

State of Alabama)
County of Shelby)

20211229000612150
12/29/2021 03:54:25 PM
DEEDS 1/4

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **ONE MILLION and NO/100 Dollars (\$1,000,000.00)** being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Charles A. J. Beavers, Jr. a married person (Grantor) whose address is 4301 Dolly Ridge Road, Birmingham, Alabama 35243 does grant, bargain, sell and convey unto **Penitentiary Reserve, LLC** a limited liability company (Grantee) whose address is 9201 North Central Expressway, 4th Floor, Dallas, Texas 75231 the following described real estate all situated in Shelby County, Alabama to-wit:

**All of my undivided one-half interest in and to:
PARCEL V**

The West half of Section 33, Township 18 South, Range 1 East, and the Northwest quarter of the Northwest quarter of Section 4, Township 19 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

Together with a non-exclusive right of way for a road, more particularly described as follows:

Road No. 1:

A sixty (60) foot wide road right of way, being thirty (30) feet on each side of the following described centerline, and being located in the West half of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama;

Beginning at a point on the West boundary of Section 23, said point being North 02°05' East 402 feet from the Southwest corner of said Section 23 and in the middle of an existing woods road; thence along the center of said woods road by the following bearings and distances: North 53°50' East 215.5 feet; North 46°20' East 200.0 feet; North 17°20' East 160.0 feet; North 62°20' East 337.3 feet; North 41°20' East 457.0 feet; North 26°20' East 180.0 feet; North 1°40' West 222.7 feet; North 1°50' East 185.0 feet; North 43°20' East 400.0 feet; north 27°50' East 120.0 feet; North 15°20' East 200.0 feet; North 43°20' East 227.0 feet; North 28°50' East 90.0 feet; North 3°50' East 302.7 feet; North 12°50' East 200.0 feet; North 72°20' East 170.0 feet; North 37°50' East 145.0 feet; North 7°10' West 228.0 feet; North 9°50' East 150.0 feet; North 60°20' East 160.0 feet to Highway No. 45 and the end of the centerline of said right of way.

Road No. 2:

A sixty (60) foot wide road right of way, being thirty (30) feet on each side of the following described centerline, being located in the Southwest quarter of the Southwest quarter of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama:

Beginning at a point which is North 2°05' East 402 feet; North 53°50' East 215.5 feet; North 46°20' East 200 feet; North 17°20' East 160 feet and North 62°20' East 313.5 feet from the Southwest corner of said Section 23 and the intersection of two existing woods roads, also the true point of beginning; thence along the center of the woods road going in a Southeasterly direction by the following bearings and distances: South 55°00' East 301.9 feet; South 82°09' East 235.0 feet; South 86°09' East 60.0 feet to the West margin of Twin Pines Road, and the end of the centerline of said right of way.

Road No. 3:

A non-exclusive sixty (60) foot wide easement for ingress and egress and utilities, lying thirty (30) feet either side of the centerline of an existing woods road across all of Section 27, Township 18 South, Range 1 East, and the East half of Section 33, Township 18 South, Range 1 East, terminating at the West line of

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said East half of said section, as reserved in Deed recorded in Real Volume 59, Page 467, in Probate Office.

LESS AND EXCEPT that portion of the above-described easement vacated by Partial Vacation of Easement as recorded in 2009-112790.

No part of the property conveyed by this deed constitutes the homestead of the Grantor or his spouse.

Subject to:

Ad valorem taxes due October 1, 2022 and thereafter.

Minerals and mining rights and all appurtenant subsurface rights not owned by Grantor.

Any portion of the subject property located in a flood plain or flood hazard area.

Present zoning classification

All matters that would be revealed by a current and accurate survey and inspection of the property.

Easements, covenants, restrictions, building lines and all other matters of record in the Office of the Judge of Probate of Shelby County, Alabama.

All existing encroachments of fence lines, roadways, trails, or other types of encroachments as might exist with respect to large, undeveloped tracts of land.

Title to that portion of the property within any road rights-of-way.

Existing Alabama Power Transmission Lines

Easement agreement recorded in Inst. No. 20090326000112750, partially vacated in Inst. No. 20090326000112790, addition to easement recorded in Inst. No. 20090429000158480.

Non-exclusive easement for ingress and egress recorded in Inst. No. 20110811000235320.

Alabama Power company easement as recorded in Lis Pendens Book 5, Page 1.

Notice of Encroachment on the non-exclusive deeded easement in Section 27, Township 18 South, Range 1 East (which land is not owned by the Grantor) Easement in regard to chicken pen structures encroaching into the non-exclusive easement, that a portion of the roadway is located outside of the easement area, and that the Owners of the fee title to the land subject to the non-exclusive easement have requested that description of the easement and physical location of the roadway be relocated to another area of their land; and Grantor has declined to any such relocation.

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

GRANTOR makes no warranty or covenant respecting the nature of or quality of title to the property hereby conveyed and subject to those exceptions listed above other than the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 28th day of DECEMBER, 2021.



CHARLES A. J. BEAVERS, JR.

**State of Alabama)
Jefferson County)**

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Charles A. J. Beavers, Jr. 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 said conveyance, he executed

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the same voluntarily for his personal act.

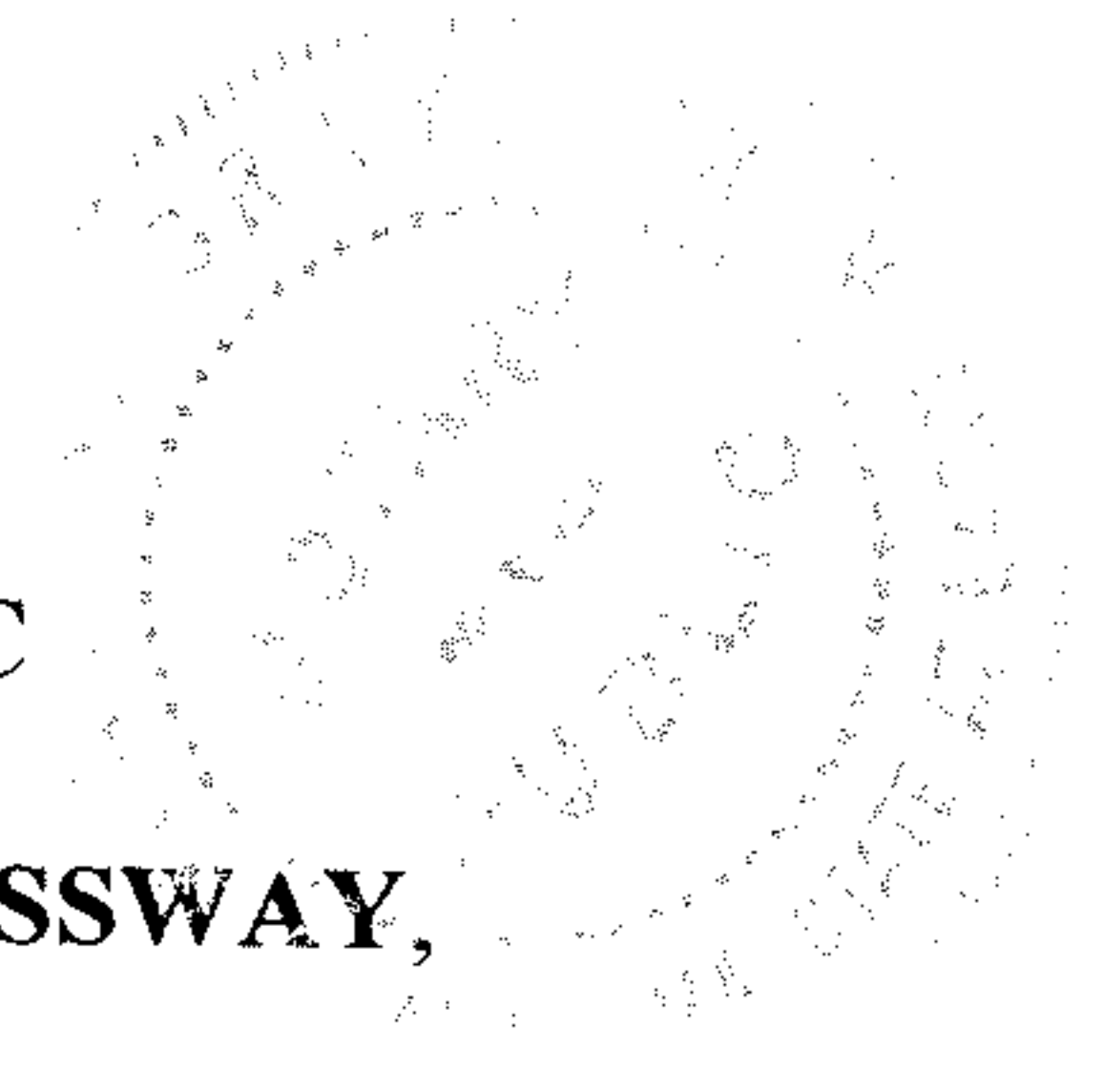
Given under my hand and official seal of office this 28th day of December, 2021.



Notary Public
Commission Expires: 11/09/22

This instrument prepared by :
Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
FILE 221396 A

Send tax notice to:
PENITENTIARY RESERVE, LLC
c/o JACKSON WINN
9201 NORTH CENTRAL EXPRESSWAY,
4th FLOOR
DALLAS, TEXAS 75231
PARCEL ID# 08-2-04-0-000-003.001
PARCEL ID # 04-8-33-0-000-001.000



Real Estate Sales Validation Form

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

Grantor's Name Charles A. J. Beavers
Mailing Address 4301 Dolly Ridge Road
Birmingham, AL 35243

Grantee's Name Penitentiary Reserve, LLC
Mailing Address 9201 N Central Expressway, 4th
Dallas, TX 75231 Floor

Property Address ALL VACANT LAND

Date of Sale 12/28/2021
Total Purchase Price \$ 1,000,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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

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 12/28/2021

Print Gene W. Gray, Jr.

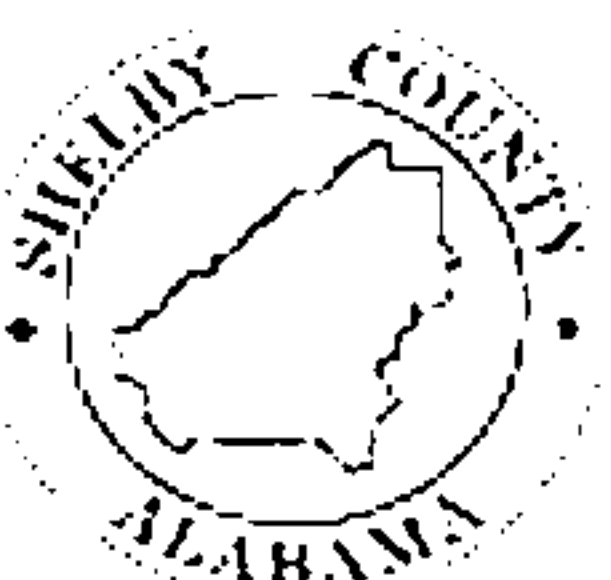
Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2021 03:54:25 PM
\$1031.00 CHARITY
20211229000612150



Gene W. Gray, Jr.