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02/24/2022 11:15:48 AM
DEEDS 1/6

THIS INSTRUMENT PREPARED BY:
Tom Ansley, Esquire
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, AL 35205

SEND TAX NOTICE TO:
QC Ranch, LLC
265 Riverchase Parkway E.
Suite 200
Hoover, AL 35244

STATE OF ALABAMA

)

)

GENERAL WARRANTY DEED

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **Patsy D. Dreher**, also known as Patricia D. Dreher, an unmarried woman (hereinafter referred to as "Grantor"), in hand paid by **QC Ranch, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantee"), the receipt whereof is acknowledged, the said Grantor, does by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee, the following described real estate, situated in Shelby County, Alabama (the "Property") to wit:

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said property.

This conveyance is subject to: (i) ad valorem taxes for 2022 and subsequent years not yet due and payable; (ii) mineral and mining rights not owned by Grantor; (iii) existing leases and tenant escrow deposits, that are to be transferred to Grantee, subject to any present management and/or rental commission agreements thereon; (iv) present zoning classification of A-1; and (v) utility easements servicing the Property, subdivision covenants and restrictions, and building lines of record.

And I, the Grantor, do for myself and for my heirs, executors, administrators, successors and assigns, covenant with the said Grantee, and its successors and assigns, that I am lawfully seized in fee simple of said property; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, administrators, successors and assigns, shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

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

NOTE: This property does not constitute the homestead of Grantor.

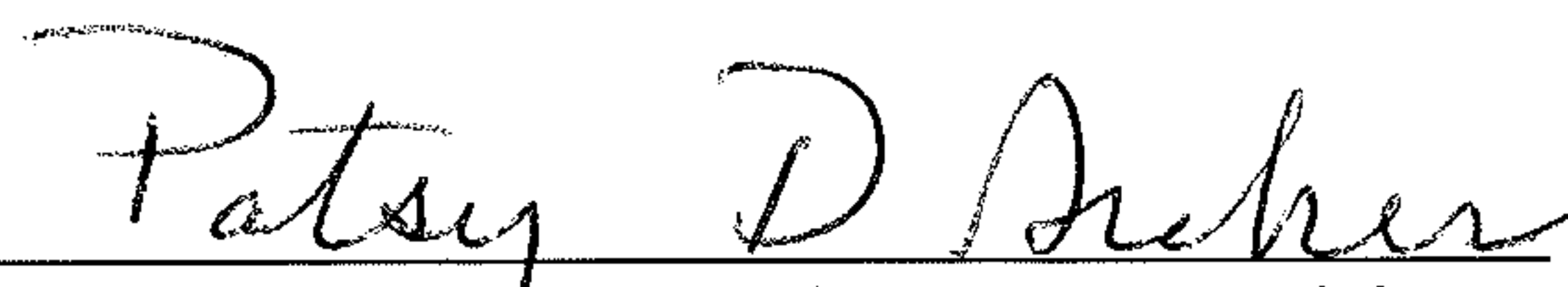
Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Patsy D. Dreher	QC Ranch, LLC
513 Pine Ridge Trail Birmingham, AL 35213	265 Riverchase Parkway E., Ste. 200 Hoover, AL 35244

Property Address:	293 Acres off Highway 49 and Highway 55 Shelby County, Alabama
Date of Sale:	February 24, 2022
Total Purchase Price:	\$1,840,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other - _____

-The remainder of this page intentionally left blank-

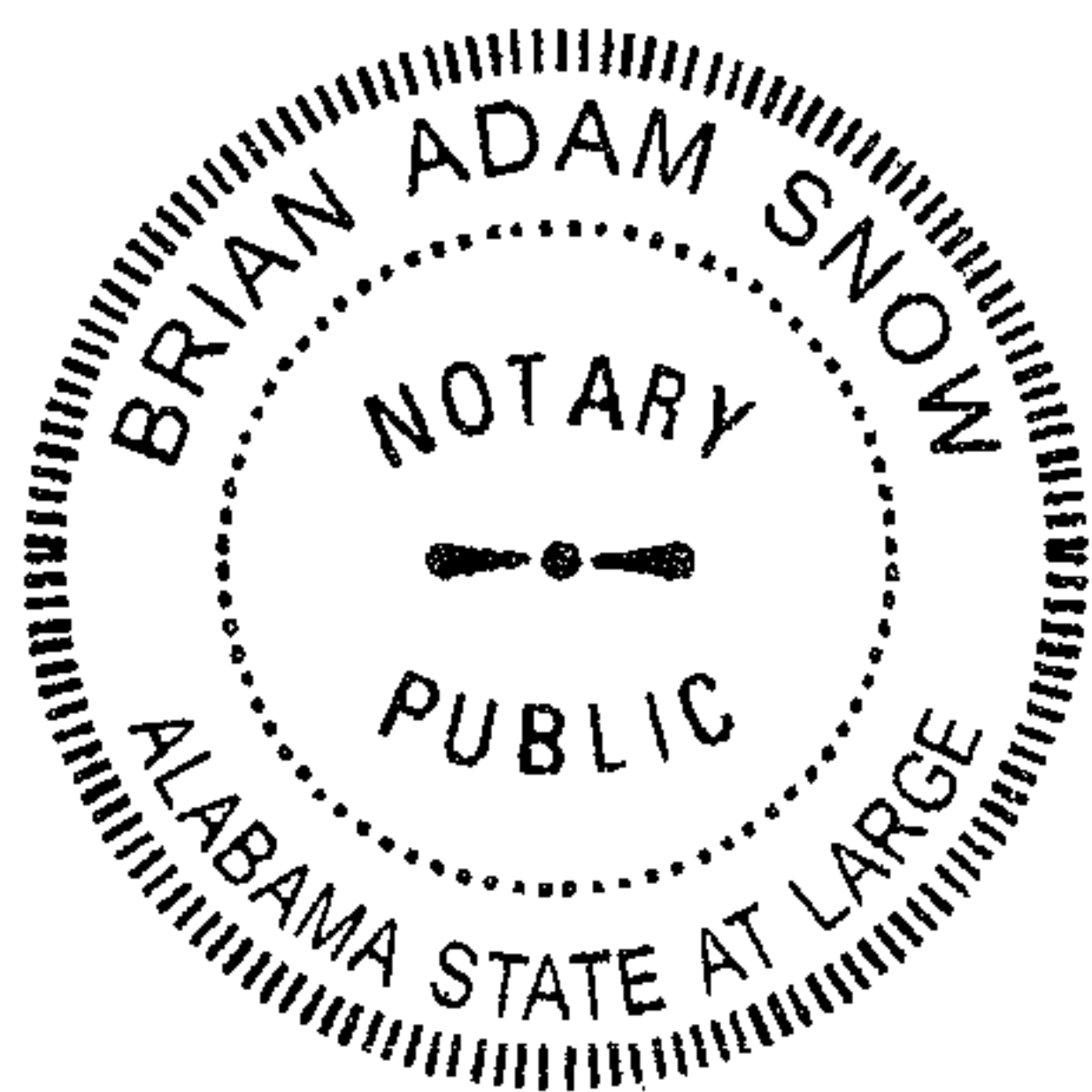
IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal, this 24th day of February, 2022.


Patsy D. Dreher, also known as Patricia D. Dreher

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patsy D. Dreher**, also known as Patricia D. Dreher, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she voluntarily executed the same on the day the same bears date.

Given under my hand this 24th day of February, 2022.





Notary Public MY COMMISSION EXPIRES OCTOBER 11 2025
My Commission Expires: _____

EXHIBIT A

PARCEL I

Begin at the Southeast corner of the Northeast 1/4 of Section 6, Township 21 South, Range 1 East; thence run westerly along the south boundary of said Northeast 1/4 for 1534.97 feet; thence turn an angle of 90 degrees to the right and run 279.94 feet; thence turn an angle of 90 degrees to the left and run 1091.50 feet to a point on the east right of way line of County Highway 49; thence turn an angle of 89 degrees 15 minutes 29 seconds to the right and run along said right of way for 60.16 feet; thence turn an angle of 1 degree 18 minutes to the right and continue along said right of way for 686.10 feet; thence turn an angle of 1 degree 07 minutes to the left and continue along said right of way for 108.45 feet to a point; thence turn an angle of 90 degrees 51 minutes 23 seconds to the right and run 1301.69 feet; thence turn an angle of 89 degrees 42 minutes 08 seconds to the right and run 405.80 feet; thence turn an angle of 90 degrees to the left and run 1318.00 feet; thence turn an angle of 90 degrees to the right and run 130.03 feet; thence turn an angle of 90 degrees 40 minutes to the left and run 874.37 feet; thence turn an angle of 90 degrees 40 minutes to the right and run 400.00 feet; thence turn an angle of 90 degrees 40 minutes to the left and run 445.63 feet; thence turn an angle of 90 degrees 40 minutes to the right and run 392.00 feet; thence turn an angle of 89 degrees 29 minutes to the right and run 476.00 feet; thence turn an angle of 89 degrees 20 minutes to the left and run 732.00 feet; thence turn an angle of 89 degrees 20 minutes to the right and run 844.00 feet; thence turn an angle of 90 degrees 40 minutes to the right and run 732.00 feet to the point of beginning. Said parcel is lying in the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northeast 1/4 of Section 6, Township 21 South, Range 1 East and the Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 21 South Range 1 East.

The legal description set forth herein also includes Parcels I and II as shown in Map Book 14, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 6, Township 21 South, Range 1 East; thence run Easterly along the South line thereof for 34.70 feet; thence 89 degrees 43 minutes 48 seconds left run Northerly 916.82 feet to a point on the Easterly right of way of Shelby County Highway #49 and the point of beginning; thence continue along said right of way for 32.57 feet; thence 67 degrees 03 minutes 55 seconds right run Northeasterly 128.74 feet; thence 23 degrees 44 minutes 08 seconds right 85.17 feet to the center of a branch; thence 84 degrees 52 minutes 50 seconds left run Northerly along said branch 22.24 feet; thence 25 degrees 29 seconds right run Northeasterly along said branch 133.34 feet; thence 17 degrees 58 minutes 53 seconds left 205.05 feet; thence 76 degrees 24 minutes 16 seconds right run Easterly 543.06 feet; thence 104 degrees 32 minutes 33 seconds right run Southwesterly 205.16 feet; thence 3 degrees 24 minutes 16 seconds left 189.83 feet; thence 81 degrees 34 minutes 44 seconds right run Westerly 342.70 feet; thence 1 degree 56 minutes left 311.12 feet; thence 23 degrees 44 minutes 08 seconds left for 135.13 feet to the point of beginning.

LESS AND EXCEPT:

A tract or parcel of land lying and situated in the Southwest ¼ of the Northwest ¼ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama, and described as commencing at the Southeast corner of said Southwest ¼ of the Northwest ¼ of Section 5, in the POINT OF BEGINNING; thence North 00° 10' 00" West a distance of 390.89 feet to a point being the Northeast corner of the herein described property; thence turn and proceed South 89° 22' 09" West for 445.65 feet to a rebar set in the Northwest corner of the herein described parcel; thence turn and proceed South 04° 18' 17" West 393.29 feet to a rebar set in the Southwest corner of the herein described parcel; thence turn and proceed North 89° 10' 41" East 446.02 feet to a rebar set; thence South 89° 38' 25" East a distance of 30.31 feet to the POINT OF BEGINNING, and being a tract or parcel of land containing 4.14 acres, more or less, in the Southwest ¼ of the Northwest ¼ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

PARCEL II:

Tract 1:

528 feet off the North end of the Southwest Quarter of the Northwest Quarter of Section 5, Township 21, Range 1 East, Shelby County, Alabama, except a 10 foot strip on the West side for a public road right of way.

Tract 2:

The South Half of the Northwest Quarter of the Northwest Quarter of Section 5, Township 21, Range 1 East, Shelby County, Alabama, except a 10 foot strip on the west side for a public road right of way.

TOGETHER WITH a Non-Exclusive Easement recorded in Inst. #1995-01003.

PARCEL III:

The NE 1/4 of the NW 1/4 and the North 132 feet of the SE 1/4 of the NW 1/4 of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

AND:

The SE 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 1 East; the South 1/2 of the NE 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama.

TOGETHER WITH an Easement across the following described property:

The East 20 feet of the SW 1/4 of the NW 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama, along the existing dirt road to its southern termination. The westerly 20 feet of the N 1/2 of the NE 1/4 of the SW 1/4 and the westerly 20 feet of the south 75 feet of the W 1/2 of the SE 1/4 of the N W 1/4 of Section 32, Township 20 South, Range 1 East.

PARCEL IV.

From a 1/2-inch rebar at the NE corner of the NW 1/4 of NE 1/4 of Section 5, Township 21 South, Range 1 East, run thence South along the East boundary of said NW 1/4 of NE 1/4 a distance of 667.50 feet to a 1/2-inch rebar; thence turn 90 degrees 12 minutes 49 seconds right and run 109.39 feet to a 1/2-inch rebar on the East boundary of an Alabama Power Company 100-foot right of way, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 556.66 feet to a 1/2-inch rebar; thence turn 90 degrees 10 minutes 08 seconds left and run 667.98 feet to a 1/2-inch rebar on the North boundary of the SW 1/4 of NE 1/4 of said Section 5; thence continue along said course a distance of 269.27 feet to a 1/2-inch rebar, being the P.C. of a curve concave left and having a Delta angle of 62 degrees 03 minutes 28 seconds and tangents of 81.95 feet; thence turn 31 degrees 01 minutes 44 seconds left and run a chord distance of 140.45 feet to a 1/2-inch rebar at the P.T. of said curve; thence turn 31 degrees 01 minutes 44 seconds left and run 477.91 feet to a 1/2-inch rebar on the Westerly boundary of Shelby County Highway #55 (80foot right of way); thence turn 86 degrees 48 minutes 09 seconds right and run 41.08 feet along said highway boundary to a 1/2-inch rebar; thence turn 92 degrees 36 minutes 51 seconds right and run 207.89 feet to a 1/2-inch rebar; thence turn 85 degrees 29 minutes 01 seconds left and run 16.90 feet to a 1/2-inch rebar; thence turn 86 degrees 04 minutes 02 seconds right and run 271.16 feet to a 1/2-inch rebar at the P.C. of a curve concave right and having a Delta angle of 62 degrees 03 minutes 28 seconds and tangents of 118.04 feet; thence turn 31 degrees 01 minutes 44 seconds right and run a chord distance of 180.05 feet to a 1/2-inch rebar at the P.T. of said curve; thence turn 31 degrees 01 minutes 44 seconds right and run 211.90 feet to a 1/2-inch rebar; thence turn 89 degrees 52 minutes 23 seconds left and run 606.62 feet to a 1/2-inch rebar on the West boundary of aforementioned SW 1/4 of NE 1/4 of said Section 5; thence turn 89 degrees 55 minutes 06 seconds right and run 57.50 feet to a 1/2-inch rebar at the SW corner of the NW 1/4 of NE 1/4 of said Section 5; thence continue along said course a distance of 1336.93 feet to a 1/2-inch rebar at the SW corner of the SW 1/4 of SE 1/4 of Section 32, Township 20 South, Range 1 East; thence turn 01 degrees 35 minutes 21 seconds left and run 1230.27 feet along the west boundary of said SW 1/4 of SE 1/4 to a point on an accepted fence line; thence turn 90 degrees 27 minutes 25 seconds right and run 1349.67 feet along said fence line to a pine knot; thence turn 90 degrees 10 minutes 02 seconds right and run 383.87 feet along a fence line; thence turn 00 degrees 31 minutes 18 seconds right and run 30.00 feet along a fence line to a 1/2-inch rebar; thence turn 90 degrees 31 minutes 52 seconds right and run 130.99 feet to a 1/2-inch rebar on the East boundary of aforementioned Alabama Power Company right of way; thence turn 93 degrees 43 minutes 15 seconds left and run 1511.95 feet along said right of way boundary to the point of beginning of herein described parcel of land.

PARCEL V.

A forty (40) foot easement or right-of-way for ingress and egress, as said easement or right-of-way is laid down and described on the instrument filed for record in the Shelby County Probate Office being Instrument No. 1992-10369.

PARCEL VI.

An easement or right-of-way for ingress and egress over that certain existing road named Blacksmith Lane located on the parcel of land more particularly described as follows:

A tract or parcel of land lying and situated in the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama, and described as commencing at the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 5, in the POINT OF BEGINNING; thence North 00° 10' 00" West a distance of 390.89 feet to a point being the Northeast corner of the herein described property; thence turn and proceed South 89° 22' 09" West for 445.65 feet to a rebar set in the Northwest corner of the herein described parcel; thence turn and proceed South 04° 18' 17" West 393.29 feet to a rebar set in the Southwest corner of the herein described parcel; thence turn and proceed North 89° 10' 41" East 446.02 feet to a rebar set; thence South 89° 38' 25" East a distance of 30.31 feet to the POINT OF BEGINNING, and being a tract or parcel of land containing 4.14 acres, more or less, in the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

All being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2022 11:15:48 AM
\$1877.00 CHERRY
20220224000078650

Allen S. Byrd