



20200205000048650 1/7 \$392.00
Shelby Cnty Judge of Probate, AL
02/05/2020 12:17:50 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Anna Kathryn Hall Johnson
112 Ridge Road
Homewood, AL 35209

STATE OF ALABAMA)

COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **O.B. Grayson Hall, Jr. and wife, Susan Elaine Hall** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Anna Kathryn Hall Johnson** (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Together with and subject to ingress and egress, any rights, privileges, obligations and limitations as created by Covenants and Grant of Easements by and among Forty Three Investments, LLC, Shephard Gap Associates, Sidney W. Smyer, III and Highway 41 Development, Inc. as recorded in Instrument #20140612000178900.

Together with and subject to ingress and egress, any rights, privileges, obligations and limitations as created by Grant of Easement dated August 10, 2015 recorded in Instrument #20150819000289410.

Subject To:

1. Ad valorem taxes for 2020 and subsequent years not yet due and payable until October 1, 2020.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Covenants and Grant of Easements by and among Forty Three Investments, LLC, Shephard Gap Associates, Sidney W. Smyer, III and Highway 41 Development, Inc. as recorded in Instrument #20140612000178900, in the Probate Office of Shelby County.
4. Notice of Mining Operations as recorded in Instrument #2000-37886, in the Probate Office of Shelby County.
5. Mineral and mining rights and rights incident thereto as recorded in Instrument #'s 2002-46284; 2002-46285; 2003-7320; 2003-7321; 2004-33966, 2004-33967, 20130708000273870, 20060104000003570 and 20060104000003560, in the Probate Office of Shelby County
6. Subject to Grant of Easement dated August 10, 2015 and recorded in Instrument No. 20150819000289410, in the Probate Office of Shelby County.

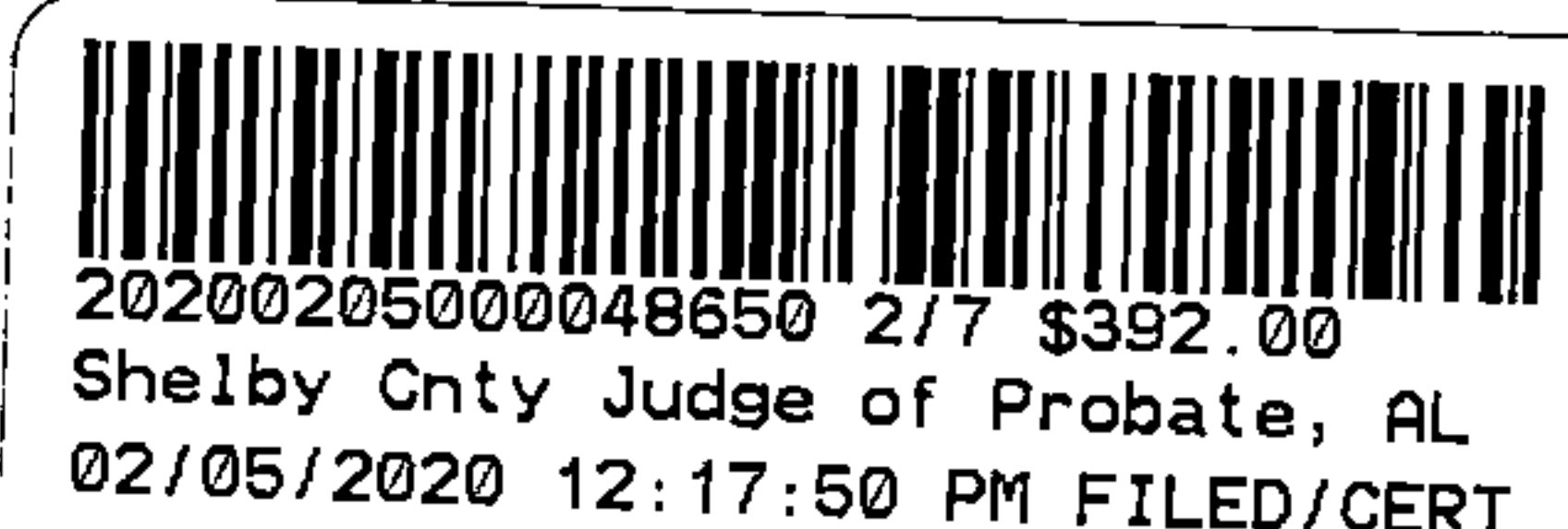
7. Subject to Declaration of Restrictive Covenants for Springstone as set forth in Instrument No. 20150819000289420 and First Amendment to Declaration of Restrictive Covenants for Springstone as recorded in Instrument No. 20160719000250910, in the Probate Office of Shelby County.
8. Right of way in favor of Alabama Power Company recorded in Volume 315, Page 776, in the Probate Office of Shelby County.
9. Subject to disclaimer in regard to located within The Shires Phase IV as recorded in Instrument 20111227000389340, in the Probate Office of Shelby County.
10. Right of way to the Water Works Board of the City of Birmingham as recorded in Instrument 20151007000352230, in the Probate Office of Shelby County

Grantor hereby reserves unto themselves a right of first refusal to purchase the property conveyed herein. In the event the Grantee receives an acceptable offer to sell the property within the lifetimes of either of the Grantors, Grantee shall deliver to Grantors the offer, in writing either by certified mail, in person or by e-mail (hereinafter "written notice"), upon receipt of a written offer to purchase from a third party purchaser. The Grantors shall have forty eight (48) hours from the receipt of the written notice of Grantee's offer to sell in order to respond to the Grantee that the Grantors desire to exercise their right of refusal. In the event the Grantors respond in writing to the Grantee that Grantors desire to exercise the right of refusal within said forty eight (48) hours, the Grantors shall have thirty (30) days from the date of giving written notice to the Grantee to purchase and close on the real property at the price of the offer.


Grantee shall notify the Grantors of her intent to accept the offer from a third party purchaser in writing. The Grantors shall have thirty (30) days from the date of giving written notice to the Grantee of the offer in order to close and purchase the property. In the event the Grantors do not respond within said forty eight (48) hours from the receipt of written notice, the right of first refusal shall terminate. This Right of First Refusal shall terminate upon the earlier of (A) the date of death of the last to die of O.B. Grayson Hall, Jr. or Susan Elaine Hall or (B) the date upon which neither O.B. Grayson Hall, Jr. or Susan Elaine Hall no longer own any of the property touching either Springstone Trail or Springstone Circle.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs, personal representatives, successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, personal representatives, successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as here in above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate to the GRANTEE; and that GRANTORS will, and GRANTORS' heirs, personal representatives, successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEES' heirs, personal representatives, successors and assigns, forever against the lawful claims of all persons.




IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 22nd day of January, 2020.


O.B. Grayson Hall, Jr.


Susan Elaine Hall

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that O.B. Grayson Hall, Jr. and wife, Susan Elaine Hall, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument they, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of January, 2020.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



The Grantee executes this deed only to acknowledge and accept all covenants and restrictions contained herein above, including the Right of First Refusal to Re-purchase the property conveyed herein and Grantee, her heirs and assigns, agrees and understands that the property conveyed herein is subject to the foregoing covenants and restrictions.

GRANTEE:

Anna Kathryn Hall Johnson
Anna Kathryn Hall Johnson

STATE OF ALABAMA)
COUNTY OF JEFFERSON)



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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anna Kathryn Hall Johnson, 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 Instrument she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of January, 2020.

Marcia George White
NOTARY PUBLIC
My Commission Expires: 9/21/2020

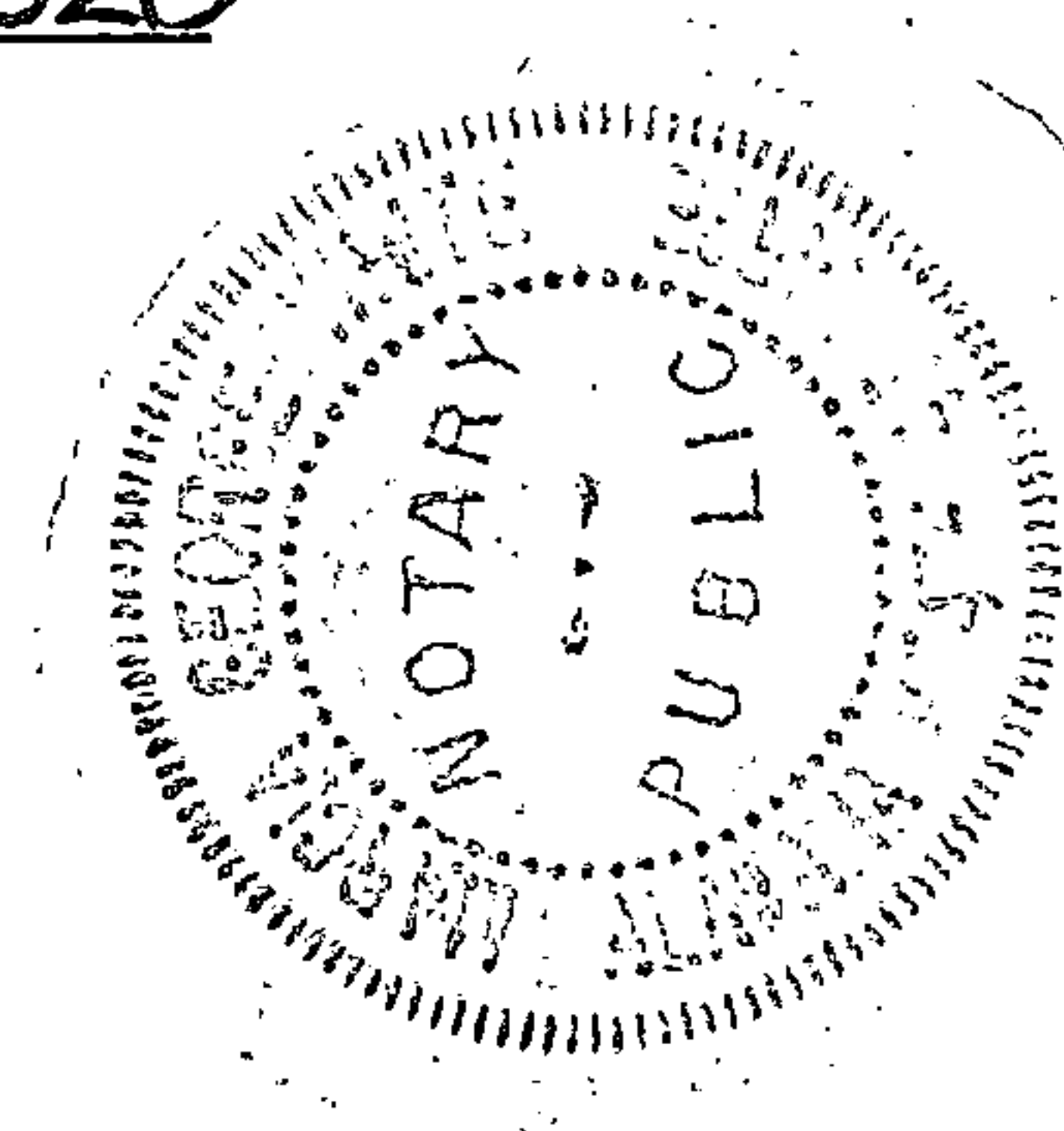


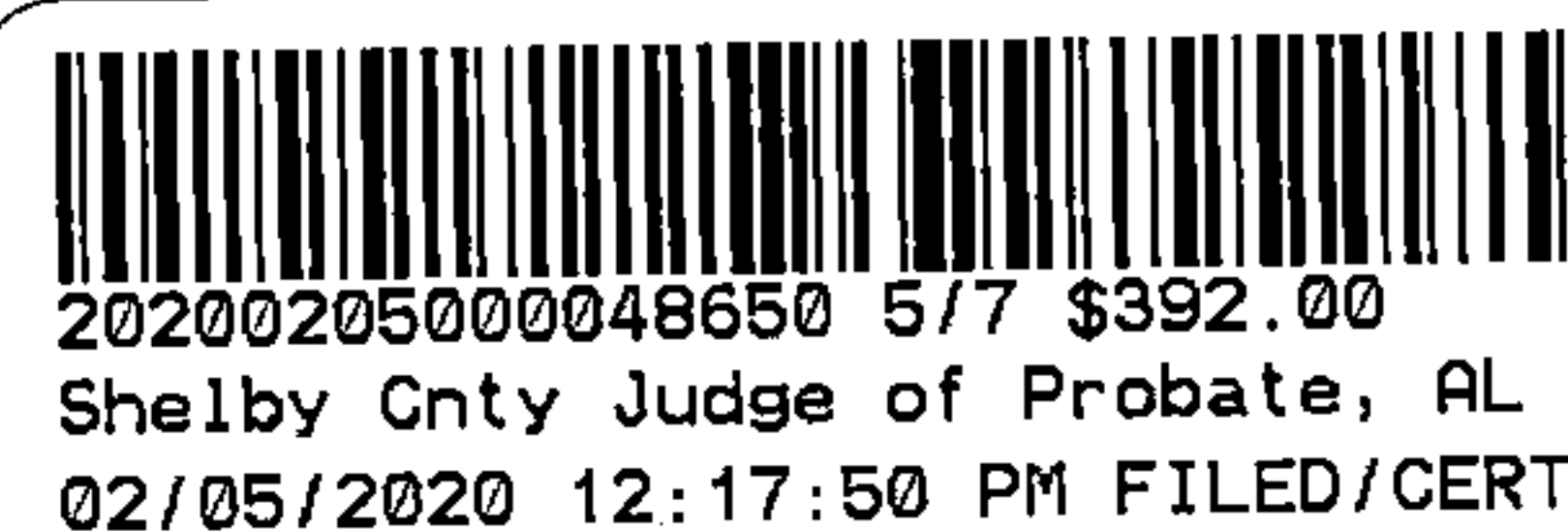
EXHIBIT "A"

PARCEL VI

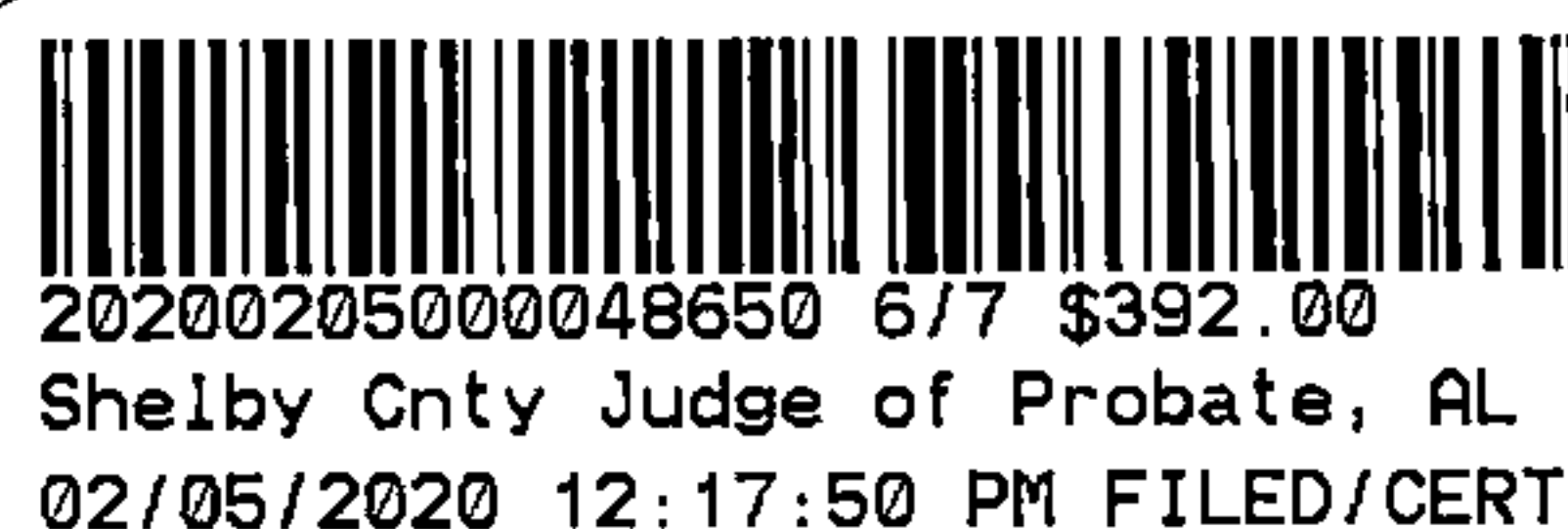
Commence at a three inch cap found at the Southwest corner of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama and run along the West line of said section North 00 degrees, 02 minutes, 45 seconds East for a distance of 1187.09 feet to an iron pin set with a SSI cap; thence run North 00 degrees, 02 minutes, 45 seconds East along the West line of said section for a distance of 163.37 feet to an iron pin found with a C Hatcher cap; thence run North 35 degrees, 23 minutes, 31 seconds East for a distance of 1557.76 feet to an iron pin set with a SSI cap; thence run North 35 degrees, 23 minutes, 31 seconds East for a distance of 139.57 feet to an iron pin found with a C Hatcher cap; thence run North 15 degrees, 57 minutes, 44 seconds East for a distance of 78.46 feet to an iron pin found with a C Hatcher cap; thence run North 56 degrees, 20 minutes, 19 seconds East for a distance of 1018.80 feet to an iron pin set with a SSI cap at the point of beginning; thence run North 56 degrees, 20 minutes, 19 seconds East for a distance of 380.72 feet to a rebar found; thence run North 89 degrees, 21 minutes, 30 seconds East for a distance of 478.90 feet to an iron pin found with a FARMER cap on the East line of the Southeast Quarter of the Northwest Quarter of said Section; thence run South 00 degrees, 05 minutes, 13 seconds West along said East line for a distance of 872.83 feet to a found crimp iron at the Northeast Corner of the Southwest Quarter of said Section; thence run South 00 degrees, 01 minutes, 31 seconds East along the East line of said Quarter for a distance of 416.80 feet to an iron pin found with a C Hatcher cap; thence run North 79 degrees, 57 minutes, 09 seconds West for a distance of 166.43 feet to an iron pin found with a C Hatcher cap; thence run North 48 degrees, 40 minutes, 00 seconds West for a distance of 167.48 feet to an iron pin found with a C Hatcher cap; thence run South 55 degrees, 30 minutes, 49 seconds West for a distance of 471.93 feet to an iron pin set with a SSI cap; thence run North 25 degrees, 41 minutes, 09 seconds East for a distance of 95.92 feet to an iron pin set with a SSI cap; thence run North 58 degrees, 04 minutes, 48 seconds West for a distance of 261.71 feet to an iron pin set with a SSI cap; thence run North 14 degrees, 16 minutes, 40 seconds East for a distance of 617.55 feet to an iron pin set with a SSI cap; thence run North 13 degrees, 04 minutes, 53 seconds West for a distance of 387.58 feet to the point of beginning. Said parcel of land containing 21.73 Acres, more or less.

Together with the following described non-exclusive easement for Ingress-Egress and Utilities:

A 60.00 Ft. Ingress-Egress and Utility Easement (Springstone Trail-Main Road) the Centerline of which is described as follows: Commence at the Northwest Corner of the Northeast Quarter of Section 24, Township 18 South, Range 1 West, Shelby County, Alabama and run along the North Line of said Quarter N 88° 21' 32" E 84.90 Ft. to the Northwesternly Right-of-Way (80.00 Ft. ROW) of Shelby County Road 41, said Point being on a Curve to the Left having a Delta of 04° 09' 11" and a Radius of 3040.00 Ft.; Thence run along the Arc of said Curve 220.35 Ft. (CB=S 44° 24' 01" W C=220.30 Ft); Thence run along said Right-of-Way S 43° 15' 56" W 131.25 Ft. to the Point of Beginning of said Centerline; Thence run along said Centerline N 46° 16' 20" W 136.91 Ft. to the Point of a Curve to the Right having a Delta of 10° 40' 19" and a Radius of 963.59 Ft.; Thence run along the Arc of said Curve 179.48 Ft. (CB=N 40° 56' 10" W, C=179.22 Ft.); Thence run N 35° 36' 01" W 13.10 Ft. to the End of said Inclusion. Parcel also subject to a 60.00 Ft. Ingress-Egress and Utility Easement the Centerline of which is described as follows: Begin at the End of previously described Centerline and Continue N 35° 36' 01" W 95.29 Ft. to the Point of a Curve to the Left having a Delta of 82° 48' 58" and Radius of 181.43 Ft.; Thence run along the Arc of said Curve 262.25 Ft. (CB=N 77° 00' 29" W, C=240.01 Ft.); Thence run S 61° 35' 02" W 96.07 Ft. to the Point of a Curve to the Right having a Delta of 26° 54' 16" and a Radius of 606.20 Ft.; Thence run along the Arc of said Curve 284.65 Ft. (CB=S 75° 02' 09" W, C=282.04 Ft.); Thence run S 88° 29' 17" W 663.59 Ft. to the Point of a Curve to



the Right having a Delta of 45° 52' 34" and a Radius of 118.15 Ft.; Thence run along the Arc of said Curve 94.60 Ft. (CB=N 68° 34' 26" W, C=92.09 Ft.); Thence run N 45° 38' 08" W 60.11 Ft. to the Point of Beginning of a Second 60.00 Ft. Ingress-Egress and Utility Easement (Springstone Circle); Thence continue on the Centerline of Main Easement N 45° 38' 08" W 57.91 Ft. to the Point of a Curve to the Left having a Delta of 23° 47' 39" and a Radius of 403.45 Ft.; Thence run along the Arc of said Curve 167.55 Ft. (CB=N 57° 31' 58" W, C=166.35 Ft.) to the Point of a Reverse Curve to the Right having a Delta of 22° 11' 03" and a Radius of 165.65 Ft.; Thence run along the Arc of said Curve 64.14 Ft. (CB=N 58° 20' 16" W, C=63.74 Ft.) to the Point of a Reverse Curve to the Left having a Delta of 47° 08' 14" and a Radius of 136.36 Ft.; Thence run along the Arc of said Curve 112.18 Ft. (CB=N 70° 48' 52" W, C=109.05 Ft.); Thence run S 85° 37' 01" W 145.67 Ft. to the Point of a Curve to the Right having a Delta of 12° 57' 34" and a Radius of 836.43 Ft.; Thence run along the Arc of said curve 189.19 Ft. (CB=N 87° 54' 12" W, C=188.79 Ft.); Thence run N 81° 25' 25" W 150.60 Ft. to the West Line of Section 13, Township 18 South, Range 1 West and the End of said Main Easement Centerline. This Parcel also Subject to a second 60.00 Ft (Springstone Circle) Ingress-Egress and Utility Easement the Centerline of which is described as Follows: Begin at the Point described above and run along said Centerline N 34° 20' 16" E 741.48 Ft. to the Point of a Curve to the Left having a Delta of 15° 18' 06" and a Radius of 1116.63 Ft.; Thence run along the Arc of said Curve 298.21 Ft. (CB=N 26° 41' 13" E, C=297.33 Ft.); Thence run N 19° 02' 10" E 33.26 Ft. to the Point of a Curve to the Right having a Delta of 08° 37' 25" and a Radius of 1262.77 Ft.; Thence run along the Arc of said Curve 190.06 Ft. (CB=N 22° 54' 11" E, C=189.88 Ft.); Thence run N 27° 48' 57" E 479.06 Ft. to the Point of a Curve to the Left having a Delta of 11° 53' 09" and a Radius of 672.43 Ft.; Thence run along the Arc of said Curve 139.49 Ft. (CB=N 21° 41' 53" E, C=139.24 Ft.); Thence run N 15° 45' 17" E 109.11 Ft. to the Point of a Curve to the Right having a Delta of 22° 03' 38" and a Radius of 436.04 Ft.; Thence run along the Arc of said Curve 167.89 Ft. (CB=N 26° 47' 07" E, C=166.85 Ft.); Thence run N 37° 48' 46" E 202.08 Ft. to the Point of a 55.00 Ft. Radius Point at the Center of a Cul-De-Sac and the End of said Easement.



Real Estate Sales Validation Form

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

Grantor's Name O.B. Grayson Hall, Jr. and
Susan Elaine Hall

Grantee's Name Ann Kathryn Hall Johnson

Mailing Address 131 Stonegate Drive
Birmingham, AL 35242

Mailing Address 112 Ridge Road
Homewood, AL 35209

Property Address 21.73 acres Metes and bounds
Springstone Circle
Birmingham, AL 35242

Date of Sale January 22, 2020

Total Purchase Price \$

or

Actual Value \$ 352,000.00

or

Assessor's Market Value \$

Shelby County, AL 02/05/2020
State of Alabama
Deed Tax:\$352.00

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
☐ Sales Contract
☐ Closing Statement

- ☒ Appraisal
☐ Other – Assessor's Appraised Value

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

Print O.B. Grayson Hall, Jr. and Susan Elaine Hall

Unattested

(verified by)

Sign

O.B. Grayson Hall, Jr.
Susan Elaine Hall
(Grantor/Grantee/Owner/Agent) circle one



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