



20130308000097670 1/3 \$255.00  
Shelby Cnty Judge of Probate, AL  
03/08/2013 11:18:54 AM FILED/CERT

This instrument was prepared by:  
**Wallace, Ellis, Fowler, Head & Justice**  
**P O Box 587**  
**Columbiana, AL 35051**

Send Tax Notice to:  
**AR Properties, LLC**  
**328 Hawthorn Street**  
**Birmingham, AL 35242**

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **Two Hundred Thirty Six Thousand Eight Hundred Thirty Six 73/00 Dollars (\$236,836.73)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **JAMES C. PUCKETT, JR., as Personal Representative of the Estate of Joan Callahan, deceased, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **AR Properties, LLC, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

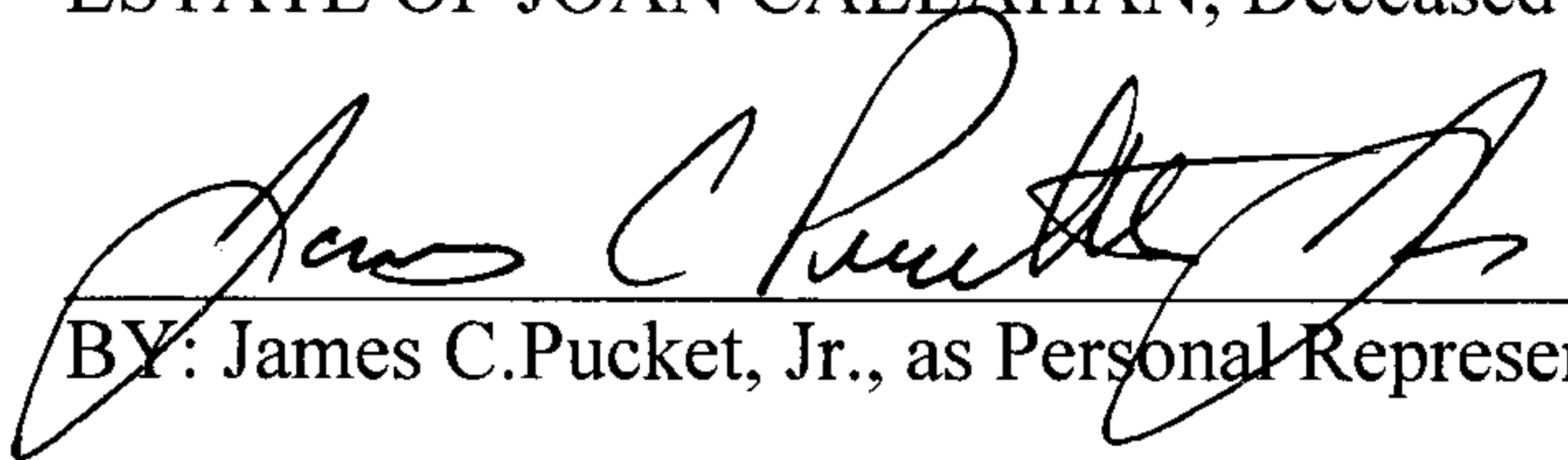
Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 7<sup>th</sup> day of March, 2013.

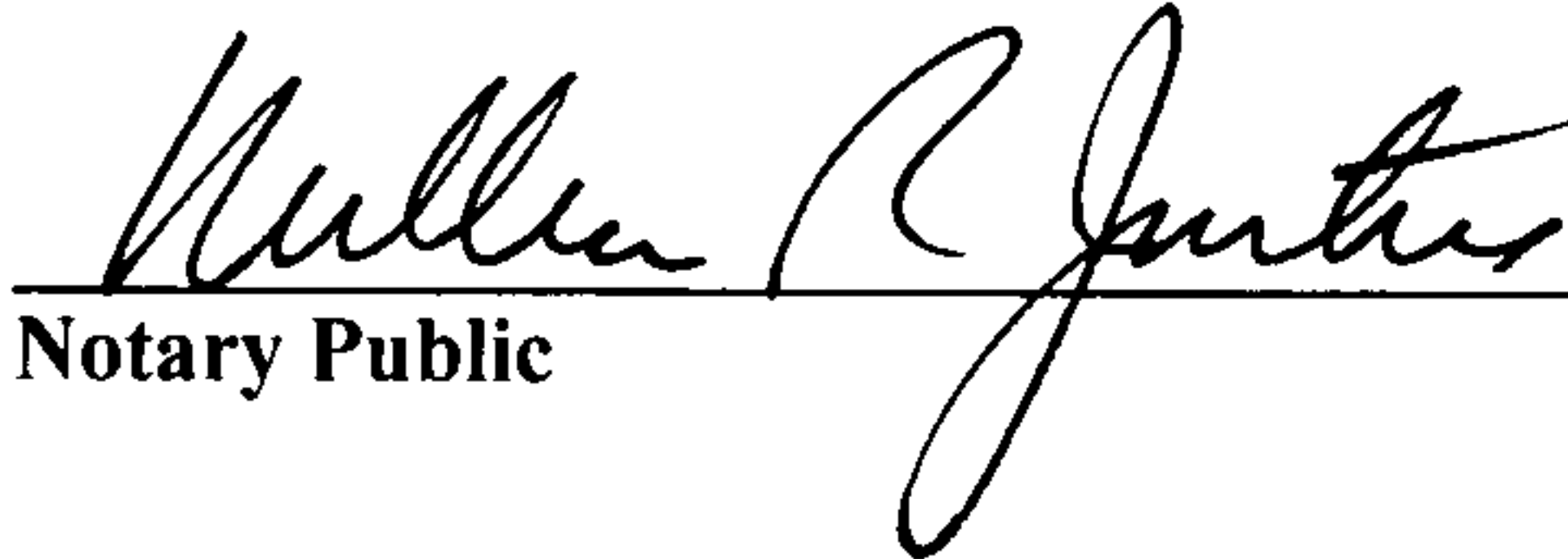
ESTATE OF JOAN CALLAHAN, Deceased

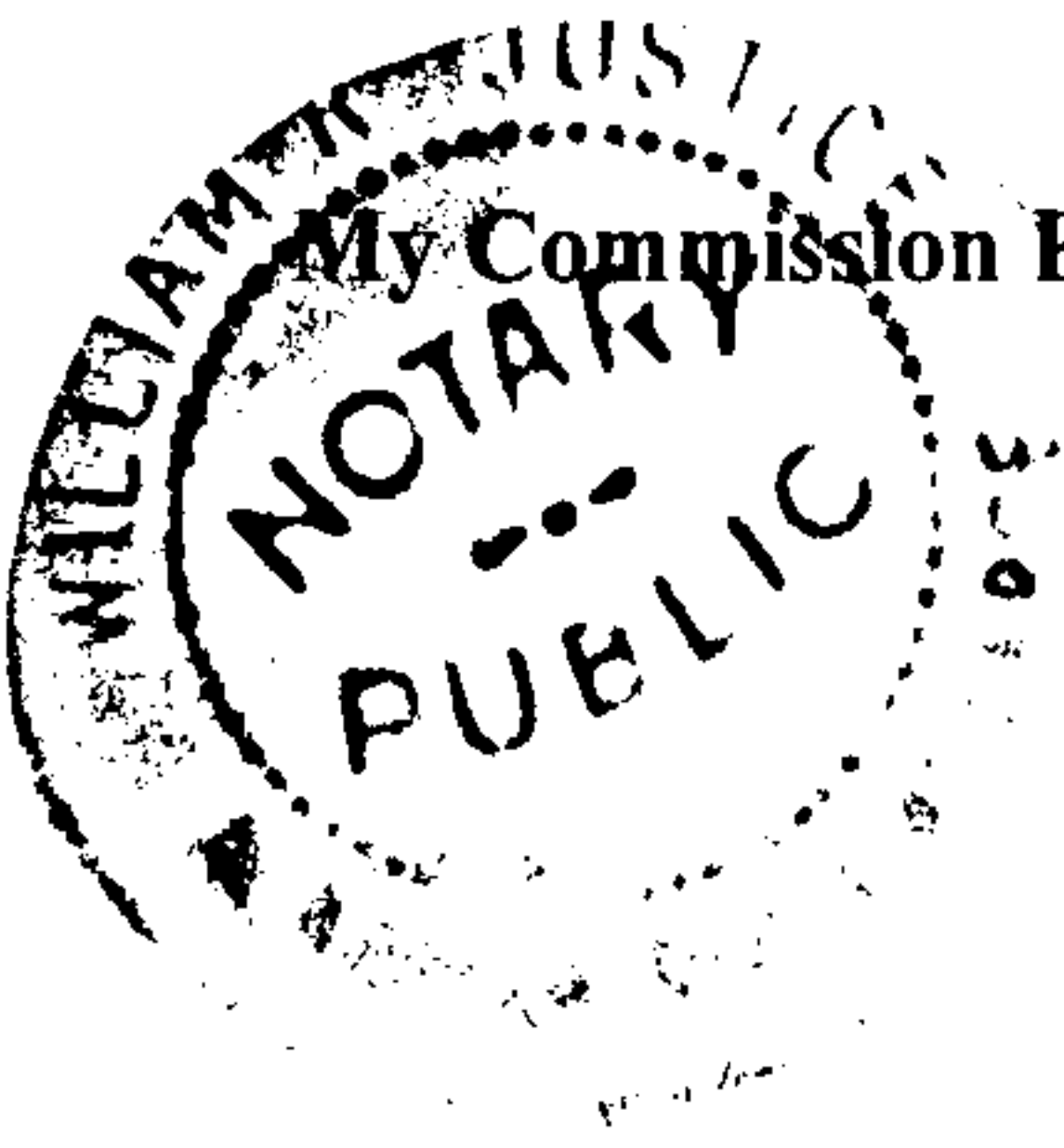
  
BY: James C. Puckett, Jr., as Personal Representative

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James C. Puckett, Jr., who as Personal Representative of the Estate of Joan Callahan, deceased, 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 executed the same voluntarily on the day the same bears date, in his capacity as such Personal Representative.

Given under my hand and official seal this 7<sup>th</sup> day of March, 2013.

  
Notary Public



Shelby County, AL 03/08/2013  
State of Alabama  
Deed Tax: \$237.00



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89° 10'24"E, a distance of 1129.68' to a point on the Westerly R.O.W. line of Shelby County Highway 26, said point being the beginning of a non-tangent curve to the right, having a radius of 3460.00, a central angle of 04°54'06", and subtended by a chord which bears S18°46'29"E, and a chord distance of 295.92'; thence along the arc of said curve and said R.O.W. line, a distance of 296.01'; thence S16°19'26"E and along said R.O.W. line, a distance of 346.01'; thence S00°02'43"E and leaving said R.O.W. line, a distance of 677.28'; thence N89°49'32"W, a distance of 924.24'; thence N07°55'53"W, a distance of 166.05'; thence N12°04'58"W, a distance of 111.16'; thence N15°14'37"E, a distance of 54.60'; thence N41°05'08"E, a distance of 142.51'; thence N30°11'45"E, a distance of 82.61'; thence N59°48'15"W, a distance of 30.00'; thence N30°11'45"E, a distance of 50.00'; thence N59°48'15"W, a distance of 207.00'; thence S30°11'45"W, a distance of 213.22'; thence S59°48'15"E, a distance of 190.94'; thence S41°05'08"W, a distance of 61.53'; thence S15°14'37"W, a distance of 68.77'; thence S12°04'58"E, a distance of 117.38'; thence S08°01'23"E, a distance of 160.72'; thence N89°49'32"W, a distance of 364.77' to the SW Corner of the SW 1/4 of the SE 1/4 of above said Section 21; thence N89°48'31"W, a distance of 1579.46' to the approximate center of Waxahatchee Creek, all further calls will be along center of creek until otherwise noted; thence N03°41'14"W, a distance of 132.91'; thence N02°02'37"E, a distance of 302.32'; thence N04°58'09"W, a distance of 78.82'; thence N10°46'30"W, a distance of 338.31'; thence N02°54'42"E, a distance of 134.56'; thence N12°20'02"E, a distance of 253.65'; thence N32°55'27"E, a distance of 9.70'; thence N88°59'39"E and leaving said center of creek, a distance of 1577.72' to the PONT OF BEGINNING.

PARCEL 2

BEGIN at the NE Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the PONT OF BEGINNING; thence S00°02'43 "E, a distance of 329.61' to a point on the Easterly R.O.W. line of Shelby County Highway 26; thence N16°19'26"W and along said R.O.W. line, a distance of 72.05' the beginning of a curve to the left, having a radius of 3540.00, a central angle of 04°25'16", and subtended by a chord which bears N18°32'03"W, and a chord distance of 273.08'; thence along the are of said curve and said R.O.W. line, a distance of 273.15'; thence N89°10'24"E and leaving said R.O.W. line, a distance of 106.81' to the POINT OF BEGINNING.

PARCEL 3

BEGIN at the NE Corner of the NW 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°49'32"W, a distance of 924.24' to a point on the Easterly R.O.W. line of Blackmon Cemetery Road; thence S02°52'44"E and along said R.O.W. line, a distance of 209.35'; thence S25°35'05"W and along said R.O.W. line, a distance of 187.45'; thence S10°44'50"W and along said R.O.W. line, a distance of 86.23' to a point on the Northerly R.O.W. line of Alabama Highway 70; thence N82°09'15"E, leaving said Blackmon Cemetery Road R.O.W. line and along Highway 70 R.O.W. line, a distance of 13.46' to the beginning of a curve to the right, having a radius of 1920.00, a central angle of 17°04'57", and subtended by a chord which bears S89°18'17"E, and a chord distance of 570.33'; thence along the arc of said curve and said R.O.W. line, a distance of 572.44'; thence S80°45'48"E and along said R.O.W. line, a distance of 185.29'; thence S09°14'12"W and along said R.O.W. line, a distance of 20.00'; thence S80°45'48"E and along said R.O.W. line, a distance of 246.21'; thence N00°27'34"E and leaving said R.O.W. line, a distance of 554.17' to the POINT OF BEGINNING.



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# 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 Joan Callahan, deceased  
Mailing Address 3510 Crosshill Road  
Birmingham, AL 35223

Grantee's Name: AR Properties, LLC  
Mailing Address: 328 Hawthorn Street  
Birmingham, AL 35242

Property Address: AL Hwy. 70 & SC Hwy 26  
Columbiana, AL 35051

Date of Sale 3-7-13

Total Purchase Price \$ 236,836.73

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 – Tax Assessor Records

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 3-7-13

\* Sign James C. Puckett, Jr. Administrator of Estate of Joan Callahan  
(Grantor/Grantee/Owner/Agent) circle one  
Print James C. Puckett, Jr.

☐ Unattested

Mullen R. Jones  
(Verified by)