



20170811000291860 1/3 \$44.00

Shelby Cnty Judge of Probate, AL

This Instrument was prepared 08/11/2017 01:52:31 PM FILED/CERT
 Gregory D. Harrelson, Esq
 The Harrelson Law Firm, LLC
 101 Riverchase Pkwy East
 Hoover, AL 35244

Send Tax Notice To:

Matthew J. Dunlap

395 Red Oak Road
 Helena, AL 35050

WARRANTY DEED

STATE OF ALABAMA)
)
 COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (\$150,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, HIGHWAY 13, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto MATTHEW J. DUNLAP (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Red Oak Farms, as recorded in Map Book 45, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama

Together with and subject to a 60' ingress, egress and utility easement situated in the Sections 7, 8, and 17, Township 21 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the NE corner of the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 4 West, Shelby County, Alabama; thence N 89° 49' 18" W along the north line of said 1/4-1/4 section a distance of 1326.48 feet to a rebar capped EDG on the southeastern right-of-way of Shelby County Hwy 13; thence S 49° 05' 12" W leaving said 1/4 -1/4 line and along said right-of-way a distance of 63.73 feet to a rebar capped EDG at the point of curve to the right having a central angle of 20° 11' 35" and a radius of 1949.90 feet, said curve subtended by a chord bearing S 59° 11' 00" W and a chord distance of 683.66 feet; thence along the arc of said curve and along said right-of-way a distance of 687.21 feet to the POINT OF BEGINNING of the centerline of a 60 foot ingress, egress and utility easement lying 30 feet to either side of and parallel to described centerline; thence S 34° 26' 19" E leaving said right-of-way and along said centerline a distance of 72.03 feet to a point of curve to the left with a central angle of 99° 07' 22" with a radius of 200' with a chord bearing of S 84° 00' 00" E and a chord length of 304.44'; thence along the arc of said curve and along said centerline a distance of 346.00' to a point; thence N 46° 26' 19" E along said centerline a distance of 404.86 feet to a point of curve to the right with a central angle of 16° 49' 21" with a radius of 200.00' with a chord bearing of N 54° 51' 00" E and a chord length of 58.51'; thence along the arc of said curve and along said centerline a distance of 58.72' to a point; thence N 63° 15' 40" E along said centerline a distance of 240.09 feet to a point; thence N 63° 15' 40" E along said centerline a distance of 240.09 feet to a point of curve to the right with a central angle of 26° 55' 02" with a radius of 200.00', with a chord bearing of N 76° 43' 11" E and a chord length of 93.10'; thence along the arc of said curve and along said centerline a distance of 93.96' to a point; thence S 89° 49' 18" E along said centerline a distance of 679.69 feet to a point of curve to the right with a central angle of 56° 44' 44" with a radius of 200.00', with a chord bearing of S 61° 26' 56" E and a chord length of 190.08'; thence along the arc of said curve and along said centerline a distance of 198.08' to a point; thence S 33° 04' 34" E along said centerline a distance of 89.48 feet to a point of curve to the left with a central angle of 34° 11' 09" with a radius of 200.00', with a chord bearing of S 50° 10' 09" E and a chord length of 117.57'; thence along the arc of said curve and along said centerline a distance of 119.33' to a point; thence S 67° 15' 44" E along said centerline a distance of 353.85 feet to a point; thence S 38° 39' 17" E along said centerline a distance of 386.10 feet to a point; thence S 49° 11' 26" E along said centerline a distance of 197.91 feet to a point; thence S 26° 25' 24" E along said centerline a distance of 231.58 feet to a point; thence S 14° 00' 27" E along said centerline a distance of 168.32 feet to a point; thence S 42° 32' 40" E along said centerline a distance of 86.12 feet to a point; thence S 21° 06' 00" E along said centerline a distance of 74.41 feet to a point; thence S 00° 32' 01" E along said centerline a distance of 112.93 feet to a point; thence S 15° 08' 53" W along said centerline a distance of 98.02 feet to a point; thence S 02° 12' 03" W along said centerline a distance of 62.21 feet to a point; thence S 32° 40' 32" W along said centerline a distance of 45.38 feet to a point; thence S 41° 19' 12" W along said centerline a distance of 333.64 feet to a point; thence S 36° 18' 29" W along said centerline a distance of 235.86 feet to a point; thence S 52° 40' 41" W along said centerline a distance of 68.81 feet to a point; thence S 75° 26' 41" W along said centerline a distance of 217.79 feet to a point; thence S 48° 18' 20" W along said centerline a distance of 210.20 feet to a point; thence S 13° 05' 06" W along said centerline a distance of 267.92 feet to a point; thence S 00° 36' 20" E along said centerline a distance of 600.73 feet to a point; thence S 18° 28' 36" E along said centerline a distance of 19.49 feet to a point; thence S 27° 32' 20" E along said centerline a distance of 235.38 feet to a point; thence S 49° 52' 03" E along said centerline a distance of 83.57 feet to a point; thence S 89° 50' 10" E along said centerline a distance of 55.58 feet to a point; thence N 73° 41' 56" E along said centerline a distance of 91.35 feet to a point; thence S 78° 59' 05" E along said centerline a distance of 169.92 feet to a point; thence N 86° 25' 03" E along said centerline a distance of 64.66 feet to a point; thence N 54° 02' 03" E along said centerline a distance of 181.13 feet to a point; thence N 72° 06' 12" E along said centerline a distance of 48.54 feet to a point; thence S 75° 40' 12" E along said centerline a distance of 66.81 feet to a point; thence S 61° 57' 49" E along said centerline a distance of 141.79 feet to a point; thence S 43° 08' 32" E along said centerline a distance of 34.05 feet to a point; thence S 17° 03' 39" E along said centerline a distance of 235.95 feet to a point; thence S 04° 01' 11" W along said centerline a distance of 69.96 feet to a point; thence S 30° 34' 19" W along said centerline a distance of 224.36 feet to a point; thence S 07° 17' 33" W along said centerline a distance of 153.86 feet to a point; thence S 04° 56' 34" E along said centerline a distance of 50.05 feet to a point; thence S 25° 11' 24" E along said centerline a distance of 92.74 feet to a point; thence S 07° 53' 09" E along said centerline a distance of 78.95 feet to a point; thence S 19° 40' 16" E along said centerline a distance of 64.73 feet to a point; thence S 37° 51' 17" E along said centerline a distance of 88.17

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 State of Alabama
 Deed Tax: \$23.00

feet to a point; thence S 75° 33' 19" E along said centerline a distance of 80.94 feet to a point; thence S 56° 04' 47" E along said centerline a distance of 36.48 feet to a point; thence S 45° 47' 55" E along said centerline a distance of 118.44 feet to a point; thence S 44° 58' 38" E along said centerline a distance of 68.22 feet to a point; thence S 26° 14' 52" E along said centerline a distance of 131.22 feet to a point; thence S 40° 56' 32" E along said centerline a distance of 205.11 feet to a point; thence S 43° 22' 40" E along said centerline a distance of 80.96 feet to a point; thence S 25° 14' 57" E along said centerline a distance of 190.06 feet to a point; thence S 51° 31' 41" E along said centerline a distance of 148.58 feet to a point; thence S 47° 01' 18" E along said centerline a distance of 60.98 feet to the END of said centerline.

Subject to: (1) Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction.

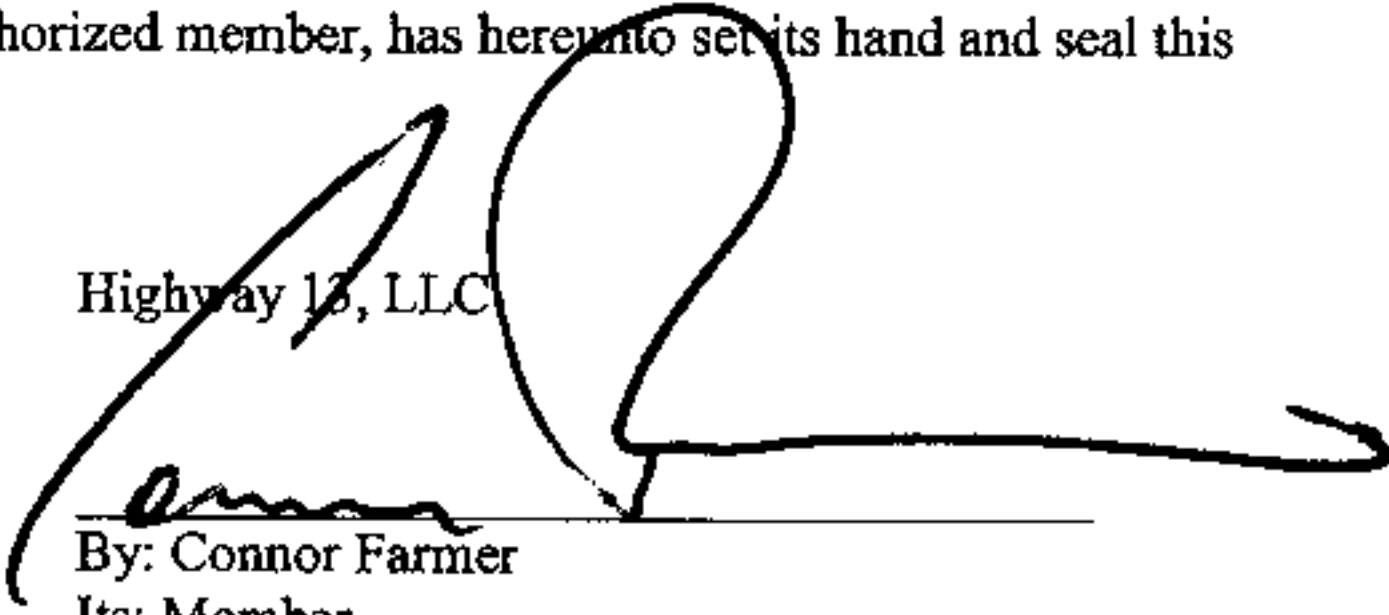
\$127,075.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, his heirs 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 a 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, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 11th day of August, 2017.


Highway 13, LLC


By: Connor Farmer
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose names as Member of Highway 13, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of Highway 13, LLC on the day the same bears date.

Given under my hand, this 11th day of August, 2017.


NOTARY PUBLIC
My Commission Expires 8-25-19



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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 Highway 13, LLC
Mailing Address 128 Bishop Circle
Pelham, AL 35124

Grantee's Name Matthew J. Dunlap
Mailing Address 3668 Timber Way
Helena, AL 35022

Property Address 395 Red Oak Road
Helena, AL 35080

Date of Sale 8-11-17
Total Purchase Price \$ 150,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 8-11-17

Print Greg Harreben

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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