

Shelby County, AL 03/01/2016
State of Alabama
Deed Tax: \$875.00

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124

20160301000064480 1/5 \$905.00
Shelby Cnty Judge of Probate, AL
03/01/2016 11:26:23 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eight Hundred, Seventy Five Thousand, and no/100's Dollars (\$875,000.00)** and other good and valuable consideration to the undersigned

John L. Bearden, Jr. and spouse, Cathy N. Bearden,

David Elwyn Bearden and spouse, Deborah S. Bearden,

Ginger B. Burns and spouse, James Larry Burns

(hereinafter referred to as grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

261 Land, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

Begin at the Southeast Corner of the NW 1/4 of the NE 1/4, Section 11, T-20S, R3 W; thence run northerly along the east boundary of said 1/4 1/4 for 1329.28 feet to a point, being the Northeast Corner of said NW 1/4 of NE 1/4; thence turn a deflection angle of 34° 56' 48" to the right and run along and beyond the northwest boundary of Paramount Ridge Subdivision, Sector 1 as recorded in Map Book 17, Page 119, in the Probate Office of Shelby County, for a distance of 795.00 feet to a point; thence turn a deflection angle of 90° to the left and run 730.00 feet to a point; thence turn a deflection angle of 27° 30' 11" to the right and run 339.27 feet to a point; thence turn a deflection angle of 50° 43' 32" to the right and run 170.00 feet to a point; thence turn a deflection angle of 90° to the left and run 240.00 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 90° to the left and run along said right-of-way line for 400.00 feet to a point, being a right of-way monument at the intersection of Alabama Highway 261 and County Highway 105; thence turn a deflection angle of 33° 25' 19" to the left and run along a flare right-of-way line between the aforementioned Highways 261 and 105 for 85.91 feet to a point; thence turn a deflection angle of 37° 39' 22" to the left and run along the northeast right-of-way line of County Highway 105 along a curve to the right, having a radius of 433.10 feet and a central angle of 58° 47' 53", for an arc distance of 444.46 feet to a point; thence continue along said right-of-way along a tangent section for 32.75 feet to a point; thence turn a deflection angle of 90° to the right and run along said right-of-way for 15.00 feet to a point; thence turn a deflection angle of 90° to the left and run along said right-of-way for 235.35 feet to a point; thence turn a deflection

angle of 21°41' to the right and run along said right-of-way for 53.83 feet to a point; thence turn a deflection angle of 21°41' to the left and run along said right-of-way for 792.71 feet to a point; thence continue along said right-of-way along a curve to the left, having a radius of 1869.86 feet and a central angle of 22° 41' 42", for an arc distance of 740.66 feet to a point; thence turn a deflection angle of 16° 08' 09" to the left, from the tangent of said curve, and run along said right-of-way for 75.7 feet to a point; thence turn a deflection angle of 13° 33' to the right and run along said right-of-way for 200.65 feet to the point of intersection with the south boundary of the NW 1/4 of the NE 1/4 of Section 11, T-20S, R-3W; thence turn a deflection angle of 75° 36' 57 " to the left and run along the south boundary of said NW 1/4 of NE 1/4 for 672 .58 feet to the point of beginning. Said parcel is lying in the SE 1/4 of Section 2, T-20S, R-3W, and in the NW 1/4 of the NE 1/4, Section 11, T-20S, R-3W, and contains 44 .3 acres. Parcel subject to deeds, easements and rights -of-way of record.

Excepted from the above described parcel is a 60-foot wide easement running from County Highway 105 to the south line of parcel 3A, being described as follows: Commence at the Northeast Corner of the SE 1/4 of Section 2, T-20S, R 3 W; thence run southerly along the east boundary of said 1/4 section for 756.75 feet to a point; thence turn a deflection angle of 35° 32' 57" to the right and run 1477.23 feet to a point; thence turn a deflection angle of 90° to the right and run 295.80 feet to the point of beginning of the centerline of a 60 foot wide easement from the parcel described above to County Highway 105; thence turn a deflection angle of 82°51'10" to the left and run in a southwesterly direction for 710.62 feet to a point , being the point of beginning of a curve; thence continue along the centerline of the easement along a curve to the right , with a radius of 171.80 feet and a central angle of 60° 24' 13", for an arc distance of 181.12 feet to the end of the curve; thence continue along said centerline of said easement along a tangent section for 180.37 feet to the point of intersection with the east right-of-way line of County Highway 105 and the point of ending of said easement centerline; said easement is 60 feet in width, being 30 feet on each side of the above described centerline.

Excepted from the above described parcel is that certain piece or parcel of land measuring approximately 100 feet by 100 feet out of a parcel located in the NE 1/4, Section 11, T20S, R3W, Shelby County, Alabama, said parcel being Parcel No.1 as shown on Map 58-13-01-11-1-2-01 of the Tax Records of Shelby County, Alabama.

Also excepted from the above described parcel is that certain piece or parcel of land being a 200 foot offset of the present right of way of State Highway 261.

Parcel 2

Commence at the Southwest Corner of the SE 1/4 of the SW 1/4, Section 2, T20S, R-3W; thence run easterly along the south boundary of said Section 2 for 1461.78 feet to the point of inter section with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 65° 49' 22 " to the left and run northeasterly along said right- of-way for 491.19 feet to the point of beginning of the parcel here in described; thence continue along the last described course along said right-of-way for 413.62 feet to a point; thence turn a deflection angle of 2° 29' to the left and run along said right-of-way for 186.38 feet to a point; thence turn a deflection angle of 55° 53' 23" to the right and run along a flare right-of-way line between Alabama Highway 261 and County Highway 105 for 76.28 feet to a point on the southwest right-of-way line of County Highway 105; thence turn a deflection angle of 63° 49' 55 " to the right and run along said County Highway 105 right-of-way along a curve to the right, having a radius of 308.10 feet and a central angle of 47° 14' 15", for an arc distance of 254.01 feet to a point; thence turn a deflection angle of 2° 15' 40" to the right. from the tangent of said curve, and continue along said right-of-way and along a tangent section for

268.10 feet to a point; thence turn a deflection angle of 11° 25' 59" to the left and continue along said right-of-way for 51.04 feet to a point; thence turn a deflection angle of 11° 25' 59" to the right and continue along said right-of-way for 150.52 feet to a point; thence turn a deflection angle of 103° 15' 47" to the right and leaving said right -of-way run 326.38 feet to the point of beginning. Said parcel is lying in the SW 1/4 of the SE 1/4, Section 2, T-20S, R-3W, and contains 3.4 acres. Parcel subject to deeds, easements and rights-of-way of record.

Subject to:

1. Taxes for the year 2016 and subsequent years.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right-of-way.
4. Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 426; Volume 317, Page 486 and Volume 320, Page 339.
5. Right-of-way granted to Shelby County recorded in Inst. No. 1998-41877 and Volume 253, Page 535.
6. Right-of-way granted to the City of Pelham recorded in Inst. No. 1998-37987 and Real 178, Page 972.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 24th day of February, 2016.

Witness:

Joel E. Bearden IV

Joel E. Bearden III

Joel E. Bearden III

Joel E. Bearden III

John L. Bearden, Jr.
John L. Bearden, Jr.

Cathy N. Bearden
Cathy N. Bearden

David Elwyn Bearden
David Elwyn Bearden

Deborah S. Bearden
Deborah S. Bearden

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Joel E. Bearden III

Ginger B. Burns
Ginger B. Burns

Joel E. Bearden III

James Larry Burns
James Larry Burns

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John L. Bearden, Jr., Cathy N. Bearden, David Elwyn Bearden, Deborah S. Bearden, Ginger B. Burns and James Larry Burns, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily for and as their act on the day the same bears date.

Given under my hand and seal this the 24th day of February, 2016.

Joel E. Bearden III
Notary Public

SEND TAX NOTICE TO:
261 Land, LLC
120 Bishop Circle
Pelham, Alabama 35124



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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

Grantors' Name: John L Bearden, Jr. and Cathy N. Bearden
Mailing Address: 1699 Spring Creek Road, Montevallo, AL 35115
Grantors' Name: David Elwyn Bearden and Deborah S. Bearden
Mailing Address: 3490 Bearden Lane, Helena, AL 35080
Grantors' Name: Ginger S. Burns and James Larry Burns
Mailing Address: 3488 Bearden Lane, Helena, AL 35080

Grantee's Name: 261 Land, LLC
Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: Highway 261
Helena, AL 35080

Date of Transfer: February 25, 2016

Total Purchase Price \$ 875,000.00

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
x	Sales Contract	Other
x	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.

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: February 25, 2016

Law Offices of F. Wayne Keith PC

Sign

F. Wayne Keith

x

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