20" right and run 182.27 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 43°05'54" and tangents of 100.00 feet; thence turn 21°32'57" left and run a chord distance of 186.02 feet to a 1/2" rebar at the P.T.; thence turn 21°32'57" left and run 50.83 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 73°55'43" and tangents of 100.00 feet; thence turn 36°57'52" right and run a chord distance of 159.80 feet to a 1/2" rebar at the P.T.; thence turn 36°57'52" right and run 72.16 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 14°55'02" and tangents of 100.00 feet; thence turn 07°27'31" left and run a chord distance of 198.31 feet to a 1/2" rebar at the P.T.; thence turn 07°27'31" left and run 43.60 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 47°12'58" and tangents of 180.00 feet; thence turn 23°36'29" right and run a chord distance of 329.87 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 22°52'16" right and run a chord distance of 144.41 feet to a 1/2" rebar on said curve boundary; thence turn 01°17'53" left and run a chord distance of 109.90 feet to a 1/2" rebar at the P.T.; thence turn 00°33'39" left and run 317.19 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 15°34'26" left and run a chord distance of 150.54 feet to a 1/2" rebar on said curve boundary; thence turn 19°37'53" left and run a chord distance of 39.67 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence turn 04°59'19" right and run a chord distance of 247.76 feet to a 1/2" rebar at the P.T.; thence turn 09°02'46" right and run 212.63 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 13°46'53" left and run a chord distance of 388.48 feet to a 1/2" rebar at the P.T.; thence turn 13°46'53" left and run 184.87 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°49'15" right and run a chord distance of 137.60 feet to a 1/2" rebar on said curve boundary; thence turn 11°11'15" right and run a chord distance of 59.39 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 16°42'20" and tangents of 123.73 feet; thence turn 04°59'08" left and run a chord distance of 244.83 feet to a 1/2" rebar at the P.T.; thence turn 08°21'10" left and run 272.98 feet along said easement centerline to a 1/2" rebar; thence turn 10°46'39" right and run 815.38 feet along said easement centerline to a 1/2" rebar; thence turn 11°06'26" left and run 1165.52 feet to a point of termination of herein described 60' easement for ingress and egress in the center of a cul-de-sac 50' radius.


SAM W. HICKEY

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EXHIBIT "A" - 2 of 6

20110615000175820 6/7 \$71.50
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Easement "C" (Shelby County, Alabama)
Description to-wit:

From a 3/4" pipe accepted as the N.E. corner of Section 20, T24N-R12E, run thence West along the accepted North boundary of the NE1/4 of said Section 20 for a distance of 1459.38 feet to a 1/2" rebar that is 1234.77 feet East of a 5/8" rebar accepted as the N.W. corner of the NE1/4 of said Section 20; thence turn 90°00'00" left and run 870.27 feet to the point of beginning of the centerline of herein described 50' easement for ingress and egress; thence turn 129°04'12" right and run 50.00 feet along said easement centerline to a point in the center of a cul-de-sac 50' radius; thence turn 180°00'00" right and run 128.63 feet along said easement centerline; thence turn 14°50'47" right and run 51.67 feet along said easement centerline; thence turn 36°53'05" right and run 322.88 feet along said easement centerline to a 1/2" rebar; thence turn 02°18'00" left and run 1098.74 feet along said easement centerline to a 1/2" rebar at a point of intersection with a 60' easement for ingress and egress, being the point of termination of herein described 50' easement for ingress and egress.


SAM W. HICKEY

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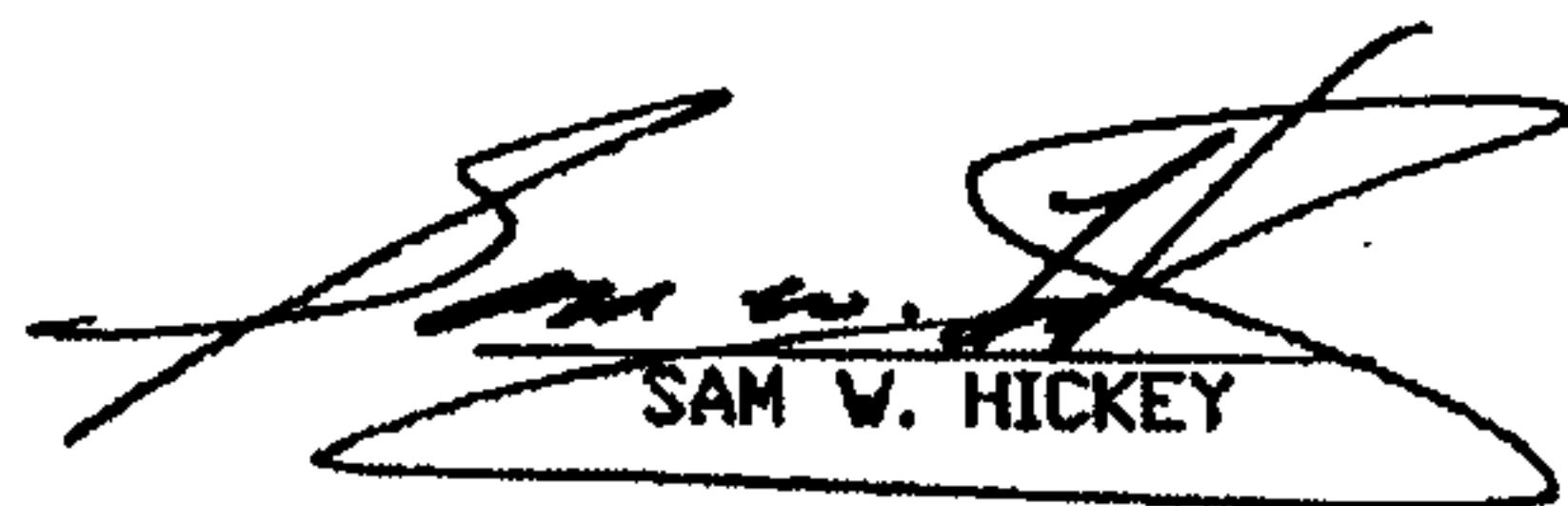
EXHIBIT "A" - 3 of 6

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Parcel #14 (Shelby County, Alabama)
Description to-wit:

From a 5/8" rebar accepted as the N.W. corner of the NW1/4-NE1/4 of Section 20, T24N-R12E, run thence East along the accepted North boundary of said NW1/4-NE1/4 for a distance of 63.09 feet to a 1/2" rebar that is 2631.06 feet West of a 3/4" pipe accepted as the N.E. corner of said Section 20, said point being on the Easterly boundary of Randolph Road (80' 80' R.O.W.); thence turn 114°27'06" right and run 202.85 feet along said road boundary to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 05°25'58" and tangents of 98.10 feet; thence turn 02°42'59" left and run a chord distance of 195.98 feet to a 1/2" rebar at the P.T., being the point of beginning of herein described parcel of land, thence turn 02°42'59" left and run 152.12 feet along said road boundary to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 13°10'12" and tangents of 45.38 feet; thence turn 06°35'06" left and run a chord distance of 90.17 feet to a 1/2" rebar at the P.T.; thence turn 06°35'06" left and run 214.50 feet along said road boundary to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 16°23'03" and tangents of 105.76 feet; thence turn 08°11'31" right and run a chord distance of 209.36 feet to a 1/2" rebar at the P.T.; thence turn 08°11'31" right and run 56.53 feet along said road boundary to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 05°12'45" and tangents of 48.18 feet; thence turn 02°36'23" left and run a chord distance of 96.26 feet to a 1/2" rebar at the P.T.; thence turn 02°36'23" left and run 179.13 feet along said road boundary to a 1/2" rebar; thence turn 107°14'53" left and run 1135.88 feet to a 1/2" rebar; thence turn 37°31'26" left and run 300.00 feet; thence turn 84°29'19" left and run 537.71 feet to a 1/2" rebar; thence turn 36°51'46" left and run 893.24 feet to the point of beginning of herein described parcel of land, containing 20.11 acres, situated in the NW1/4-NE1/4 of Section 20, T24N-R12E, Shelby County, Alabama, subject to rights-of-way and easements of record.


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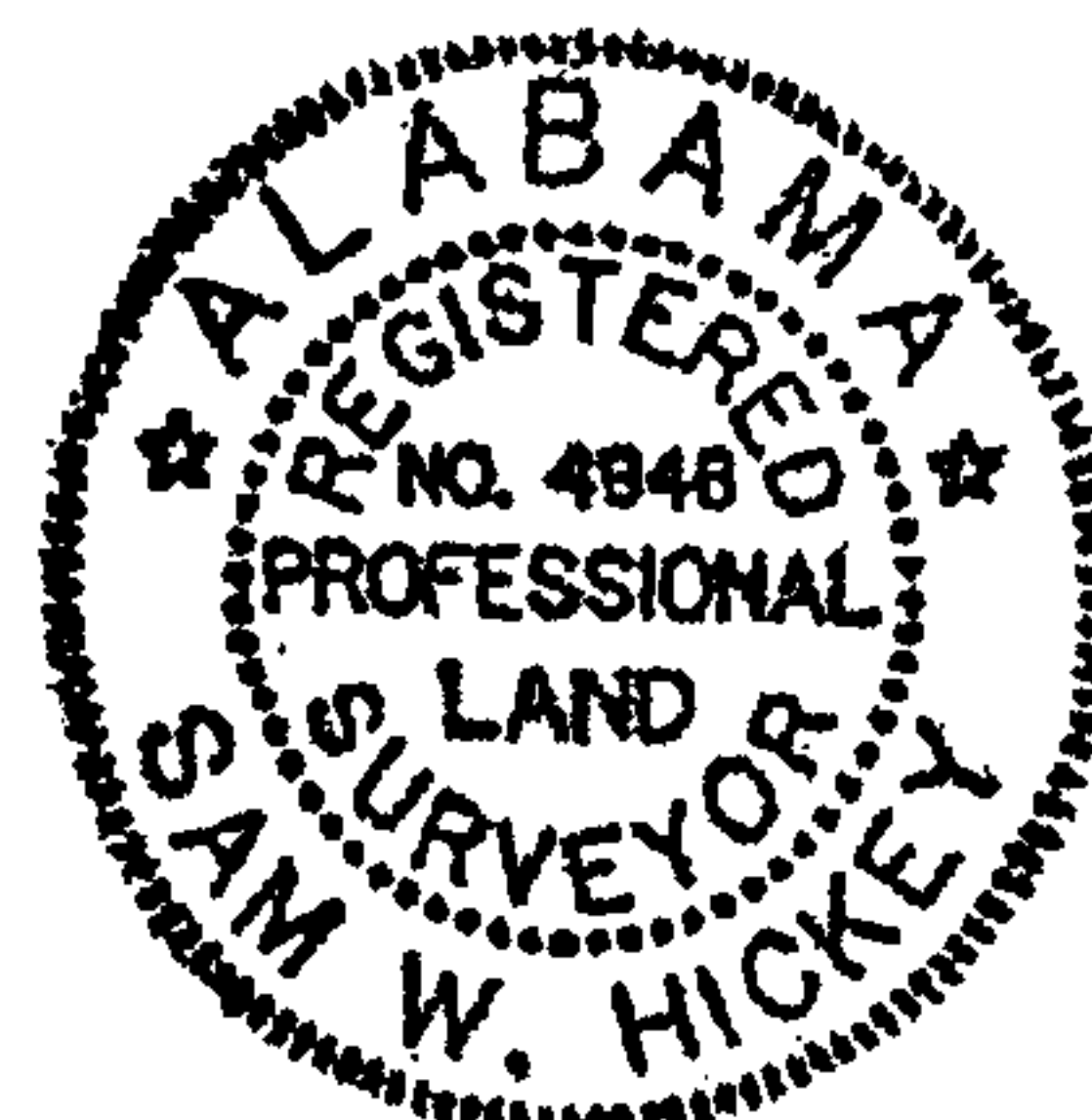
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Easement "B" (Bibb, Chilton and Shelby County, Alabama)
Description to-wit:

From a 4"x4" concrete monument accepted as the S.E. corner of the SW1/4-NW1/4 of Section 21, T24N-R12E, run thence North along the accepted East boundary of said SW1/4-NW1/4 for a distance of 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' R.L.W.); thence turn 88°01'34" left and run 224.64 feet to a 1/2" rebar, being the point of beginning of the centerline of herein described 60' easement for ingress and egress, said point being on a curve concave right, having a delta angle of 27°41'57" and tangents of 100.00 feet; thence turn 66°05'07" left and run a chord distance of 191.75 feet to a 1/2" rebar at the P.T.; thence turn 13°40'20" right and run 182.27 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 43°05'54" and tangents of 100.00 feet; thence turn 21°32'57" left and run a chord distance of 186.02 feet to a 1/2" rebar at the P.T.; thence turn 21°32'57" left and run 50.83 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 73°55'43" and tangents of 100.00 feet; thence turn 36°57'52" right and run a chord distance of 159.80 feet to a 1/2" rebar at the P.T.; thence turn 36°57'52" right and run 72.16 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 14°55'02" and tangents of 100.00 feet; thence turn 07°27'31" left and run a chord distance of 198.31 feet to a 1/2" rebar at the P.T.; thence turn 07°27'31" left and run 43.60 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 47°12'58" and tangents of 180.00 feet; thence turn 23°36'29" right and run a chord distance of 329.87 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 22°52'16" right and run a chord distance of 144.41 feet to a 1/2" rebar on said curve boundary; thence turn 01°17'53" left and run a chord distance of 109.90 feet to a 1/2" rebar at the P.T.; thence turn 00°33'39" left and run 317.19 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 15°34'26" left and run a chord distance of 150.54 feet to a 1/2" rebar on said curve boundary; thence turn 19°37'53" left and run a chord distance of 39.67 feet to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence turn 04°59'19" right and run a chord distance of 247.76 feet to a 1/2" rebar at the P.T.; thence turn 09°02'46" right and run 212.63 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 13°46'53" left and run a chord distance of 388.48 feet to a 1/2" rebar at the P.T.; thence turn 13°46'53" left and run 184.87 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave right, having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°49'15" right and run a chord distance of 137.60 feet to a 1/2" rebar on said curve boundary; thence turn 11°11'15" right and run a chord distance of 59.39 feet to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 16°42'20" and tangents of 123.73 feet; thence turn 04°59'08" left and run a chord distance of 244.83 feet to a 1/2" rebar at the P.T.; thence turn 08°21'10" left and run 272.98 feet along said easement centerline to a 1/2" rebar; thence turn 10°46'39" right and run 815.38 feet along said easement centerline to a 1/2" rebar; thence turn 11°06'26" left and run 1165.52 feet to a point of termination of herein described 60' easement for ingress and egress in the center of a cul-de-sac 50' radius.


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EXHIBIT "A" - 5 of 6


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Easement 'C' (Shelby County, Alabama)
Description to-wit:

From a 3/4" pipe accepted as the N.E. corner of Section 20, T24N-R12E, run thence West along the accepted North boundary of the NE1/4 of said Section 20 for a distance of 1459.38 feet to a 1/2" rebar that is 1234.77 feet East of a 5/8" rebar accepted as the N.W. corner of the NE1/4 of said Section 20; thence turn 90°00'00" left and run 870.27 feet to the point of beginning of the centerline of herein described 50' easement for ingress and egress; thence turn 129°04'12" right and run 50.00 feet along said easement centerline to a point in the center of a cul-de-sac 50' radius; thence turn 180°00'00" right and run 128.63 feet along said easement centerline; thence turn 14°50'47" right and run 51.67 feet along said easement centerline; thence turn 36°53'05" right and run 322.88 feet along said easement centerline to a 1/2" rebar; thence turn 02°18'00" left and run 1098.74 feet along said easement centerline to a 1/2" rebar at a point of intersection with a 60' easement for ingress and egress, being the point of termination of herein described 50' easement for ingress and egress.

Easement 'F' (Shelby County, Alabama)
Description to-wit:

From a 3/4" pipe accepted as the N.E. corner of Section 20, T24N-R12E, run thence West along the accepted North boundary of the NE1/4 of said Section 20 for a distance of 482.70 feet to a 1/2" rebar that is 2211.45 feet East of a 5/8" rebar accepted as the N.W. corner of the NE1/4 of said Section 20; thence turn 75°57'51" left and run 958.81 feet to a 1/2" rebar; thence turn 50°35'48" right and run 713.88 feet to a 1/2" rebar, being the point of beginning of the centerline of herein described 50' easement for ingress and egress; thence turn 09°40'30" right and run 294.45 feet along said easement centerline; thence turn 24°40'44" right and run 132.61 feet along said easement centerline; thence turn 12°13'51" left and run 80.80 feet along said easement centerline; thence turn 21°18'03" right and run 88.53 feet along said easement centerline to the point of termination of herein described 50' easement for ingress and egress.


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