

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

Send Tax Notice To:
Eddleman Lands, LLC
2700 Hwy 280 Suite 425
Birmingham, AL 35223



20240103000002570 1/3 \$99.50
Shelby Cnty Judge of Probate, AL
01/03/2024 01:52:00 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Seventy Five Thousand and 00/100 (\$475,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Cindy Grimes Hooks, as Successor Personal Representative of the Estate of Robert Gregory Grimes, deceased, Shelby County Probate Case # PR-2022-000900** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Eddleman Lands, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

A parcel of land lying in the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 19 South, Range 1 West, in Shelby County, Alabama, more particularly described as follows:

Begin at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 3, Township 19 South, Range 1 West; thence run Easterly along the North boundary line of said 1/4-1/4 Section 364.59 feet to a point on the West right of way line Shelby County Road No. 41; thence turn an angle of 105°49'29" right and run Southwesterly along said road right of way for 322.71 feet to a point on the North edge of Fowler Lake Road; thence turn an angle 94°17'23" right and run Northwesterly along the North edge of Fowler Lake Road for 295.56 feet, more or less to the West boundary line of said 1/4 1/4 section; thence turn an angle of 70°08'32" right and run North for 208.84 feet to the Point of Beginning.

Less and except any portion of subject property lying within a road right of way.

\$403,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Robert Gregory Grimes was one and the same as Greg Grimes, grantee in that certain deed recorded in Instrument 1999-14468.

Subject To:

1. Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Transmission line permit to Alabama Power Company, recorded in Deed Book 134, Page 411, in the Probate Office of Shelby County, Alabama.
4. Right of Way to Shelby County, recorded in Deed Book 196, Page 246 and Deed Book 196, Page 254, in the Probate Office of Shelby County, Alabama.

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, its successors and assigns, forever.

Shelby County, AL 01/03/2024
State of Alabama
Deed Tax: \$71.50

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE successors and assigns, that GRANTOR is 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 hereinabove 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 GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized as Successor Personal Representative hereunto set her hand and seal this the **28th** day of **December, 2023**.

Estate of Robert Gregory Grimes, deceased,
Shelby County Probate Case # PR-2022-000900

By: Cindy Grimes Hooks
Cindy Grimes Hooks
As: Successor Personal Representative

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cindy Grimes Hooks, as Successor Personal Representative of the Estate of Robert Gregory Grimes, deceased, Shelby County Probate Case # PR-2022-000900, 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, he as such Personal Representative and with full authority, signed the same voluntarily for and as the act of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2023.

[Signature]
NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name Estate of Robert Gregory Grimes,
deceased, Shelby County Probate
Case #PR-2022-000900

Grantee's Name Eddleman Lands, LLC

Mailing Address 5809 Deerfoot Cove
Birmingham, AL 35242

Mailing Address 2700 Hwy 280, Suite 425
Birmingham, AL 35223

Property Address 4000 Fowler Lake Rd
Birmingham, AL 35242

Date of Sale December 28, 2023

Total Purchase Price \$ 475,000.00

or

Actual Value \$

or

Assessor's Market Value \$



20240103000002570 3/3 \$99.50
Shelby Cnty Judge of Probate, AL
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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

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 _____

Estate of Robert Gregory Grimes, deceased

Shelby County Probate Case#PR-2022-000900

Print By: Cindy Grimes Hooks, As Successor Personal Representative

Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one