

20170405000116040
04/05/2017 02:21:47 PM
DEEDS 1/2

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:
Blackridge Partners, LLC
3545 Market Street
Hoover, AL 35226

CORPORATION FORM STATUTORY WARRANTY DEED

\$90,000.⁰⁰/₁₀₀

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration and No/100 (\$10.00) to the undersigned grantor, **P. R. Wilborn, LLC, a Delaware Limited Liability Company**, (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Blackridge Partners, LLC., an Alabama limited liability company**, (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

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

IN WITNESS WHEREOF, the said GRANTOR, by its Authorized Representative who is authorized to execute this conveyance, hereto set its signature and seal, this the 4th day of APRIL, 2017.

P. R. Wilborn, LLC,
a Delaware limited liability company

By: John N Hughey
Its: MANAGER

STATE OF ALABAMA)

Madison COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN N HUGHEY, whose name as MANAGER of P.R. Wilborn, LLC, a Delaware limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on the 4th day of APRIL, 2017, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 4 day of April, 2017.

My Commission Expires: 7/29/2020

John B. White
Notary Public

EXHIBIT "A"

Parcel 1

A parcel of land situated in the West 1/2 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama and run in a Northerly direction along the West-line of said Section for a distance of 1703.85 feet; thence leaving said West-line, turn an angle to the right of 90°0'0" and run in an Easterly direction for a distance of 1447.68 feet to the Northeasterly right-of-way of a CSX railroad, said point being the POINT OF BEGINNING of a parcel of land being 200.00 feet wide lying Northeast of, adjacent to and abutting the following described right-of-way; thence turn a deflection angle to the left of 131°29'10" and run in a Northwesterly direction along said right-of-way for a distance of 1375.00 feet to the end of this parcel.

Said parcel containing 6.0 acres, more or less.

Parcel 2

A parcel of land situated in the Northwest 1/4 of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of Section 9, Township 20 South, Range 3 West, Shelby County, Alabama and run in a Northerly direction along the West-line of said Section for a distance of 1703.85 feet; thence leaving said West-line, turn an angle to the right of 90°0'0" and run in an Easterly direction for a distance of 1447.68 feet to the Northeasterly right-of-way of a CSX railroad; thence turn a deflection angle to the left of 131°29'10" and run in a Northwesterly direction along said right-of-way for a distance of 1375.00 feet to the POINT OF BEGINNING; thence continue along the previously described course for a distance of 150.00 feet; thence leaving said right-of-way, turn a deflection angle to the right of 90°0'0" and run in a Northeasterly direction for a distance of 100.00 feet; thence turn a deflection angle to the right of 56°18'36" and run in a Southeasterly direction for a distance of 180.28 feet; thence turn a deflection angle to the right of 123°41'24" and run in a Southwesterly direction for a distance of 200.00 feet to said Northeasterly right-of-way and the POINT OF BEGINNING.

Said parcel containing 0.5 acre, more or less.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/05/2017 02:21:47 PM
\$108.00 CHERRY
20170405000116040

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.