

WARRANTY DEED

**STATE OF ALABAMA
SHELBY AND BIBB COUNTIES**



20161101000399720 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
11/01/2016 10:19:36 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Three Million Seven Hundred Seven Thousand and No/100 Dollars (\$3,707,000.00) 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 and Bibb Counties, 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 28th day of October, 2016.

Shelby Investments, LLC,
a Georgia Limited Liability Company

By: [Signature]
Tim Webster
Its: Manager

STATE OF ALABAMA
JEFFERSON COUNTY


I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Tim Webster, whose name as Manager 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 he, as such Manager 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 28th day of October, 2016.

[Signature]
Notary Public
My commissioner expires: 2-25-2017

Grantor's Address:
2464 Glasscott Point
Hoover, AL 35226

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)


20161101000399720 2/6 \$31.00
Shelby Cnty Judge of Probate, AL
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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. 2500.0315

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EXHIBIT "A"

Parcel I:

Part of Section 23, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

All that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and East of the centerline of Shades Creek.

Part of Section 24, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

Part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$; the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ being more particularly described as follows: Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, thence run in a northeasterly direction 2,940 feet, more or less, to a point on the west line of the intersection of CR-251 referred to as River Road and the west side of the reserved easement described in Exhibit "C" of that certain deed into Shelby Investments, LLC recorded in Instrument #20140723000225620 in the Office of the Judge of Probate of Shelby County, Alabama (See Attached Sheet), thence in a southwesterly direction along the western right-of-way of said reserved easement to the point of intersection of the West line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the west line of the said reserved easement, thence north along said $\frac{1}{4}$ - $\frac{1}{4}$ line to the Northwest corner of the said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said point also being the Southeast corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, thence west along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the Southwest corner of the said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and being the Point of Beginning.

Parcel II:

Part of Section 23, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying South and East of the centerline of Shades Creek.

Part of Section 24, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

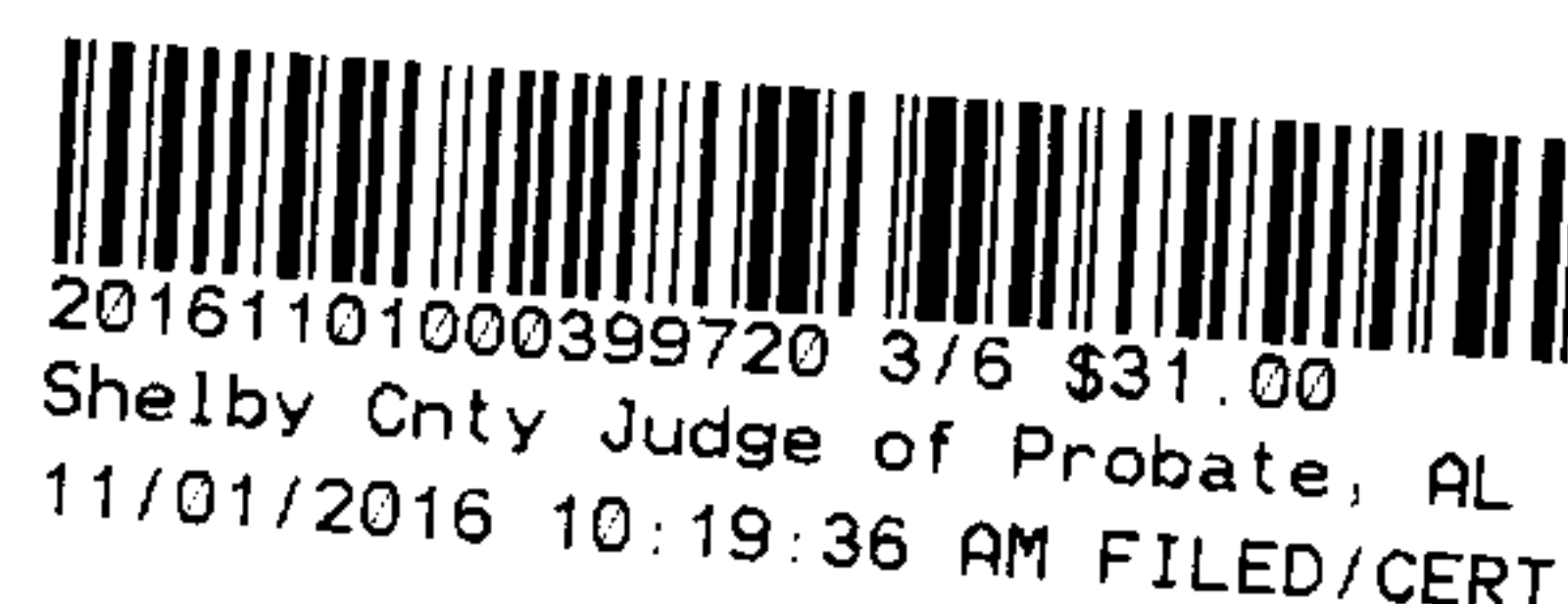
The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$.

Part of Section 26, Township 21 South, Range 5 West, situated in Bibb County, Alabama as follows:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ lying North and East of the centerline of Shades Creek.

Parcel III:

Part of Section 23, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:



The Southeast ¼ of the Southeast ¼ lying South and East of the centerline of Shades Creek.

Part of Section 24, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The South ½ of the Southwest ¼.

Part of Section 25, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The Northwest ¼ lying North and East of the centerline of the Cahaba River;

The North ½ of the Southwest ¼ lying North and East of the centerline of the Cahaba River.

Part of Section 26, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

The East ½ of the Northeast ¼ lying East of the centerline of Shades Creek.

Parcel IV:

Part of Section 25, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

All that part of the Southwest ¼ of the Northeast ¼ lying and being west of the Cahaba River;
All that part of the West ½ of the Southeast ¼ lying and being west of the Cahaba River; the
Southeast ¼ of the Southwest ¼

Part of Section 36, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

All that part of Northwest ¼ of the Northeast ¼ lying north of the Cahaba River; All that part of
the Northeast ¼ of the Northwest ¼ lying north of the Cahaba River.

Parcel V:

Part of Section 36, Township 21 South, Range 5 West, situated in Shelby County, Alabama as follows:

That portion of the Northeast ¼ of the Northeast ¼ lying West of the Cahaba River.

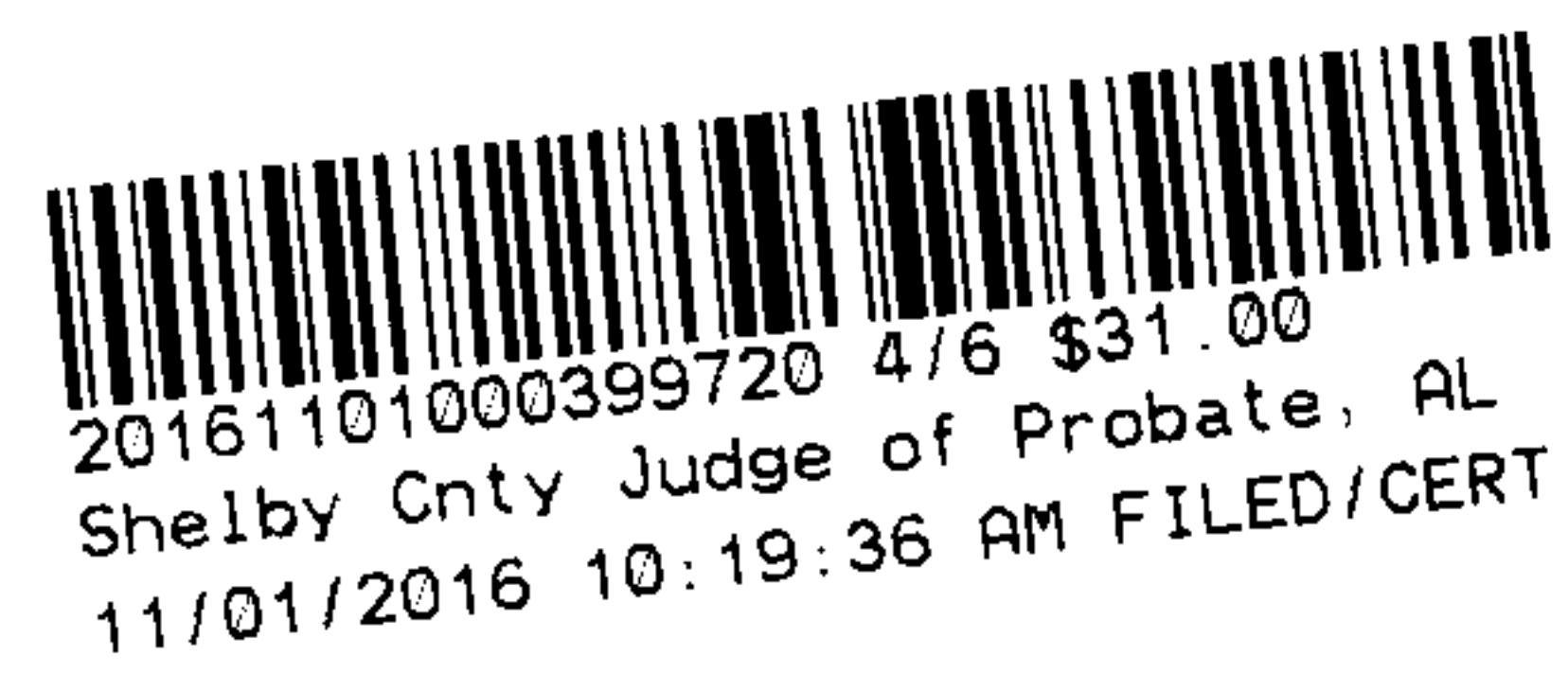


EXHIBIT "B"

Permitted Encumbrances

1. Taxes due in the year of 2017, a lien, but not yet payable, until October 1, 2017.
2. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Property or that may be asserted by persons in possession of the Property.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
4. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property that are not owned by the Grantor.
5. Title to those portions of the Property included within the bounds of existing public roadways highways or railroad rights of way.
6. Lack of right of access for purposes of ingress and egress to and from the individual tracts or parcels of the Property.
7. The rights of upstream and downstream riparian owners with respect to any creeks or streams traversing the Property.
8. All matters affecting the title to the Property recorded in the Probate Office of Bibb County, Alabama, and in the Probate Office of Shelby County, Alabama.



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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 Shelby Investments, LLC
Mailing Address 2464 Glasscott Point
Hoover, AL 35226

Grantee's Name Alabama Forever Wild Land Trust
Mailing Address c/o State of Alabama, Dept. of Conservation and Natural Resources
464 Folsom Administrative Bldg. 64 North Union St.
Montgomery, AL 36130 / Attention: Patricia J. Powell

Property Address See Exhibit A of Deed attached hereto.

Date of Sale October 31, 2016

Total Purchase Price \$ 3,707,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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

☐ Sales Contract

☐ Other

☒ 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.

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 10-23-16

Print Michael M. Partan

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1