

Send tax notice to:
Lawler Properties, LLC
c/o William Philip Lawler, Manager
285 Lawler Drive
Montevallo, Alabama 35115

This instrument prepared by:
Wendell Cauley
Bradley Arant Boult Cummings LLP
401 Adams Avenue, Suite 780
Montgomery, Alabama 36104

This Deed was prepared with
information supplied by the Grantors
herein and without the benefit of a
title search of the subject property.


STATE OF ALABAMA

)

: ss.

SHELBY COUNTY

)


20121227000494730 1/7 \$305.00
Shelby Cnty Judge of Probate, AL
12/27/2012 12:23:55 PM FILED/CERT

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in-hand paid to **W. L. LAWLER, JR. and ANN D. LAWLER**, husband and wife ("Grantors"), by **WILLIAM PHILIP LAWLER**, a married man, **DIAN LAWLER JOHNSON**, being one and the same person as, Dian Lawler Andree and Dianne Lawler Andree, respectively, a married woman, and **WAYNE KEITH LAWLER**, a married man ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantees in fee simple, subject to the matters hereinafter set forth, all of their respective rights, title and interests in the following described real estate situated in Shelby County, Alabama, to-wit:

All of NW1/4 of N1/4 and SW1/4 of NW1/4 of Section 5, Township 24 North, Range 13 East, lying South of Southern Railroad Right of way and West of County Road No. 23 and North of State Hwy #25.

Also, Part of S1/2 of NW1/4 of Sec. 6, Township 24 North, Range 13 East, described as follows:

Begin at intersection of North line of State Hwy 25 and West line of said NW1/4; thence NE along West line 835 feet; Thence South 740 feet to the North line of Hwy 25; thence West along North line thereof 380 feet to point of beginning.

Also, Commence at intersection of East line of Section 6, Township 24, Range 13 East and South right of way of Highway 25; thence West along South right of way 290 feet to point of beginning; thence continue West 385 feet; thence South 220 feet; thence East 390 feet; thence North 200 feet; thence East 20 feet; thence North to South right of way of Highway 25 to point of beginning.

Also, part of NE1/4 and Part of NE1/4 of NW ¼ of Sec. 6, Township 24 North, Range 13 East; Described as: Begin at intersection of North line of State Hwy 25 and East line thence North on East line 1300 feet to South line of County Hwy 23; thence Northwest on South line of Hwy 23, for 310 feet to South line of Southern RR Right of way; thence Northwest on South line of RR 1600 feet to North line of Section; thence West on North line 1375 feet to NW corner; thence South on West line 460 feet; thence East 1115 feet; thence South 1430 feet to North line of State Highway 25; thence East on North line 460 feet; thence North 306.5 feet; thence East 323.75 feet; thence South 297.3 feet to North line of State Highway 25; thence East on North line of Highway 1425 feet to point of beginning.

Also, a Part of NE1/4 of Section 1, Township 24 North, Range 12 East, described as:

Beginning at NE corner; thence West on North line 1050 feet; thence South 1940 feet; to North line of State Highway 25; thence East on North line of Highway 195 feet to East line; thence NE on East line 835 feet; thence North 710 feet; thence East 395 feet to East line; thence NE on East line 470 feet to point of beginning.

LESS AND EXCEPT the following four parcels, respectively:

PARCEL 1:

Beginning at a point in the north margin of Alabama State Highway 25, thence with the margin of said state route South 77 degrees 34 minutes 24 seconds West 122.21 feet to a concrete right-of-way monument; thence South 84 degrees 34 minutes 52 seconds West 1649.87 feet to a concrete right-of-way monument being the southeasterly corner of Lawler (Deed Book 345 Page 691); thence with the severance line of Lawler North 06 degrees 58 minutes 41 seconds West 275.76 feet to an iron pipe found said corner being in the corner of Lawler (Deed Book 345 Page 691 and Deed Book 115 Page 152); thence continuing with the severance line of Lawler North 55 degrees 41 minutes 55 seconds West 473.03 feet to an iron pin set; thence North 44 degrees 57 minutes 55 seconds West 622.67 feet to an iron pin set in the line of Metrock Steel & Wire Company (Deed Book 158 Page 85); thence North 03 degrees 48 minutes 21 seconds West 406.80 feet to an iron pin set in the line of Westinghouse; thence North 03 degrees 48 minutes 21 seconds West 133.47 feet to an iron pin set in the south margin of a railroad spur right-of-way; thence with said right-of-way North 53 degrees 06 minutes 40 seconds East 309.75 feet to a point; thence North 36 degrees 53 minutes 20 seconds West 15.00 feet to a point; thence with a curve to the right having a radius of 358.15 feet, an arc length of 169.34 feet, (Chord: North 66 degrees 39 minutes 24 seconds East 1677.77 feet) to an iron pin set in the south margin of the Southern Railroad, thence with said right-of-way South 79 degrees 55 minutes 58 seconds East 2082.39 feet to a point; thence South 77 degrees 03 minutes 40 seconds East 100.26 feet to a point in the centerline of County Road Number 23; thence with said centerline along a curve to the right having a radius



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of 278.88 feet; an arc length of 414.25 feet (Chord: South 34 degrees 29 minutes 58 seconds East 377.20 feet) to a point; thence South 08 degrees 03 minutes 16 seconds West 234.72 feet to a point; thence along a curve to the left having a radius of 2288.67 feet, an arc length of 608.89 feet (Chord: South 00 degrees 25 minutes 58 seconds West 607.10 feet) to a point; thence South 07 degrees 11 minutes 32 seconds East 57.59 feet to a point; thence South 82 degrees 24 minutes 26 seconds West 62.75 feet to a point of beginning containing 3618571 Square Feet, 83.07 Acres.

The immediately foregoing PARCEL 1 having been conveyed to LaFarge Building Materials, Inc., an Alabama corporation, by Lawler Properties, LLC, an Alabama limited liability company by Statutory Warranty Deed dated July 27, 2011.

PARCEL 2:

From the Northeast Corner of the N.W. $\frac{1}{4}$ of Section 6 Tsp. 24 N. R-13E Run Westerly along the North Boundary Line of the said N.W. $\frac{1}{4}$ of Sec. 6 Tsp. 24N. R 13E. for 1061.16 Ft. Thence turn left an angle of 35 degrees, 39 minutes, 20 seconds and run Southwesterly for 1909.58 Ft. to the Point of Beginning of the land herein described and conveyed; Thence continue Southwesterly along same course for a distance of 381.72 Ft.; Thence turn left an angle of 57 degrees, 49 minutes and run Southerly 376.43 Ft.; Thence turn left an angle of 112 degrees, 14 minutes and run Northeasterly 498.84 Ft.; Thence turn left an angle of 26 degrees, 10 minutes, Northeasterly 53.0 Ft.; Thence turn left an angle of 67 degrees, 53 minutes and run Northwesterly 392.04 Ft. to the Point of Beginning. This being a part of the E1/2 of the NE $\frac{1}{4}$ of Sec. 1 Tsp. 24N R 12E, also a part of the W1/2 of the NW1/4 of Sec. 6 Tsp. 24N R13E Shelby County, Alabama

PARCEL 3:

A parcel of land containing 4.83 acres, located in the NW $\frac{1}{4}$ of the NW1/4, Section 6, Township 24 North, Range 13 East, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said $\frac{1}{4}$ -1/4 section and run North 87 degrees 48 minutes 30 seconds East along the North boundary of said section 259.83 feet; thence run South 52 degrees 09 minutes 10 seconds West 1064.53 feet to the intersection of a fence line, said point being the point of beginning; thence run South 14 degrees 58 minutes 49 seconds West along said fence 305.81 feet; thence run North 59 degrees 41 minutes 51 seconds West 651.67 feet to the intersection of a fence line; thence run North 58 degrees 59 minutes 15 seconds East along said fence 534.42 feet to a fence corner; thence run South 52 degrees 25 minutes 30 seconds East along a fence 278.60 feet to a fence corner; thence run South 14 degrees 58 minutes 49 seconds West along a fence 143.73 feet to the

point of beginning. According to the survey of Roger Moore, Professional Land Surveyor, Reg. No. 13185, dated July 8, 1991.

The immediately foregoing PARCEL 3 having been conveyed to William Philip Lawler and wife, Jackie Burrow Lawler, by W. L. Lawler, Jr. and wife, Ann D. Lawler; Dian Lawler Johnson, a married woman; and Wayne Keith Lawler, a single man, by Warranty Deed dated September 6, 1991, recorded in the Office of the Judge of Probate of Shelby County, Alabama in Book 362, Page 965.

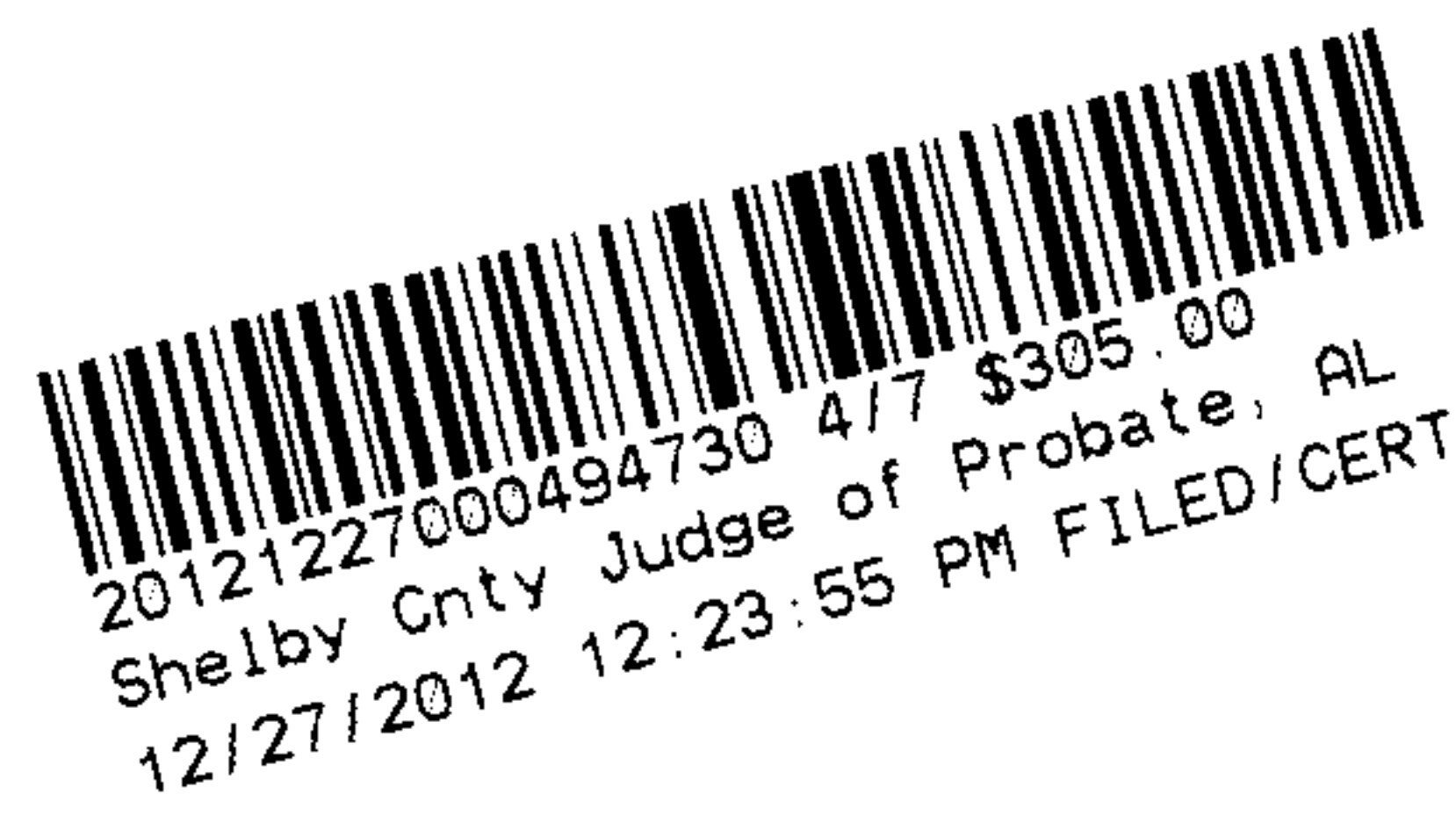
PARCEL 4:

A parcel of land rectangular in shape, the eastern boundary of which is the western boundary of PARCEL 2 described above; the northern boundary of which runs west from the northwestern corner of PARCEL 2 described above, and the southern boundary of which runs west from the southwestern corner of PARCEL 2 described above, the northern and southern boundaries of this PARCEL 4 running parallel to each other at a uniform distance (*i.e.*, equal to the length of the western boundary of PARCEL 2 described above) apart, to the eastern boundary of Reynolds Cemetery Road, and the western boundary of which PARCEL 4 runs along the eastern boundary of Reynolds Cemetery Road.

This conveyance and the warranties hereinafter contained are made subject to any and all easements, restrictions, covenants, rights-of-way and reservations, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.

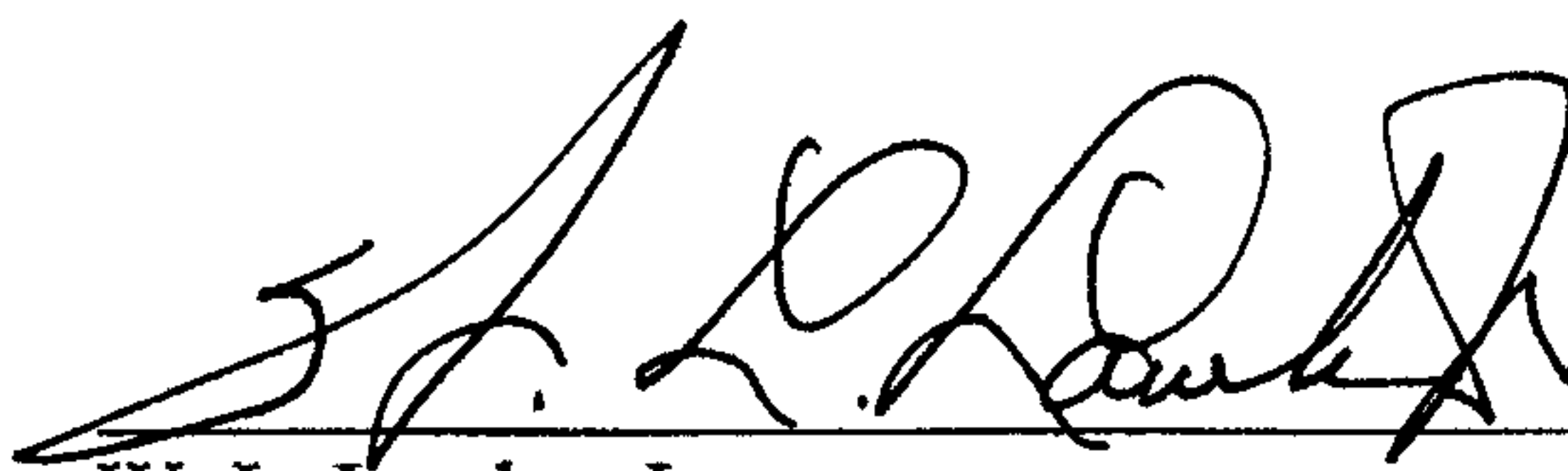
The foregoing forms no part of the homestead of any of the Grantors.

TO HAVE AND TO HOLD unto Grantees, their respective heirs, successors and assigns forever; subject, however, to (i) ad valorem taxes for the year 2012 and subsequent years, not now due and payable and not delinquent; and (ii) all easements, restrictions, right-of-way, covenants and other matters of record.




Grantors do for themselves, their heirs, successors and assigns, covenant with Grantees, their heirs, successors and assigns, that each of them is lawfully seized in fee simple of an undivided one-fifth (1/5) interest in said premises; that the premises are free from all encumbrances except as set forth hereinabove; that each of them has a good right to sell and convey the same as aforesaid; and that each of them will, and their heirs, successors and assigns shall, warrant and defend the same to Grantees, their respective heirs, successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on or as of the 26 day of December, 2012.



W. L. Lawler, Jr.



Ann D. Lawler

STATE OF ALABAMA)
COUNTY OF Shelby) ss.

I, the undersigned, a notary public in and for said county in said state, hereby certify that W. L. Lawler, Jr., 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 said instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of December, 2012.



Notary Public

[NOTARIAL SEAL]

My commission expires: _____

My Commission Expires Dec 1, 2013

STATE OF ALABAMA)
COUNTY OF Shelby) : ss.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Ann D. Lawler, 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 said instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of December, 2012.

Carlene R. Hadaway
Notary Public

[NOTARIAL SEAL]

My commission expires: _____

My Commission Expires Dec 1, 2013

Shelby County, AL 12/27/2012
State of Alabama
Deed Tax: \$273.00

20121227000494730 6/7 \$305.00
Shelby Cnty Judge of Probate, AL
12/27/2012 12:23:55 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name W. L. Lawler, Jr., et al.
Mailing Address 135 Lawler Drive
Montevallo, AL. 35115

Grantee's Name Wm. Philip Lawler et al.
Mailing Address 285 Lawler Drive
Montevallo, AL. 35115

Property Address Rural Parcel I.D.s
27726001001
35306001002
276230000003
361010001001

Date of Sale December , 2012
Total Purchase Price \$-0-

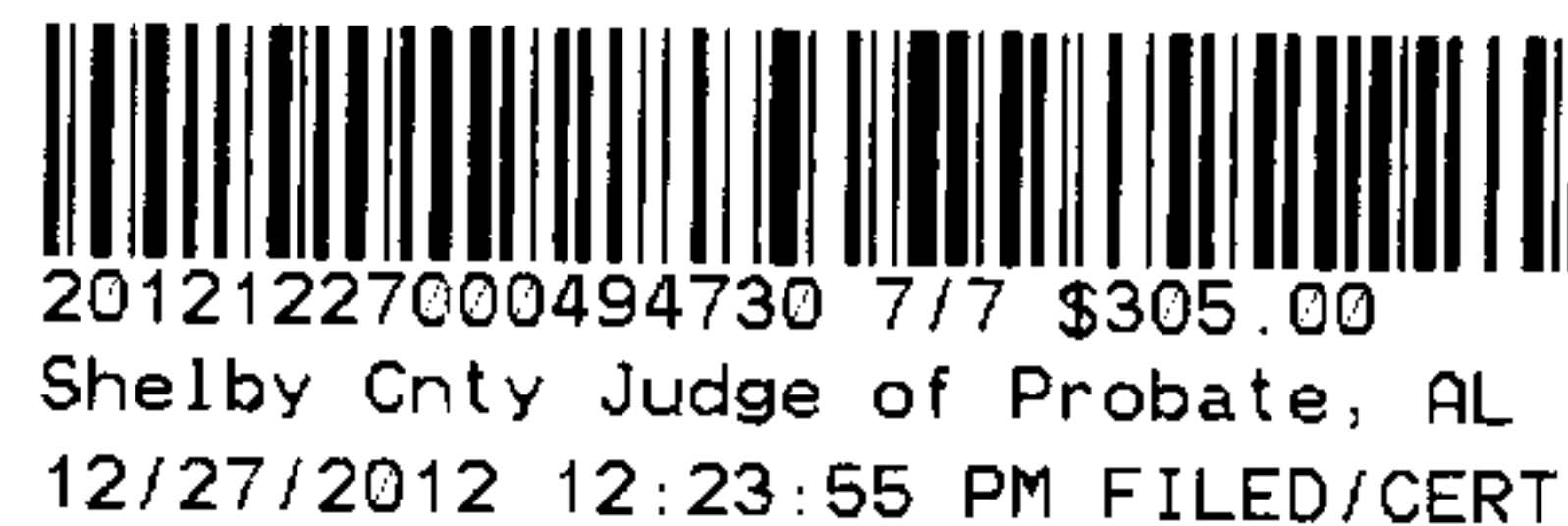
or
Actual Value \$172,800.00*

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 12-26-12

Print

W. L. Lawler Jr.

Unattested

Carlene R. Hadaway
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

*4/10s interest in listed parcels. Total market value per appraisal of Claud C. Craig, III, dated November '29, 2012 -- \$432,000.00.

Form RT-1