

Value 1,136,020 = 1,136.50

5 page deed = 26.00

TOTAL 1,162.50



20141222000401990 1/5 \$1162.50
Shelby Cnty Judge of Probate, AL
12/22/2014 02:27:41 PM FILED/CERT

SEND TAX NOTICE TO:
BEAR CREEK FARM LLC
KENDALL R. POWELL, Manager
3341 Dell Road
Birmingham, AL 35223

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

THIS IS A STATUTORY WARRANTY DEED executed and delivered on 12/18/14, 2014, by KENDALL R. POWELL, a married woman (hereinafter referred to as the "Grantor"), to BEAR CREEK FARM LLC, an Alabama limited liability company (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on November 24, 1993, the real property described herein was conveyed by Warranty Deed from BAGGETT TRANSPORTATION COMPANY, a Delaware corporation to MAUDE KENDALL RYDING POWELL (one and the same as KENDALL R. POWELL), and was recorded in the Probate Court of Shelby County, Alabama, on November 30, 1993 (Instrument # 1993 - 38054); and

WHEREAS, the Grantor desires to convey the real property described herein to the Grantee.

NOW, THEREFORE, 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 hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, BEAR CREEK FARM LLC, her interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto the said Grantee, and to its assigns forever.

And said Grantor hereby covenants and agrees with said Grantee and its assigns, that she will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The party intends by the execution of this conveyance to vest title to the Subject Property in Grantee, BEAR CREEK FARM LLC.

Shelby County, AL 12/22/2014
State of Alabama
Deed Tax: \$1136.50

49220 141218.DOCX

THE SUBJECT PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

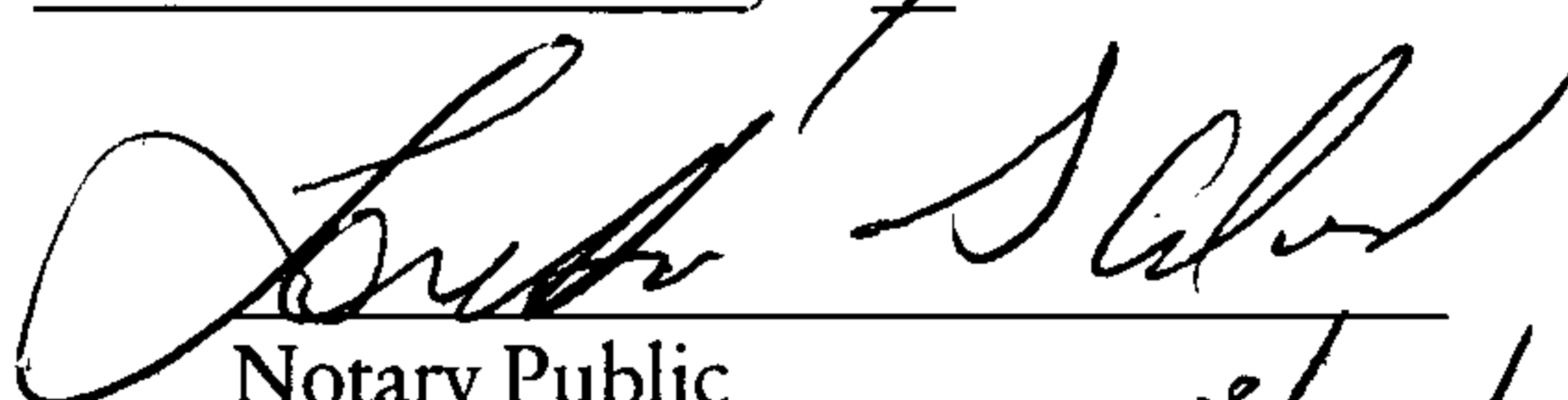
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on 12/18, 2014.

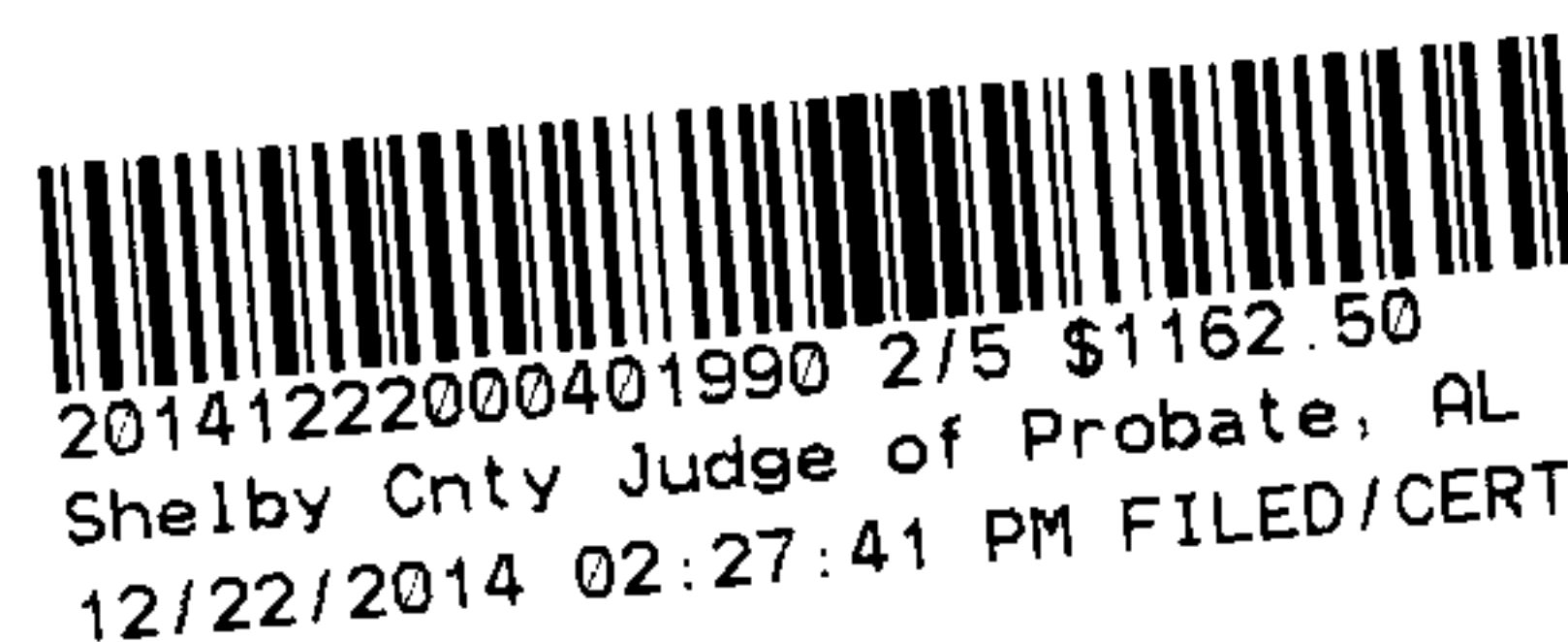

KENDALL R. POWELL

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that KENDALL R. POWELL, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on December 18, 2014,

Notary Public
My Commission Expires: 8/23/2017



THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:

Leah F. Scalise
Hughes & Scalise, PC
600 Luckie Drive, Suite 310
Birmingham, AL 35223
(205) 871-0300

"EXHIBIT A"

The NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama, except 2 $\frac{1}{2}$ acres sold to Carl and Hazel Whitfield and $\frac{1}{2}$ acre sold to Charles and Martha Rose Whitfield, and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama.

The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East.

The W $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 12, except 6 acres in the Northeast corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ heretofore conveyed to Carl Whitfield by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 213, page 673; also less and except 13 acres in the NW corner of SE $\frac{1}{4}$; W $\frac{1}{2}$ of NE $\frac{1}{4}$; N $\frac{1}{2}$ of SE $\frac{1}{4}$; E $\frac{1}{2}$ of SW $\frac{1}{4}$; E $\frac{1}{2}$ of NW $\frac{1}{4}$; SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and that part of the W $\frac{1}{2}$ of SW $\frac{1}{4}$ lying East of the East right of way line of the Leeds-Sterrett Highway, Section 13;

ALSO that portion of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14 lying East of the East right of way line of the Leeds-Sterrett Highway now known as Alabama Highway 25;

ALSO, part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East Shelby County, Alabama, being more particularly described as follows:

From the SE corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ run in a Westerly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a measured distance of 418.09 feet to an existing iron pin being the point of beginning; thence turn an angle to the right of 90°43'44" and run in a Northerly direction for a distance of 59.7 feet, more or less, to an existing iron pin, being on the South right of way line of Shelby County Highway #43; thence turn an angle to the left of 93°38'08" and run in a Westerly direction along the South right of way line of Shelby County Highway #43 for a distance of 101.02 feet to an existing iron pin; thence turn an angle to the left of 86°21'52" and run in a Southerly direction for a distance of 54.5 feet, more or less, to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle to the left and run in an Easterly direction along said South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 100.0 feet, more or less to the point of beginning.

ALSO, LESS and EXCEPT the following described parcel of land:

Commencing at the Northeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 18 South, Range 1 East; thence Southerly along the East line of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 883 feet, more or less, to a point that is 75 feet Northeasterly of, and at right angles to, the centerline of Project No. BRF-480 (6) and the point of beginning of the property herein to be described; thence South 12°52' East, parallel with said centerline a distance of 99 feet, more or less, to a point that is 75 feet Northeasterly of, and at right angles to, said centerline at Station 423+00; thence Southerly along a line a distance of 38 feet, more or less, to a point that is 60 feet Northeasterly of and at right angles to, said centerline at Station 422+65.89; thence Southeasterly along a curve to the right (concave Southwesterly) having a radius of 1451.99 feet, parallel with said centerline a distance of 175 feet, more or less, to a point that is 60 feet Northeasterly of, and at right angles to, said centerline at Station 421+00; thence Southwesterly along a line a distance of 33 feet, more or less, to a point on the present Northeast right of way line of Alabama Highway No. 25 that is Northeasterly of, and at right

angles to, said centerline at Station 420+75; thence Northwesterly along said present Northeast right of way line a distance of 682 feet, more or less, to a point that is Northeasterly of, and at right angles to, said centerline at Station 427+44.70; thence an angle of 90°00' to the right and run a distance of 23 feet, more or less to a point that is 65 feet Northeasterly of and at right angles to centerline at Station 427+44.70; thence South 12°52' East, parallel with said centerline a distance of 294.70 feet; thence Southeasterly along a line a distance of 51 feet, more or less, to a point that is 75 feet Northeasterly of, and at right angles to, said centerline at Station 424+00; thence South 12°52' East, parallel with said centerline a distance of 1 foot, more or less, to the point of beginning.

ALSO, LESS and EXCEPT the following described parcel of land:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, and part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, all in Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at the NE corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13, run in a westerly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 1325.76 feet to an existing iron pin; thence turn an angle to the left of 0°50'44" and run in a westerly direction along the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, for a distance of 1124.56 feet to an existing iron pin, being on the NE right of way line of State Highway #25; thence turn an angle to the left (141°17'31" to chord) and run in a southeasterly direction along the NE right of way line of said State Highway #25, for a distance of 132.16 feet to an existing iron pin; thence turn an angle to the left (38°35'38" from last mentioned chord line) and run in an easterly direction for a distance of 2359.15 feet to an existing iron pin; thence turn an angle to the left of 87°37'29" and run in a northerly direction for a distance of 64.74 feet to an existing iron pin; thence turn an angle to the left of 91°38'38" and run in a westerly direction for a distance of 14.83 feet, more or less, to the point of beginning.

All of said lands being situated in Township 18 South, Range 1 East.

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 18, Range 1 East and the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 18, Range 2 East.

All situated in Shelby County, Alabama.

Subject to the following:

1. Ad Valorem taxes for the current year.
2. Rights of ingress and egress recorded in Volume 118, page 226, in the Probate Office of Shelby County, Alabama.
3. Alabama Power Company transmission line (100 foot easement) as shown by the drawing of Lawrence D. Weygand, dated November 22, 1993.



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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 Kendall R. Powell
Mailing Address 3341 Dell Road
Birmingham, AL 35223

Grantee's Name Bear Creek Farm LLC
Mailing Address Kendall R. Powell Mgr
3341 Dell Road
Birmingham, AL 35223

Property Address Bear Creek Farm
Alabama Highway 25

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1,136,020



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other Tax Records

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.

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 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 12/18/14

Print Kendall R. Powell

Unattested

(verified by)

Sign Kendall R. Powell
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1