


THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Albert L. Scott, Jr.
260 Chastain Commons
Atlanta, Georgia 30342

WARRANTY DEED

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY OF SHELBY)


20140527000158180 1/5 \$460.00
Shelby Cnty Judge of Probate, AL
05/27/2014 09:18:16 AM FILED/CERT

That in consideration of **FOUR HUNDRED THIRTY THREE THOUSAND SEVEN HUNDRED EIGHTY FIVE AND NO/100-----DOLLARS (\$433,785.00)**, to the undersigned grantor, **ROBERT W. SCOTT, a married man**, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **ALBERT L. SCOTT, JR**, (herein referred to as **GRANTEESS**), all of my right, title and interest to the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to taxes for 2014 and subsequent years, easements, restrictions, rights of way and permits of record.

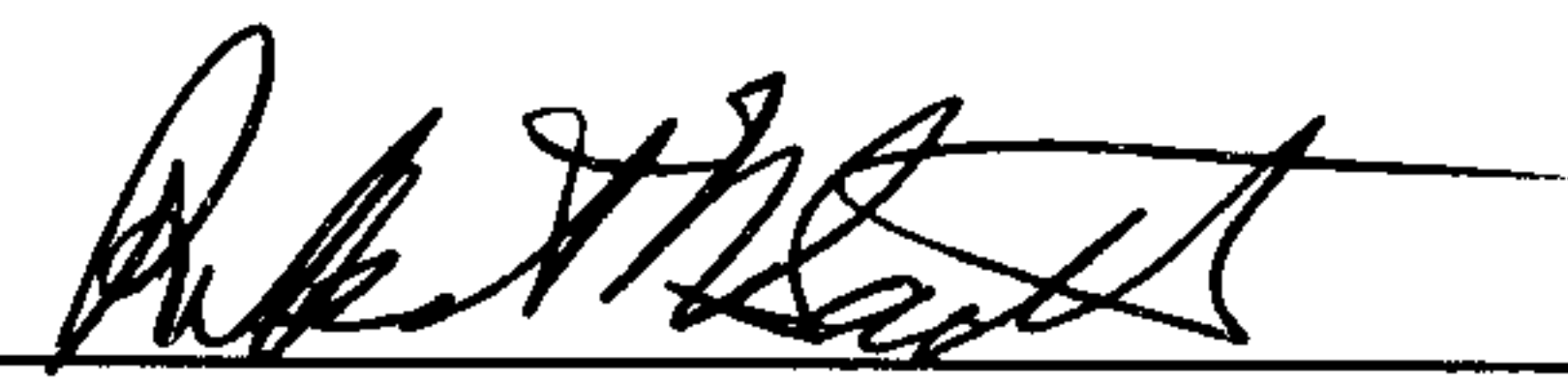
This property constitutes no part of the homestead of the grantor or his respective spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, its successors 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 22 day of May, 2014.



Robert W. Scott


STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 05/27/2014
State of Alabama
Deed Tax: \$434.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert W. Scott, whose name 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.

Given under my hand and official seal this 22nd day of May, 2014.





Notary Public

My Commission Expires: 9/12/15

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Parcel "A"

A Parcel of land located in the east 1/2 of the northwest 1/4 and in the southwest 1/4 of the northeast 1/4 of Section 11, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at the Southeast Corner of the southwest 1/4 of the northwest 1/4 of said Section 11, thence North 89°31'00" East along south line of the northwest 1/4 of said Section 11 for a distance of 228.98 feet to a set iron pin, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said 1/4 line proceed North 08°13'52" East for a distance of 1385.60 feet to a set iron pin, said point being on the centerline of a vacated 40.00 foot wide road right-of-way, vacated per resolution # 04-09-13-08; thence along said centerline North 66°18'55" East for a distance of 334.67 feet to a curve to the left having a delta angle of 13°52'44" and a radius of 185.00 feet, with a chord bearing of North 61°28'15" East and a chord distance of 44.70 feet; thence continue along said centerline along said curve for a distance of 44.81 feet to the southwestern right-of-way of Alex Mills Road (40 foot right-of-way); thence along said right-of-way South 30°56'15" East for a distance of 146.04 feet to a curve to the left having a delta angle of 44°24'58" and a radius of 127.95 feet, with a chord bearing of South 53°23'53" East and a chord distance 96.83 feet; thence continue along said right-of-way, along said curve for a distance of 99.30 feet; thence continue along said right-of-way South 75°37'49" East for a distance of 163.83 feet to a curve having a delta angle of 15°34'18" and a radius of 140.00 feet, with a chord bearing of South 67°50'46" East and a chord distance of 37.93 feet; thence continue along said right-of-way, along said curve a distance of 38.05 feet; thence continue along said right-of-way South 60°38'09" East for a distance of 57.10 feet; thence continue along said right-of-way South 60°09'19" East for a distance of 554.84 feet to a curve to the right having a delta of 23°32'25" and a radius of 462.08 feet, with a chord bearing of South 46°52'49" East and a chord distance of 188.51 feet; thence continue along said right-of-way, along said curve for a distance of 189.85 feet; thence continue along said right-of-way South 34°54'52" East for a distance of 132.57 feet; thence continue along said right-of-way South 28°32'52" East for a distance of 199.92 feet to a curve to the right having a delta of 19°03'27" and a radius of 724.65 feet, having a chord bearing of South 19°06'51" East and a chord distance of 239.92 feet; thence continue along said right-of-way, along said curve for a distance of 241.03 feet; thence continue along said right of way South 06°43'45" East for a distance of 331.87 feet to a set iron pin; thence leaving said right-of-way, along the south line of the northwest 1/4 of said Section 11 South 89°31'00" West for a distance of 1848.33 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 45.78 acres, more or less.

(Exhibit "A" continued on next page)



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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

Parcel "B"

A Parcel of land located in the northwest 1/4 and in the northwest 1/4 of the southwest 1/4 of Section 11, and in the southeast 1/4 of the northeast 1/4 and in the northeast 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at a found 1 inch open pipe at the Southeast Corner of the southwest 1/4 of the northwest 1/4 of said Section 11, thence South 02°26'17" East along east line of the northwest 1/4 of the southwest 1/4 of said Section 11 for a distance of 510.50 feet to a set iron pin; thence leaving said 1/4-1/4 line South 87°40'12" East for a distance of 363.84 feet to a found 1 inch open pipe; thence North 66°29'34" West for a distance of 1228.07 feet to a set iron pin on the eastern right-of-way of Alabama State Highway No. 119 (varying width right-of-way); thence along said right-of-way North 31°21'00" East for a distance of 59.67 feet; thence continue along said right of way South 58°39'00" East for a distance of 20.00 feet; thence continue along said right-of-way North 31°21'00" East for a distance of 408.30 feet to a curve to the right having a delta of 10°12'34" and a radius of 1577.02 feet, with a chord bearing of North 36°27'17" East and a chord distance of 280.64 feet; thence continue along said right of way, along said curve for a distance of 281.09 feet; thence North 48°26'25" West for a distance of 20.00 feet to a curve to the right having a delta of 06°22'05" and a radius of 1597.02 feet, with a chord bearing of North 44°44'37" East and a chord distance of 177.41 feet; thence continue along said right-of-way, along said curve for a distance of 177.50 feet to a set iron on a curve to the right having a delta of 15°05'03" and a radius of 1597.02 feet, with a chord bearing of North 55°28'11" East and a chord distance of 419.23 feet; thence continue along said right-of-way, along said curve for a distance of 420.45 feet to a set iron on a curve to the right having a delta of 06°33'17" and a radius of 1597.02 feet, with a chord bearing of North 66°17'22" East and a chord distance of 182.60 feet; thence continue along said right-of-way, along said curve for a distance of 182.70 feet; thence continue along said right of way North 69°34'00" East for a distance of 330.70 feet; thence continue along said right of way South 20°26'00" East for a distance of 20.00 feet to a curve to the left having a delta of 13°34'17" and a radius of 1697.03 feet, with a chord bearing of North 62°46'52" East and a chord distance of 401.03 feet; thence along said right-of-way, along said curve for a distance of 401.97 feet to a point on the centerline of a vacated 40.00 foot wide road right-of-way, vacated per resolution # 04-09-13-08, said point being on a curve to the left having a delta of 12°06'14" and a radius of 474.68 feet, with a chord bearing of North 72°57'33" East and a chord distance of 100.09 feet; thence leaving said Alabama State Highway No. 119, along said centerline and curve for a distance of 100.28 feet; thence continue along said centerline North 66°15'55" East for a distance of 83.36 feet to a set iron pin; thence leaving said centerline South 08°13'52" West for a distance of 1385.60 feet to a set iron pin on the south line of the northwest 1/4 of said Section 11; thence along said 1/4 line South 89°31'00" West for a distance of 228.98 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 46.33 acres, more or less.

LESS & EXCEPT

A Parcel of land located in the southwest 1/4 of the northwest 1/4 and in the northwest 1/4 of the southwest 1/4 of Section 11, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at a found 1 inch pipe at the Southeast Corner of the southwest 1/4 of the northwest 1/4 of said Section 11, thence South 02°26'17" East along east line of the northwest 1/4 of the southwest 1/4 of said Section 11 for a distance of 510.50 feet to a set iron pin; thence leaving said 1/4-1/4 line South 87°40'12" East for a distance of 363.84 feet to a found 1 inch open pipe; thence North 66°29'34" West for a distance of 1228.07 to a set iron pin on the eastern right-of-way of Alabama State Highway No. 119 (varying width right-of-way) thence along said right-of-way North 31°21'00" East for a distance of 59.67 feet; thence continue along said right of way South 58°39'00" East for a distance of 20.00 feet; thence continue along said right-of-way North 31°21'00" East for a distance of 408.30 feet to a curve to the right having a delta of 10°12'34" and a radius of 1577.02 feet, with a chord bearing of North 36°27'17" East and a chord distance of 280.64 feet; thence continue along said right of way, along said curve for a distance of 281.09 feet; thence North 48°26'25" West for a distance of 20.00 feet to a curve to the right having a delta of 06°22'05" and a radius of 1597.02 feet, with a chord bearing of North 44°44'37" East and a chord distance of 177.41 feet; thence continue along said right-of-way, along said curve for a distance of 177.50 feet to a set iron pin, said point being the POINT OF BEGINNING of the parcel herein described, said point being on a curve to the right having a delta of 15°05'03" and a radius of 1597.02 feet, with a chord bearing of North 55°28'11" East and a chord distance of 419.23 feet; thence continue along said right-of-way, along said curve for a distance of 420.45 feet to a set iron pin; thence leaving said right of way South 33°00'13" East for a distance of 760.94 feet to a set iron pin; thence South 32°52'44" East 270.50 feet to a found rebar; thence South 52°31'45" West for a distance of 416.27 feet to a set iron pin; thence North 33°11'37" West for a distance of 1052.72 to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 10.07 Acres, more or less;

(Portion of Parcel "B" included in this contract totals 36.26 acres, more or less.)

(Exhibit "A" continued on next page)



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Shelby Cnty Judge of Probate, AL
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Ans

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Parcel "C"

A Parcel of land located in the west 1/2 of the southwest 1/4 of Section 11, and in the northwest 1/4 of the northwest 1/4 of Section 14, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at a found 1 inch open pipe at the Southeast Corner of the southwest 1/4 of the northwest 1/4 of said Section 11, thence South 02°26'17" East along east line of the northwest 1/4 of the southwest 1/4 of said Section 11 for a distance of 510.50 feet to a set iron, said point being the POINT OF BEGINNING of the Parcel herein described; thence continue along said 1/4-1/4 line South 02°26'17" East for a distance of 2132.77 feet to a found 1 inch square iron, said point being the northeast corner of the northwest 1/4 of the northwest 1/4; thence South 01°45'02" East along the east line of the northwest 1/4 of the northwest 1/4 of said Section 14 for a distance of 1042.21 feet to a set iron, thence leaving said east line South 88°52'14" West for a distance of 329.96 feet to a set iron; thence North 01°45'02" East for a distance of 1039.32 feet to a found 1 inch crimp pipe; thence North 03°21'05" West for a distance of 2128.99 feet to a 1 inch open pipe; thence North 87°40'12" East for a distance of 363.84 feet to the POINT OF BEGINNING of the parcel herein described. Said Parcel containing 24.85 Acres, more or less.

Parcel "D"


A Parcel of land located in the west 1/2 of the northwest 1/4 of Section 14, and in the northeast 1/4 of Section 15, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the southeast corner of the northeast 1/4 of said Section 15, said point being a found rebar, thence South 88°53'14" West along the south line of the northeast 1/4 of Section 15 for a distance of 1399.96 feet to a set iron; thence leaving said 1/4-1/4 line North 01°06'46" West for a distance of 1610.17 feet to a set iron; thence North 88°53'14" East for a distance of 2365.88 feet to a set iron; thence continue North 88°53'14" East for a distance of 329.96 feet to a set iron on the east line of the west 1/2 of the northwest 1/4 of said Section 14; thence South 01°45'02" East along said 1/4-1/4 line for a distance of 1597.04 feet to a set iron at the southeast corner of said west 1/2 of the northwest 1/4 of Section 14; thence South 88°18'37" West along the south line of the west 1/2 of the northwest 1/4 of said Section 14 for a distance of 1313.72 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 99.78 Acres, more or less.

Parcel "E"

A Parcel of land located in the west 1/2 of the northeast 1/4 of Section 15, and in the southwest 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at the southeast corner of the northeast 1/4 of said Section 15, said point being a found rebar, thence South 88°53'14" West along the south line of the northeast 1/4 of Section 15 for a distance of 1399.96 feet to the POINT OF BEGINNING of the Parcel herein described, said point being a set iron; thence continue South 88°53'14" West for a distance of 1236.12 feet to a capped rebar set; thence North 02°36'29" West along the west line of the northeast 1/4 of Section 15 for a distance of 2278.75 feet to a set iron on the southeastern right-of-way of Alabama State Highway No. 119; thence along said right-of-way North 49°13'00" East for a distance of 595.92 feet to a curve to the left having a delta of 00°16'47" and a radius of 5779.69 feet, with a chord bearing of North 49°04'37" East and a chord distance of 28.21 feet; thence along said right-of-way, along said curve for a distance of 28.21 feet; thence leaving said right-of-way South 38°30'44" East for a distance of 1342.21 feet to a set iron; thence South 01°06'46" East for a distance of 1610.17 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 65.87 Acres, more or less.

Parcel 'F'

A Parcel of land located in the northwest 1/4 of the northwest 1/4 of Section 14, in the north 1/2 of the northeast 1/4 of Section 15, and in the southwest 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the northwest corner of said Section 14, said point being a 1 inch open pipe, thence North 88°23'05" East along the north line of said Section 14 for a distance of 985.07 feet to a found 1 inch crimp pipe; thence leaving said north line said Section 14 South 01°45'02" East for a distance of 1039.32 feet to a set iron; thence South 88°53'14" West for a distance of 2365.88 feet to a set iron; thence North 38°30'44" West for a distance of 1342.21 feet to a set iron on the southeastern right-of-way of Alabama State Highway No. 119, said point being on a curve to the left having a delta of 06°11'14" and a radius of 5779.69 feet, with a chord bearing of North 45°50'36" East and a chord distance of 623.83 feet; thence along said right-of-way, along said curve for a distance of 624.14 feet to a set iron pin; thence leaving said right-of-way South 42°07'32" East for a distance of 626.14 feet to a found 1 inch open pipe; thence North 88°24'32" East for a distance of 1317.73 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 69.73 Acres, more or less.


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Shelby Cnty Judge of Probate, AL
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Handwritten signature

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 W. Scott
Mailing Address 223 Highway 86
Calera, AL 35080

Grantee's Name: Albert L. Scott, Jr.
Mailing Address: 260 Chastain Commons
Atlanta, GA 30342

Property Address: Sections 10, 11, 14 & 15
Shelby County, Alabama

Date of Sale 5-22-14
Total Purchase Price \$ 433,785.00
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 -

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.

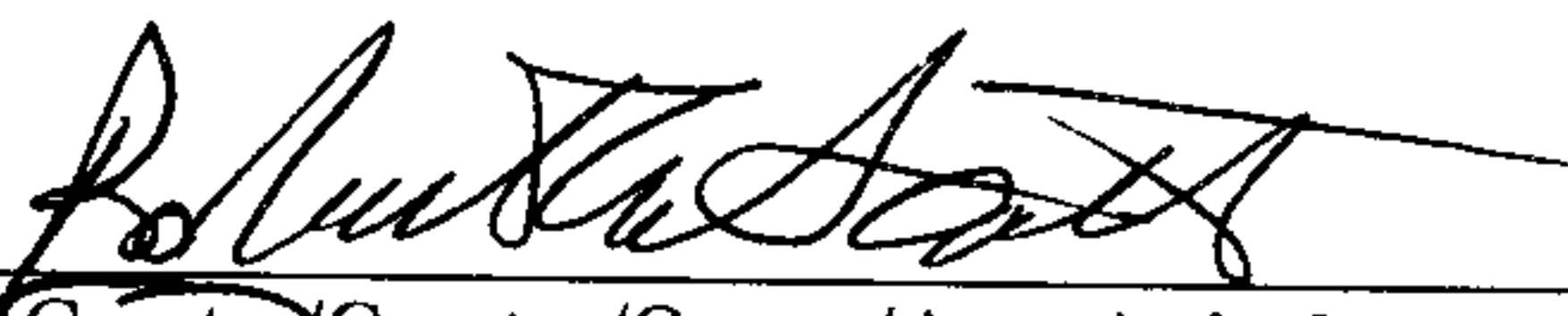
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 5/22/14

× Sign 
(Grantor/Grantee/Owner/Agent) circle one

Print Robert W. Scott

☐ Unattested

(Verified by)


20140527000158180 5/5 \$460.00
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