

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Stonebriar Properties, LLC
3590-B Hwy 31 S. PMB#178
Pelham, AL 35124

STATE OF ALABAMA

20170418000131650

COUNTY OF SHELBY

04/18/2017 03:01:36 PM

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **JACK DONOVAN, a married man and WADE BOOTHE, a married man**, (herein referred to as Grantors) grant, bargain, sell and convey unto **STONEBRIAR, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators 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, we have hereunto set our hands and seals this 18th day of April, 2017.



JACK DONOVAN



WADE BOOTHE


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JACK DONOVAN and WADE BOOTHE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public

My Commission Expires: _____

EXHIBIT "A"

PARCEL I: **20170418000131650 04/18/2017 03:01:36 PM DEEDS 2/3**

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West; thence South 89 degrees 21 minutes 49 seconds East, a distance of 991.78 feet to the Point of Beginning; thence South 89 degrees 21 minutes 49 seconds East, a distance of 329.25 feet; thence North 00 degrees 54 minutes 42 seconds East, a distance of 1092.47 feet; thence a distance of 179.68 feet; thence North 00 degrees 53 minutes 12 seconds East, a distance of 2.55 feet; thence North 89 degrees 06 minutes 48 seconds West, a distance of 100.00 feet; thence South 50 degrees 41 minutes 22 seconds West, a distance of 83.77 feet; thence South 00 degrees 53 minutes 12 seconds West a distance of 120.00 feet; thence South 18 degrees 54 minutes 59 seconds East, a distance of 63.77 feet; thence South 00 degrees 53 minutes 12 seconds West, a distance of 420.00 feet; thence South 23 degrees 30 minutes 33 seconds East a distance of 130.00 feet; thence South 00 degrees 53 minutes 33 seconds West, a distance of 316.42 feet to the Point of Beginning.

PARCEL II:

Commence at the SW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 22 South, Range 2 West; thence South 89 degrees 21 minutes 49 seconds East, a distance of 660.95 feet to the Point of Beginning; thence North 00 degrees 54 minutes 59 seconds East, a distance of 1758.22 feet; thence South 56 degrees 55 minutes 46 seconds East, a distance of 76.27 feet; thence North 33 degrees 04 minutes 14 seconds East, a distance of 105.78 feet; thence North 77 degrees 23 minutes 00 seconds East, a distance of 246.20 feet; thence South 06 degrees 27 minutes 22 seconds East, a distance of 154.20 feet; thence South 00 degrees 53 minutes 12 seconds West, a distance of 613.82 feet; thence South 20 degrees 41 minutes 22 seconds West, a distance of 63.77 feet; thence South 00 degrees 53 minutes 12 seconds West, a distance of 120.00 feet; thence South 18 degrees 54 minutes 59 seconds East, a distance of 63.77 feet; thence South 00 degrees 53 minutes 21 seconds West, a distance of 420.00 feet; thence South 23 degrees 30 minutes 33 seconds East, a distance of 130.00 feet; thence South 00 degrees 53 minutes 33 seconds West, a distance of 316.42 feet; thence North 89 degrees 21 minutes 49 seconds West a distance of 330.87 feet to the Point of Beginning.

Being a part of Lots 17, 18, 19 and 20, according to the Survey of Caleriana Farms, as recorded in Map Book 3, Page 112, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Lots 71A, 72A, 73A, 74A, 75A, 76A, 77A, 112A, 113A, 114A, 115A, 116A, 117A and 118A, according to a Resurvey of Stonebriar Phase I, as recorded in Map Book 38, Page 61, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jack Donovan	Grantee's Name	Stonebriar Properties,
Mailing Address	Wade Boothe	Mailing Address	LLC
	3590-B HWY 31 S, PMB 178		3590-B HWY 31 S, PMB 178
	Pelham, AL 35124		Pelham, AL 35124
Property Address	Property in Stonebriar/Caleriana	Date of Sale	04/18/2017
	Calera, AL 35040	Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
20170418000131650	04/18/2017 03:01:36 PM DEEDS 3/3	Assessor's Market Value \$	126,270.00

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
Sales Contract	<input checked="" type="checkbox"/> Other
Closing Statement	Assessed values under
	Tax Parcel Numbers

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 _____ Print **B. CHRISTOPHER BATTLES**

Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/**Agent**) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/18/2017 03:01:36 PM
\$147.50 CHERRY
20170418000131650

[Signature]