


Document Prepared By:
V. Edward Freeman, II
Stone, Patton, Kierce & Freeman
118 North 18th Street
Bessemer, AL 35020

Send Tax Notice To:
WILLOW GLENN, LLC
14 Office Park Circle, Ste. 260
Birmingham, AL 35224

CORPORATE DEED


20160902000320100 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/02/2016 12:59:40 PM FILED/CERT

STATE OF ALABAMA }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS: THAT IN CONSIDERATION OF **FIVE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$580,000.00)** *being the consideration recited in that certain sales contract entered into by and between the Grantor(s) and Grantee(s)*, to the undersigned grantor (whether one or more), a corporation, in hand paid by the grantee herein, the receipt of where is acknowledged, the corporation, **First Financial Bank, a Corporation, whose mailing address is P.O. Box 340, Bessemer, AL 35021** (herein referred to as Grantor(s)) grants, sells, bargains and conveys unto **WILLOW GLENN, LLC, whose mailing address is 14 Office Park Circle, Ste. 260, Birmingham, AL 35224** (herein referred to as Grantee(s)) the following described real estate, situated in **Shelby County, Alabama** to wit:

A parcel of land lying in the North Half of Section 12, Township 20 South, Range 2 West, Shelby County Alabama and being more particularly described as follows: Beginning at the northwest corner of Lot 10, Bent Creek Subdivision, Sector 1, as recorded in Map Book 36, Page 23 in the Office of the Judge of Probate for said Shelby County; thence S 16°33'03" E a distance of 519.60 feet to a point; thence S 05°28'25" W a distance of 63.87 feet to a point; thence S 11°19'02" E a distance of 175.86 feet to a point on the north line of Lot 84, Bent Creek Subdivision, Sector 2, Phase 1 as recorded in Map Book 39, Page 135 in said Office; thence S 78°19'13" W a distance of 96.50 feet to a point; thence S 78°23'49" W a distance of 100.02 feet to a point; thence S 75°23'39" W a distance of 102.62 feet to a point; thence S 68°43'05" W a distance of 151.22 feet to a point; thence S 60°36'53" W a distance of 156.84 feet to a point; thence S 54°21'24" W a distance of 81.12 feet to a point; thence S 50°09'11" W a distance of 120.63 feet to a point; thence S 49°37'03" W a distance of 210.00 feet to a point; thence S 50°08'46" W a distance of 102.40 feet to a point; thence S 61°23'13" W a distance of 260.68 feet to a point; thence S 71°21'06" W a distance of 71.28 feet to the northwest corner of Lot 95, said Bent Creek Subdivision, Sector 2, Phase 1; thence S 18°38'54" E a distance of 181.64 feet to a point; thence S 18°44'00" E a distance of 60.00 feet to a point; thence S 18°44'00" E a distance of 177.69 feet to the southwest corner of Lot 98, said Bent Creek Subdivision, Sector 2, Phase 1; thence N 71°16'00" E along the south line of said Sector 2, Phase 1 a distance of 939.55 feet to a point on the east line of the southwest 1/4 of the northeast 1/4 of said Section 12; thence S 00°49'58" E a distance of 879.76 feet to a point; thence N 89°05'55" W along the south line of the north half of said Section 12 a distance of 3318.86 feet to a point; thence N 55°20'36" E a distance of 4094.30 feet to the Point of Beginning. Containing 78.45 acres, more or less.

Source of Title: Instrument No. 20091006000378290, Shelby County, Alabama.
Property Address: Bent Creek, land approximately 78.45 acres

Subject to any and all easements, set back lines, restrictions, conditions, covenants, mineral and mining rights and current taxes not due, and more particularly as follows:

- Item 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof.
- Item 2. Rights or claims of parties in possession not shown by the public records.
- Item 3. Easements, or claims of easements, not shown by the public records.

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First Financial Bank to Willow Glenn, LLC

- Item 4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
Item 5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Item 6. Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
Item 7. Taxes for the year 2016 and subsequent years.
Item 8. Easement(s), building line(s) and restriction(s) as shown on recorded map.
Item 9. 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.
Item 10. Less and except any part of subject property lying within any road right-of-way.
Item 11. Right-of-way granted to Alabama Power Company recorded in Volume 126, Page 55.

\$725,000.00 of the above consideration paid from the proceeds of a purchase money mortgage closed herewith.

TO HAVE AND HOLD the aforegranted premises in fee simple to the said Grantee its successors and assigns forever.

And said corporation does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **First Financial Bank** by its **Agent, Linda Parish**, who is authorized to execute this conveyance, has hereto set its signature and seal this date: **August 12**, 2016.

GRANTOR(S): **First Financial Bank**

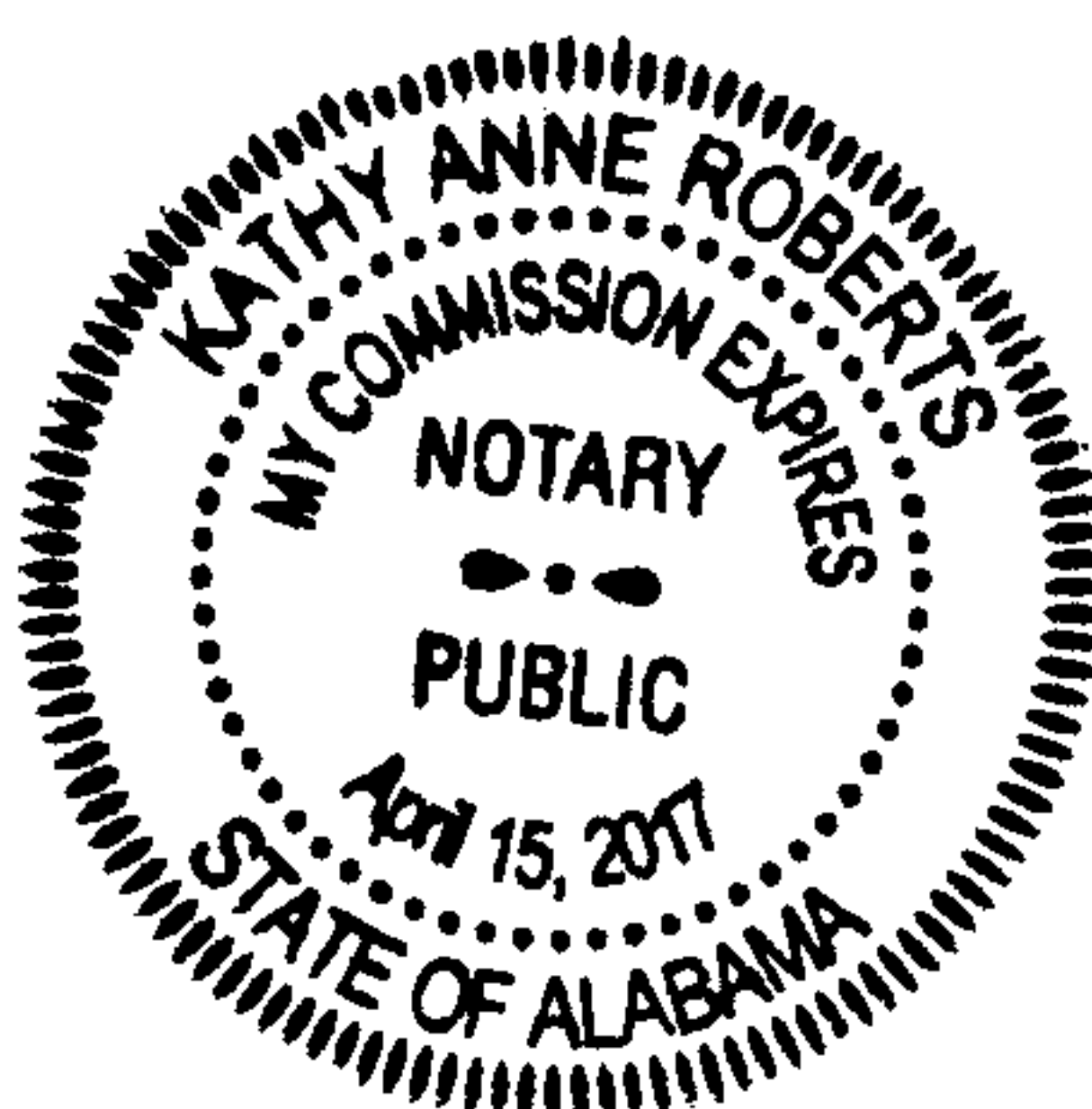
By: Linda Parish (SEAL)
Linda Parish, Its Agent

STATE OF ALABAMA)
COUNTY OF Jefferson)

General Acknowledgement

I, the undersigned notary public in for said State, hereby certify that, **Linda Parish as Agent of First Financial Bank** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this document, as such officer and with full authority, executed the same voluntarily on the same bears date as said act of corporation.

Given under my hand and signed this date: **August 12**, 2016.



Kathy Anne Roberts
Notary Public-
My Commission Expires: 4-15-17

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