

20220525000211530
05/25/2022 11:11:38 AM
DEEDS 1/4

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice to:
Robert D. Cox
Susan B. Cox
22629 Heritage Dr
McCalla, AL 35111

STATUTORY WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eight Hundred Two Thousand Four Hundred Twenty Five & 00/100 dollars (\$802,425.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Round Too Investments, LLC, an Alabama limited liability company, (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Robert D. Cox and Susan B. Cox, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

TO HAVE AND TO HOLD to the said Grantees, their successors and assigns, forever.
And the Grantor hereby covenants with said Grantees that he/it/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its Member who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 20th day of May, 2022.

Round Too Investments, LLC

By: Connor Farmer
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Round Too Investments, LLC, 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 member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of May, 2022.

Notary Public

My Commission Expires: 8/21/23

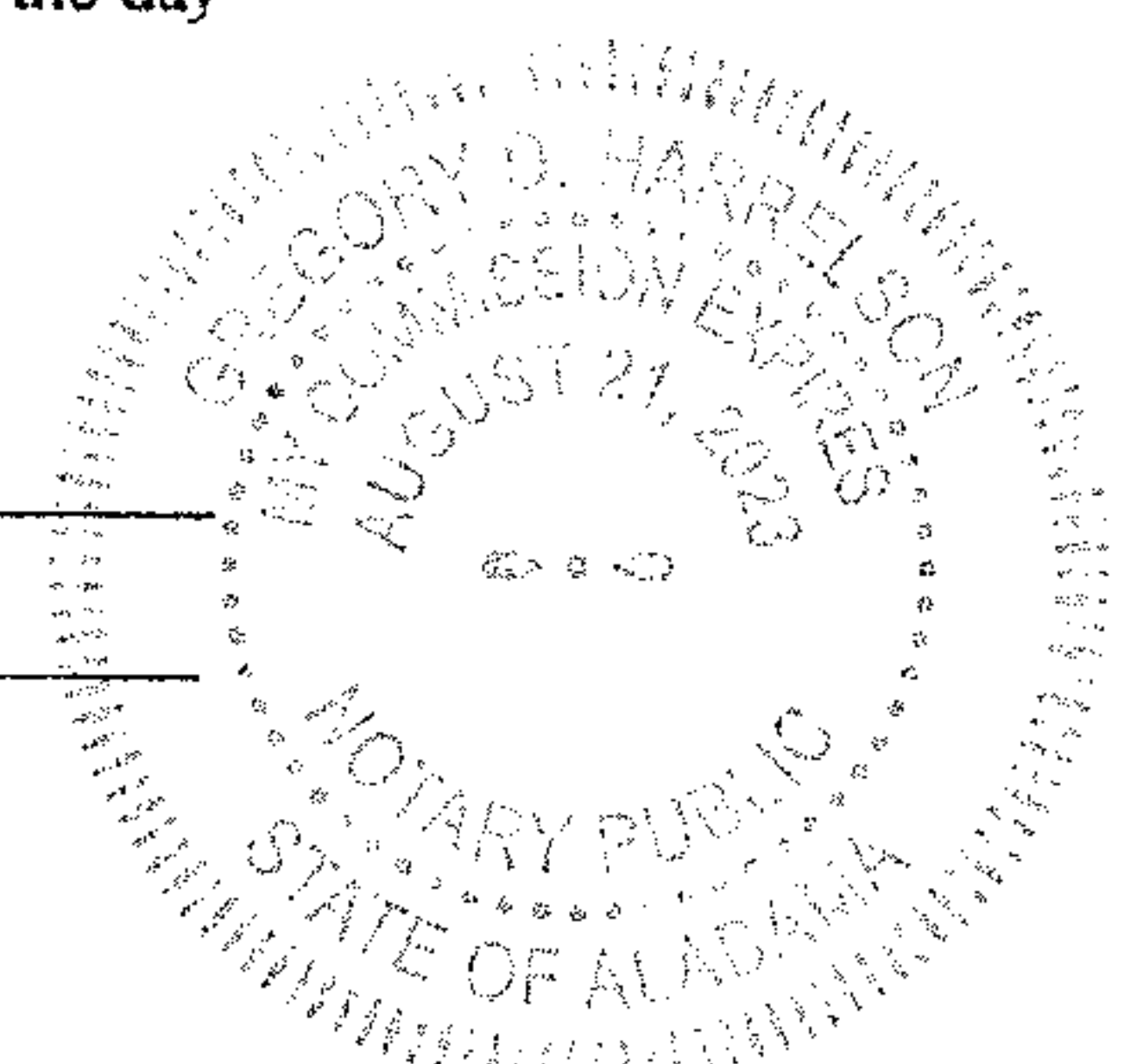


EXHIBIT "A"

Legal Description:

Commence at a 3" capped pipe in place being the Northwest corner of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama; thence proceed South 00° 19' 26" East along the West boundary of said section for a distance of 689.82 feet to a ½" rebar in place; thence proceed South 00° 20' 05" East along the West boundary of said section for a distance of 689.75 feet to a ½" rebar in place, said point being the point of beginning. From this beginning point proceed North 64° 32' 24" East for a distance of 1274.65 feet to a capped rebar in place (CA #0114); thence proceed North 67° 34' 27" East for a distance of 1626.98 feet to a capped rebar in place (CA #0114) said point being located on the East boundary of the Northeast one-fourth of the Northwest one-fourth of said Section 5; thence proceed South 00° 16' 05" East along the East boundary of said quarter-quarter section for a distance of 357.93 feet (set ½" rebar CA-0114-LS), said point being located on the Westerly right-of-way of Shelby County Highway No. 1; thence proceed Southwesterly along the Westerly right-of-way of said highway and along the curvature of a concave curve left having an arc length of 432.95 feet and a radius of 994.89 feet for a chord bearing and distance of South 11° 16' 18" West, 429.54 feet to the P. T. of said curve being a concrete right-of-way monument; thence proceed South 01° 12' 19" East along the Westerly right-of-way of said highway for a distance of 219.19 feet to a concrete right-of-way monument being the P. C. of a concave curve left having an arc length of 131.81 feet and a radius of 2360.45 feet; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 02° 48' 18" East, 131.79 feet (set ½" rebar CA-0114-LS), said point being located on the South boundary of said Northeast one-fourth of the Northwest one-fourth; thence proceed North 89° 40' 33" West along the South boundary of said quarter-quarter section for a distance of 1253.95 feet to a 3" capped pipe in place said point being the Northeast corner of the Southwest one-fourth of the Northwest one-fourth of said Section 5; thence proceed South 00° 20' 49" East along the East boundary of said quarter-quarter section for a distance of 189.73 feet to a 1" crimp top pipe in place; thence proceed South 00° 19' 04" East along the East boundary of said quarter-quarter for a distance of 569.34 feet to a 1" crimp top pipe in place; thence proceed South 00° 22' 21" East along the East boundary of said quarter-quarter for a distance of 189.50 feet to a 1" crimp top pipe in place; thence proceed South 00° 16' 27" East along the East boundary of said quarter-quarter for a distance of 189.78 feet to a 1" crimp top pipe in place; thence proceed South 00° 17' 36" East along the East boundary of said quarter-quarter for a distance of 189.65 feet to a 3" capped pipe in place being the Southeast corner of said quarter-quarter section and also being the Northwest corner of the Northeast one-fourth of the Southwest one-fourth; thence proceed South 89° 37' 43" East along the North boundary of said quarter-quarter section and along the North boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 1788.33 feet (set ½" rebar CA-0114-LS), being located on the Westerly right-of-way of said Shelby County Highway No. 1; thence proceed South 34° 19' 02" East along the Westerly right-of-way of said highway for a distance of 2.96 feet to a concrete right-of-way monument being P. T. of a concave curve right having an arc length of 249.84 feet and a radius of 1388.42 feet; thence proceed Southeasterly along the Westerly right-of-way of said highway and along the curvature of said curve for a chord bearing and distance of South 29° 24' 21" East, 249.50 feet (set ½" rebar CA-0114-LS) said point being located on the Southerly boundary of the

Plantation Pipeline clearing; thence proceed South 82° 04' 36" West along the Southerly boundary of said pipeline clearing for a distance of 3268.51 feet (set ½" rebar CA-0114-LS) being located on the West boundary of the Northwest one-fourth of the Southwest one-fourth; thence proceed North 00° 23' 37" West along the West boundary of said quarter-quarter section for a distance of 689.23 feet to a 1" pipe in place being the Northwest corner of said quarter-quarter section; thence proceed North 00° 20' 36" West along the West boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 525.29 feet to a ½" rebar in place; thence proceed North 00° 19' 54" West along the West boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 749.69 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth, the Southwest one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Northwest one-fourth of the Southwest one-fourth of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama and contains 106.99 acres.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Round Too Investments, LLLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Robert D Cox
 Mailing Address Susan B Cox
22629 Heritage Dr
McCalla, AL 35111

Property Address N/A
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/25/2022 11:11:38 AM
 \$833.50 JOANN
 20220525000211530

Date of Sale 05/20/2022
 Total Purchase Price \$ 802,425.00

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 5/20/22

Print Cox - Farmer

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1