

This instrument was prepared by:

J. Richard Duke, Esquire
Duke Law Firm, P.C.
1572 Montgomery Highway, Suite 205
Birmingham, Alabama 35216

Send tax notice to:

David R. Busby
425 Shoal Ridge Drive
Leeds, AL 35094

STATE OF ALABAMA

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)

SHELBY COUNTY

)



20170821000303970 1/5 \$161.00
Shelby Cnty Judge of Probate, AL
08/21/2017 02:19:37 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, CRF, LLC, an Alabama limited liability company (hereby referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto DAVID R. BUSBY, Trustee, or successor Trustee, of the David R. Busby Revocable Trust dated May 13, 2009 (herein referred to as Grantee), the following described real estate, including any appurtenances thereto, situated in Shelby County, Alabama, to-wit:

See legal description attached as Exhibit "A"

The covenants and restrictions attached as Exhibit "B" are incorporated herein by reference and shall be binding on the above described property and shall run with the land.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This property is the homestead of the Grantee.

This deed is prepared without review of title and is based on information provided by Grantee.

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

And I do for myself and my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators 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, I have hereunto set my hand and seal on this the 17th day of July, 2017.

CFR, LLC, an Alabama limited liability company

By David R. Busby
David R. Busby, Trustee of the David R. Busby
Revocable Trust, Sole Member

STATE OF ALABAMA

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JEFFERSON COUNTY

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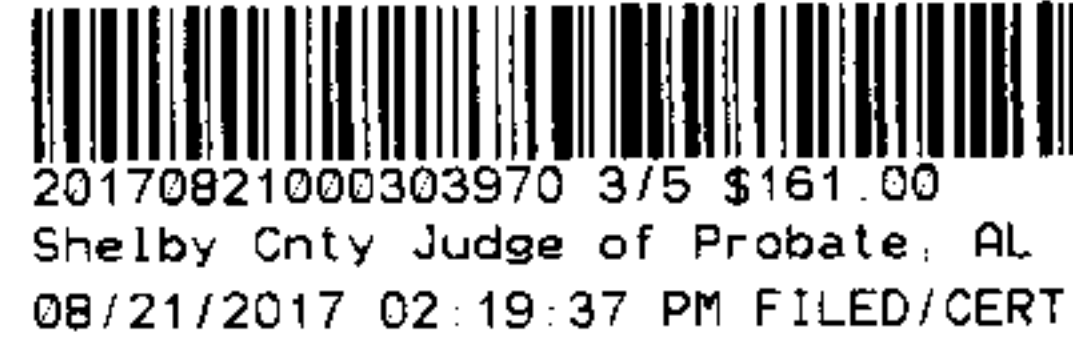
I, DEBORAH P. HOLMES, a Notary Public in and for said County, in said State, hereby certify that DAVID R. BUSBY, in his capacity as Trustee of the David R. Busby Revocable Trust, the Sole Member of CFR, LLC, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17th day of July, 2017.

Deborah P. Holmes
Notary Public

My Commission expires: 1/4/2018

EXHIBIT "A"



Parcel I

Lot 8 of the unrecorded Subdivision known as Shoal Ridge being a part of the Northwest 1/4 of the Southwest 1/4 of Section 3 and the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama; being more particularly described as follows:

Commence at the northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 3, township 18 south, Range 1 East; thence run North 85 deg. 56 min. 12 sec. West along the North line of said 1/4-1/4 for 279.57 feet; thence run south 23 deg. 22 min. 29 sec. East for 23.66 feet to a point on a fence and the point of beginning; thence continue on the last described course for 903.04 feet to a point in the centerline of a 60 foot wide easement for access and utilities; thence run South 63 deg. 34 min. 43 sec. West along said centerline for 262.57 feet; thence run North 49 deg. 32 min. 47 sec. West for 732.21 feet; thence run North 71 deg. 27 min. 51 sec. West for 1259.45 feet to a point in the center of a creek; thence run North 18 deg. 10 min. 44 sec. East along said center of creek for 174.67 feet; thence run North 58 deg. 04 min. 53 sec. East along said center of creek for 23.11 feet; thence run South 88 deg. 32 min. 02 sec. East for 518.97 feet; thence run South 3 deg. 29 min. 12 sec. West for 21.00 feet to an old fence; thence run South 85 deg. 56 min 12 sec. East along said old fence for 1039.12 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 55 min. 35 sec. West along the north line of said 1/4 1/4 a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described: thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run south 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of a curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 72.96 feet to the P.T. of said curve; thence run south 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run south 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right of way that lies within this description, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

EXHIBIT "B"

Rights of others in and to the sixty (60) foot wide access easement, together with the responsibility for 1/11 of the cost of maintenance of said easement.

BUILDING AND USE RESTRICTIONS

- The parcel conveyed may not be subdivided.
- There may be only one dwelling constructed on this parcel and it can be constructed no closer than 100 feet to the closest boundary line of the sixty (60) foot wide access easement.
- No structure may be constructed closer than 100 feet to any property boundary line.
- Minimum square footage of a home is to be 2500 square feet of heated and cooled area on the ground or first floor.
- Exterior finishes of all structures are to blend with the natural surroundings and be similar to that used for the primary dwelling.
- No metal buildings of any type will be permitted.
- Metal roofs will be permitted only as long as color and style blend with the natural surroundings.
- No mobile or modular homes of any type will be permitted.
- Fencing along the access easement maybe only wood, plastic or similar material, but in no event may wire be employed.
- Business activity is limited to an in-house activity with no more than three (3) employees.
- No commercial greenhouses will be permitted, and those for personal use must be constructed in a location and setting so as not to be directly visible from the access easement.
- Horses and/or cattle will be permitted, but cannot exceed a combined total of ten (10) head on this parcel.

THE BUILDING AND USE RESTRICTIONS SHALL CONSTITUTE COVENANTS RUNNING WITH THE LAND.



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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 CRF, LLC
Mailing Address David R. Busby, Sole Member
425 Shoal Ridge Drive
Leeds, AL 35094

Grantee's Name David R. Busby
Mailing Address 425 Shoal Ridge Drive
Leeds, AL 35094

Property Address 425 Shoal Ridge Drive
Leeds, AL 35094

Date of Sale July 17, 2017
Total Purchase Price \$



20170821000303970 5/5 \$161.00
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$

or
Assessor's Market Value \$ 133,700 assessed 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 ☐ Appraisal
☐ Sales Contract ☒ Other Board of Equalization Notice
☐ 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 7-17-17

Print David R. Busby

Unattested

(verified by)

Sign David R Busby

(Grantor Grantee Owner/Agent) circle one

Form RT-1