

STATE OF ALABAMA

SHELBY COUNTY

GENERAL WARRANTY DEED

PREPARED BY: Robert D. Greene P. O. Box 463 Vincent, Alabama 35178

RETURN RECORDED DEED TO: Robert Todd Greene 5099 English Turn Birmingham, Alabama 35242

SEND TAX NOTICE TO: Robert Todd Greene 5099 English Turn Birmingham, Alabama 35242

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Robert D. Greene and Judy L. Greene, husband and wife, with an address of 75 Green Acres Drive, Harpersville, Alabama 35078 (collectively, the "Grantors"), hereby grant, bargain, sell, and convey unto to Robert Todd Greene, a married man, with an address of 5099 English Turn, Birmingham, Alabama 35242 and Toby Lyn Greene, a married man, with an address of 122 S Roberta Ave., Dothan, Alabama 36103, each with equal interests as tenants in common (collectively, the "Grantees, "), approximately 56 acres of vacant farm land located in Shelby County, Alabama, described as follows (the "Property"):

Current Parcel # 17 1 01 0 000 033.002 as Described in Attached Exhibit A.

TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Life Tenant for the natural lives of the Life Tenant, with the remainder in Grantees and Grantees' successors and assigns, forever.

This deed is intended to constitute a general warranty deed. Grantors do, individually and for the heirs, executors, and administrators of Grantors, covenant with the Grantees and the heirs and assigns of the Grantees that Grantors are lawfully seized in fee simple of the Property; that the Property is free from all encumbrances except as to reservations and exceptions described herein; that the Grantors have a good right to sell and convey the Property; that the Grantors and the heirs, executors, and administrators of the Grantors shall warrant and defend the Property to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

Signed by the Grantors,

Robert D. Greene and Judy D. Greene, on April 19, 2024.

Robert D. Greene Robert D. Greene

Judy L. Greene Judy L. Greene
POA Robert D. Greene

STATE OF ALABAMA CITY/COUNTY OF Shelby I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert D. Greene, 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, he executed the same voluntarily on the day same bears date. Given under my hand this 19th day of April, 2024. [SEAL]

Linda Wood Pearce

NOTARY PUBLIC

My Commission Expires: 02-27-2027



20240426000121700 3/5 \$327.00
Shelby Cnty Judge of Probate, AL
04/26/2024 09:21:05 AM FILED/CERT

EXHIBIT A- 2 Pages

A Parcel of approximately 56 acres in part of the Southeast Quarter of the Northeast Quarter and in part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 20 South, Range 2 in East Shelby County, Alabama and being more particularly described as follows:

Commence at an existing spike at the Northwest corner of the Southeast Quarter of the Northwest Quarter said Section and run South 89°21'25" East along the North line of said Quarter-Quarter Section for 30.88 feet to an existing 5/8" rebar at the Point of Beginning. (Point also being the Southwest corner of Jennings Subdivision, which is on record in the Office of the Judge of Probate of Shelby County in Map Book 4, Page 68).

From the Point of Beginning, run South 89°21'25" East along the South line of Jennings Subdivision and the North line of said Quarter-Quarter Section for 1282.99 feet to an existing 5/8" rebar on a fence line,

then South 14°00'35" East along said fence for 57.21 feet to an existing 5/8" rebar;

Then South 02°27'40" East along said fence for 148.26 feet to an existing 5/8" rebar;

then South 01°22'10" West along said fence for 203.14 feet to an existing 5/8" rebar,

then South 00°16'40" East along said fence for 517.40 feet to an existing 5/8" rebar,

then South 01°27'25" West along said fence for 26.99 feet to an existing 5/8" rebar,

then North 89°46'05" West for 472.87 feet to an existing 5/8" rebar,

then South 89°46'05" East for 463.24 feet to an existing 5/8" rebar on a fence line,

then South 02°59'05" West along said fence for 783.67 feet to an existing 5/8" rebar;

Then North 88°17'15" West along fence for 935.03 feet to a 2" pipe and then continue along the northern line of Shelby County Parcel Number # 17 1 01 0 000 033.003 as described in Instrument Number #20230707000203250 for approximately 219.17 feet (total 1154.20 feet) to a rebar set on the East Right-of Way of Shelby County Highway 85;

Then North 02°32'45" East along the East Right-of-Way of Shelby County Highway for 475.61 feet to a 5/8" rebar set at the PC of a Right-Of Way Curve to the Left. (Delta= 16°31'35", Radius 886.95 feet, Chord= North 05°44'05" West at 254.94 feet),

then run in Northwesterly Direction along the arc of said curve for 255.83 feet to a rebar set at the PT, then North 13°59'50" West along the Eastern Right-of-Way of Shelby County Highway 85 for 294.84 feet to a 5/8" rebar set at the PC of a right away curve to the Right. (Delta= 14°01'20", Radius= 634.66 feet, Chord= North 06°59'10" West at 154.94 feet),

then run in a Northwesterly direction along arc of said curve for 155 feet to a rebar set at the PT.

(This point is on the West side of Shelby County Highway 85.)

then North 00°01'30" East through and along the Eastern side of Shelby County Highway 85 Right-of Way for 994.96 feet to the Point of Beginning.

Less and Except current Parcel # 17 1 01 0 000 033.22 that as described below:



20240426000121700 4/5 \$327.00
Shelby Cnty Judge of Probate, AL
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A Parcel of Approximately 1.06 Acres in the Southeast Quarter of the Northwest Quarter of Section 1, Township 20 Range 2 East in East Shelby County and More particularly described as follows:

Commence at an existing spike at the Northwest corner of said Quarter-Quarter Section and run South 00°44'20" West along the West line of the said Quarter-Quarter Section for 884.11 feet, then South 61°20'05" East for 457.73 feet to a 5/8" rebar, then South 61°17'55" East for 96.13 feet to a 5/8" rebar, then South 02°25'10" East for 130.76 feet to a 5/8" rebar, then North 83°57'15" East for 25.12 feet to a 5/8" rebar, then North 00°24'10" West for 114.98 feet to a 5/8" rebar, then South 82°37'50" East for 68.17 feet to a 5/8" spike, then North 07°22'10" East for 243.33 feet to a 5/8" rebar, then North 83°48'00" West for 158.10 feet to a 5/8" rebar, then South 44°07'30" West for 74.74 feet to a 5/8" rebar, then South 00°23'50" East for 136.70 feet to the point of beginning.

END OF DOCUMENT

Real Estate Sales Validation Form

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

Grantor's Name Robert D Greene
Mailing Address Judy L Greene
PO Box 463
Vincent, Alabama

Grantee's Name Robert Todd Greene
Mailing Address Toby Lyn Greene
5099 English Turn
Birmingham, Alabama 35242

Property Address Vacant Farmland- Approx 56 acres
County Hwy 85 and Green Acres Dr
Harpersville, Alabama

Date of Sale 4/19/24
Total Purchase Price \$10.00
or
Actual Value \$
or
Assessor's Market Value \$292,940

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Accessors' Valuation
☐ Closing Statement

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 Robert Todd Greene

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1