

WARRANTY DEED

20140523000158110 1/6 \$30.00
Shelby Cnty Judge of Probate, AL
05/23/2014 04:27:33 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: that in consideration of One Million Eight Hundred Eighty-Six Thousand and No/100 Dollars (\$1,886,000.00) and other valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Shelby Investments, LLC, a Georgia Limited Liability Company** (herein referred to as Grantors), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **The Alabama Trust Fund for the State of Alabama (pursuant to Amendment 543 to the Alabama Constitution of 1901)** (herein referred to as Grantee), its successors and assigns, forever, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF AS IF FULLY SET OUT HEREIN.

Grantor, for themselves, their heirs and assigns covenants with Grantee, its successors and assigns, that:

1. They are lawfully seized of an indefeasible estate in fee simple in and to the real property particularly described above;
2. They have a good and lawful right to sell and convey the same as aforesaid;
3. The same is free and clear of any liens or encumbrances; and
4. They will and their heirs and assigns shall, warrant and defend the title thereof unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

NOTE: THE PREPARER OF THIS DOCUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

By accepting title by this deed, Grantee does not waive any rights it has under the Alabama Constitution of 1901.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Shelby Investments, LLC, a Georgia Limited Liability Company, has caused this instrument to be executed this the 21st day of May, 2014.

Shelby Investments, LLC,
a Georgia Limited Liability Company

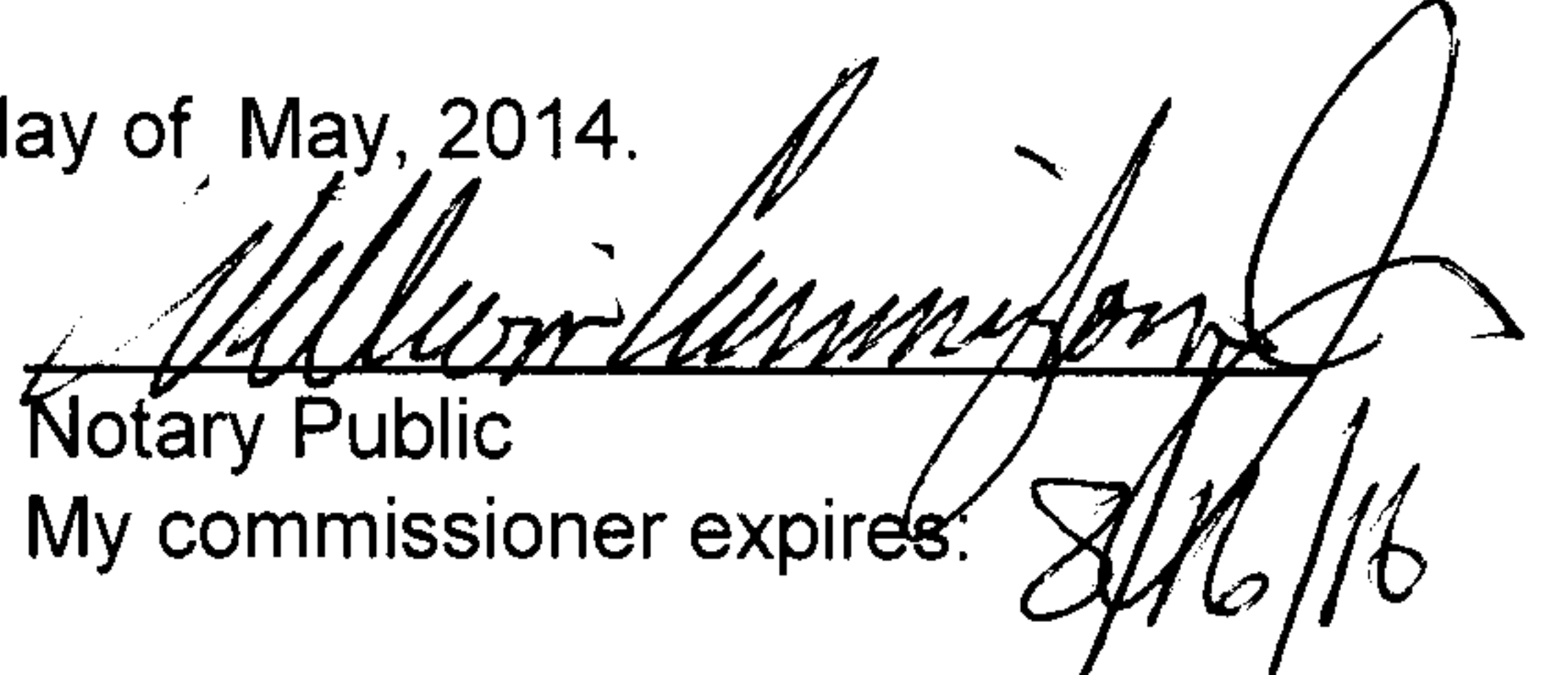
By 

Its Sole Managing Member

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Timothy L. Webster, whose name as the sole managing member of Shelby Investments, LLC, a Georgia Limited Liability Company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that Timothy L. Webster, as such sole managing member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this the 21st day of May, 2014.


Notary Public
My commissioner expires: 8/16/16

Grantor's Address:

2464 Glasscott Rd
Huntsville, AL 35896

Grantees' Address:

**Alabama Forever Wild Land Trust c/o
State of Alabama, Department of Conservation
And Natural Resources, State Lands Division
Attention: Patricia J. Powell
464 Folsom Administrative Building
64 North Union Street
Montgomery, AL 36130
(send tax notice to this address)**

Consideration based on market value

THIS INSTRUMENT PREPARED BY:

**B. Saxon Main
BALL, BALL, MATTHEWS & NOVAK, P.A.
POST OFFICE DRAWER 2148
MONTGOMERY, ALABAMA 36102-2148
(334)387-7680
BBM&N File No. 2500.0195**

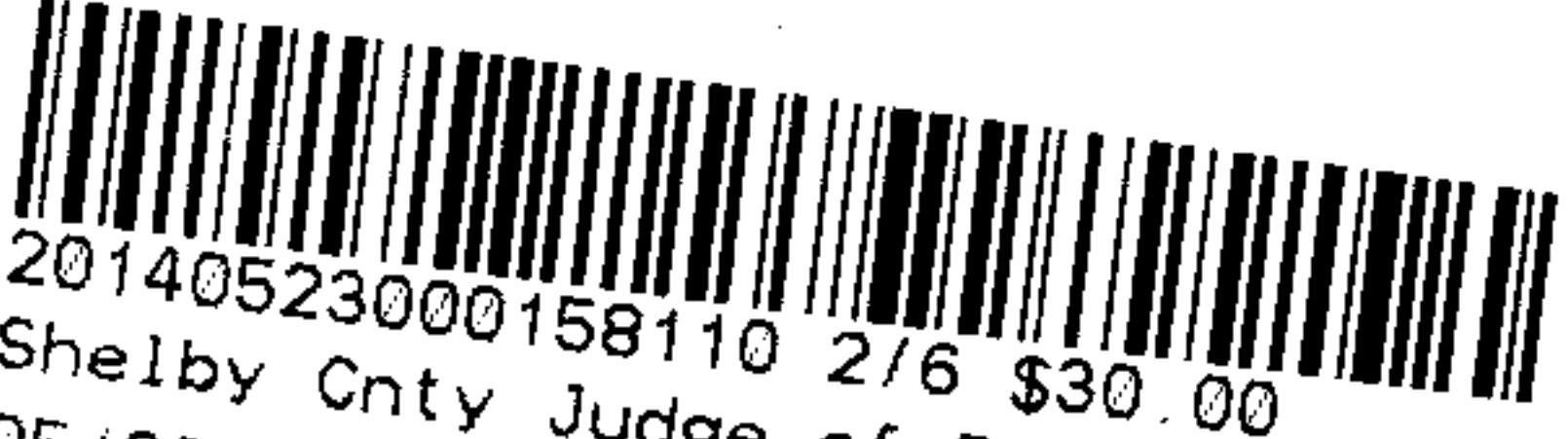

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

A tract of land situated in Section 19, Township 21 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

The West ½ of the Northeast ¼ lying West of the Cahaba River;

The Northeast ¼ of the Northwest ¼;

The East ½ of the Northwest ¼ of the Northwest ¼;

The Northwest ¼ of the Southeast ¼ lying North of the Cahaba River;

The North ½ of the Southwest ¼ lying West of the Cahaba River;

Less and except a parcel sold to Alabama Power company dated February 20, 1997 and recorded by Instrument Number 1997-13759, in the Probate Office of Shelby County, Alabama, being described as follows: A strip of land one hundred (100) feet in width which lies within the N ½ of Section 19, said strip is more particularly described as follows: To reach the point of beginning of the strip, commence at the Southwest corner of Section 18, Township 21 South, Range 4 West; thence run North along the West boundary line of said Section 18 a distance of 214.6 feet to a point; thence turn a deflection angle to the right of 102 degrees 28 minutes and run South 67 degrees 39 minutes 00 seconds East a distance of 713 feet, more or less, to a point, such point being the Point of Beginning of the strip of land herein described; therefrom, the strip lies 50 feet on each side of a center line and the continuations thereof which begins as such point of beginning and continues South 67 degrees 39 minutes 00 seconds East a distance of 733.0 feet to a point; thence center line turns a deflection angle to the left of 01 degrees 30 minutes and runs South 69 degrees 09 minutes 00 seconds East a distance of 2,891 feet, more or less, to a point, such point being the center line of the Cahaba River; such point also being the Point of Ending of the strip of land herein described.

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LEGAL DESCRIPTION - CONTINUED

Parcel II:

The South $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19, Township 21 South, Range 4 West, Shelby County, Alabama.

Parcel III:

A parcel of land located in the East half of Section 24, all in Township 21 South, Range 5 West, Huntsville Meridian, in Shelby County, Alabama, being more particularly described as follows:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

The Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

The Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West;

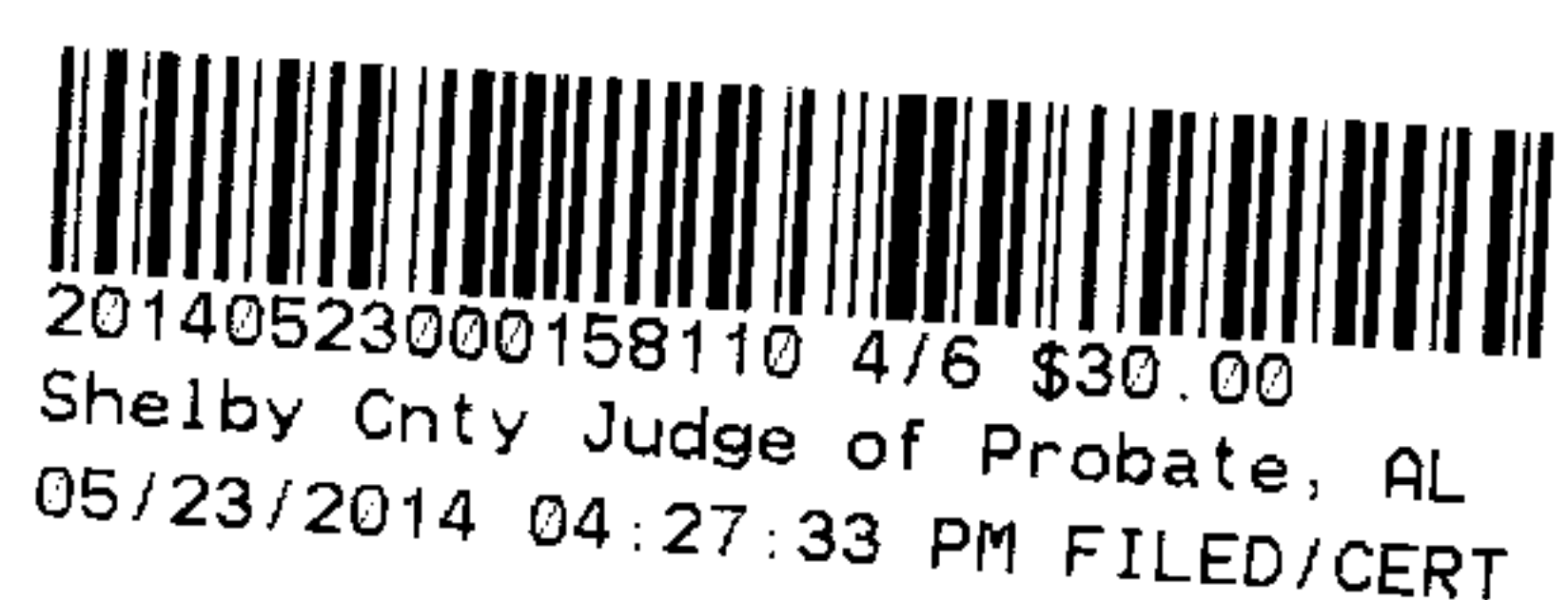
SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ which lies North and East of the Cahaba River in Section 24, Township 21 South, Range 5 West;

Less and except all property lying North and West of the following described lines:

A survey line over and across part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows:

Start at the purported Southwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence run in a Northerly direction along the West boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 952.17 feet to the Point of Beginning; thence with a deflection angle of 56 degrees 42 minutes to the right, run in a Northeasterly direction for a distance of 246.98 feet to a point; thence with a deflection angle of 09 degrees 27 minutes to the right, continue in a Northeasterly direction for a distance of 101.78 feet to a point;

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LEGAL DESCRIPTION - CONTINUED

thence with a deflection angle of 03 degrees 50 minutes to the left, continue in a Northeasterly direction for a distance of 237.67 feet to a point; thence with a deflection angle of 60 degrees 14 minutes to the left, run in a Northerly direction for a distance of 212.76 feet to a point; thence with a deflection angle of 07 degrees 36 minutes to the right, run in a Northeasterly direction for a distance of 261.25 feet to a point; thence with a deflection angle of 09 degrees 35 minutes to the right, continue in a Northeasterly direction for a distance of 84.67 feet to a point; thence with a deflection angle of 30 degrees 35 minutes to the right, continue in a Northeasterly direction for a distance of 173.44 feet to a point; thence with a deflection angle 23 degrees 06 minutes to the right, continue in a Northeasterly direction for a distance of 141.63 feet to a point; thence with a deflection angle of 13 degrees 24 minutes to the left, continue in a Northeasterly direction for a distance of 196.52 feet to a point; thence with a deflection angle of 52 degrees 49 minutes to the left, continue in a Northeasterly direction for a distance of 329.43 feet to a point; thence with a deflection angle of 05 degrees 16 minutes to the left, run in a Northerly direction for a distance of 441.57 feet to a point; thence with a deflection angle of 57 degrees 17 minutes to the right, run in a Northeasterly direction for a distance of 137.65 feet to the West right-of-way margin of Shelby county Road 251 (a 60 foot prescriptive right-of-way), also being the Point of Ending. Said Line being South and East of an existing woods road.

Together with a 60 foot wide, non-exclusive right of way, for ingress and egress, or what is commonly referred to as Red Rock Road:

A survey line over and across part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the Northeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama, being more particularly described as follows:

Start at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 24; thence run in a Northerly direction along the West boundary of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ for a distance of 1380.47 feet to the Northwest corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence continue in a Northerly direction along a projection of said line for a distance of 1547.58 feet to a point; thence with a deflection angle of 90 degrees 00 minutes to the right, run in an Easterly direction for a distance of 1260.29 feet to a point lying on the East right-of-way margin of Shelby County Road 251 (a 60 foot prescriptive right-of-way), said point being the Point of Beginning;

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LEGAL DESCRIPTION - CONTINUED

thence with a deflection angle of 52 degrees 33 minutes to the left, run in a Northeasterly direction for a distance of 135.69 feet to a point; thence with a deflection angle of 21 degrees 17 minutes to the right, continue in a Northeasterly direction for a distance of 234.36 feet to a point; thence with a deflection angle of 12 degrees and 44 minutes to the right, continue in a Northeasterly direction for a distance of 474.07 feet to a point; thence with a deflection angle of 18 degrees 42 minutes to the right, run in an Easterly direction for a distance of 288.12 feet to a point; thence with a deflection angle of 06 degrees and 24 minutes to the right, run in a Southeasterly direction for a distance of 128.40 feet to a point; thence with a deflection angle of 16 degrees and 43 minutes to the left, run in a Northeasterly direction for a distance of 132.07 feet to a point; thence with a deflection angle of 12 degrees 45 minutes to the right, run in an Easterly direction for a distance of 214 feet more or less to the East boundary of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24, also being the Point of Ending. Said line being South and East of Red Rock Road.

Parcel IV

The The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 5 West, Shelby County, Alabama

