

WARRANTY DEED

State of Alabama
Jefferson County

Send Tax Notice to: 261 Land, LLC
PO Box 824, Helena, AL 35080

Know all men by these presents:

That in consideration of Four Hundred Thousand Dollars and No/100 Dollars (\$400,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William Wayne Booth, a ~~married~~ person and Ronnie Joe Booth AKA Ronnie J Booth, a ~~married~~ person (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: 261 Land, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A

Subject to Easements, Restrictions, and Rights Of Way of Record.

\$360,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith.

This is not the homestead of the above Grantors nor their spouses

Ronnie Joe Booth and Ronnie J booth are one and the same

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 29th day of August, 2017.



William Wayne Booth



Ronnie Joe Booth AKA Ronnie J Booth

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that William Wayne Booth and Ronnie Joe Booth AKA Ronnie J Booth, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

Prepared by: Parker Law Firm, LLC, Jeremy Lee Parker 1560 Montgomery Hwy Ste 205, Birmingham, AL 35216

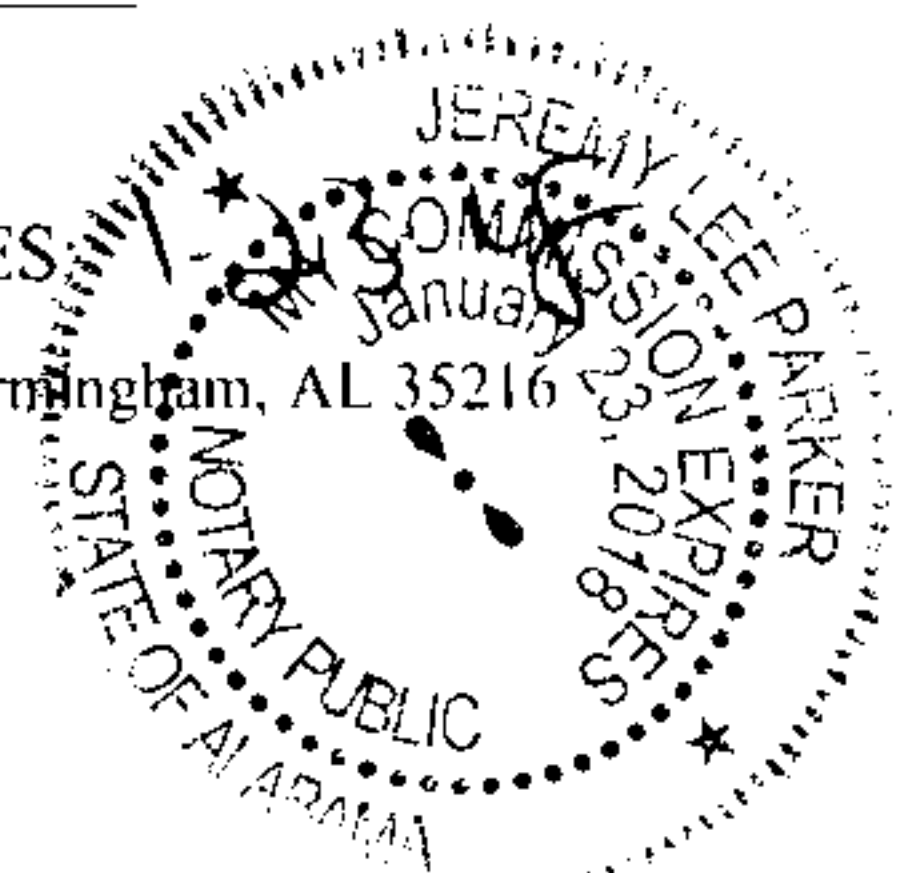


Exhibit A

Parcel 1:

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 28, Township 20 South, Range 3 West and the Southeast Quarter of the Northeast Quarter of said Section 28, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the Northeast corner of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South 00 degrees 21 minutes 10 seconds West along the East line of said Section line for a distance of 887.52 feet to a found one inch crimp pipe marking the Southeast corner of Lot 12, Kingridge Subdivision as recorded in Map Book 6, Page 87 in the Probate Office of Shelby County, Alabama; thence run North 88 degrees 43 minutes 16 seconds West along the South line of Lots 12 and 13 of said Kingridge Subdivision for a distance of 188.65 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said Lot lines run South 03 degrees 32 minutes 34 seconds West for a distance of 515.00 feet to a point; thence run North 88 degrees 43 minutes 15 seconds West for a distance of 693.00 feet to a point; thence run North 03 degrees 32 minutes 34 seconds East for a distance of 515.00 feet to a found capped rebar, said point lying on the South line of Lot 20 of said Kingridge Subdivision; thence run South 88 degrees 43 minutes 16 seconds East along the South line of Lots 13 through 20 for a distance of 693.00 feet to the POINT OF BEGINNING. Said parcel contains 356,617 Square feet or 8.19 Acres more or less.

Parcel 2:

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 28, Township 20 South, Range 3 West and the Southeast Quarter of the Northeast Quarter of said Section 28, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the Northeast corner of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South 00 degrees 21 minutes 10 seconds West along the East line of said Section line for a distance of 887.52 feet to a found one inch crimp pipe marking the Southeast corner of Lot 12, Kingridge Subdivision as recorded in Map Book 6, Page 87 in the Probate Office of Shelby County, Alabama, said point also lying on the West line of Lot 3, Fox Haven First Sector as recorded in Map Book 7, Page 35 in the Probate Office of Shelby County, Alabama, said point being the POINT OF BEGINNING of the parcel herein described; thence run South 00 degrees 17 minutes 35 seconds West along the West line of lots 3 through 14 of said subdivision and along the East Line of said Section for a distance of 888.47 feet to a found capped rebar stamped RC FARMER, said point marking the Northeast corner of Lot 35, Rocky Ridge Phase 2 as recorded in Map Book 27, Page 16 in the Probate Office of Shelby County, Alabama; thence leaving said Section line and said Fox Haven First Sector Lot line run North 88 degrees 40 minutes 45 seconds West along the North line of Lots 20, 21, 34 and 35, Rocky Ridge Phase 2 as recorded in Map Book 27, Page 16 and along the North line of Lots 9 through 22, Breckenridge Park, Block 2 as recorded in Map Book 9, Page 110 in the Probate Office of Shelby County, Alabama for a distance of 1053.28 feet to a point; thence leaving said Lot line run North 01 degrees 19 minutes 15 seconds East for a distance of 25.00 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 88 degrees 40 minutes 45 seconds East for a distance of 163.14 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 00 degrees 13 minutes 10 seconds East for a distance of 348.15 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 88 degrees 43 minutes 15 seconds East for a distance of 672.28 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 03 degrees 32 minutes 34 seconds East for a distance of 515.00 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on the South line of Lot 13, Kingridge Subdivision as recorded in Map Book 6, Page 87 in the Probate Office of Shelby County, Alabama; thence run South 88 degrees 43 minutes 16 seconds East along the South line of Lots 12 and 13 of said subdivision for a distance of 188.65 feet to the POINT OF BEGINNING. Said parcel contains 440,978 Square feet or 10.12 Acres more or less.


Parcel 3:

A parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 28, Township 20 South, Range 3 West and the Southeast Quarter of the Northeast Quarter of said Section 28, Shelby County, Alabama, said parcel being more particularly described as follows:


Commence at the Northeast corner of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South 00 degrees 21 minutes 10 seconds West along the East line of said Section line for a distance of 887.52 feet to a found one inch crimp pipe marking the Southeast corner of Lot 12, Kingridge Subdivision as recorded in Map Book 6, Page 87 in the Probate Office of Shelby County, Alabama, said point also lying on the West line of Lot 3, Fox Haven First Sector as recorded in Map Book 7, Page 35 in the Probate Office of Shelby County, Alabama; thence run South 00 degrees 17 minutes 35 seconds West along the West line of lots 3 through 14 of said subdivision and along the East Line of said Section for a distance of 888.47 feet to a found capped rebar stamped RC FARMER, said point marking the Northeast corner of Lot 35, Rocky Ridge Phase 2 as recorded in Map Book 27, Page 16 in the Probate Office of Shelby County, Alabama; thence leaving said Section line and said Fox Haven First Sector Lot line run North 88 degrees 40 minutes 45 seconds West along the North line of Lots 20, 21, 34 and 35, Rocky Ridge Phase 2 as recorded in Map Book 27, Page 16 and along the North line of Lots 9 through 22, Breckenridge Park, Block 2 as recorded in Map Book 9, Page 110 in the Probate Office of Shelby County, Alabama for a distance of 1053.28 feet to a point; thence leaving said Lot line run North 01 degrees 19 minutes 15 seconds East for a distance of 25.00 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 88 degrees 40 minutes 45 seconds East for a distance of 163.14 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 00 degrees 13 minutes 10 seconds East for a distance of 348.15 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 88 degrees 43 minutes 15 seconds West for a distance of 20.72 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 03 degrees 32 minutes 34 seconds East for a distance of 1.29 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point being the POINT OF BEGINNING of the parcel herein described, said point lying on a curve to the right, said curve having a radius of 1525.56 feet, a central angle of 06 degrees 13 minutes 45 seconds, a chord bearing of North 82 degrees 20 minutes 58 seconds West, and a chord distance of 165.78 feet; thence run along the arc of said curve for a distance of 165.86 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run North 79 degrees 14 minutes 01 seconds West for a distance of 177.98 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on the Eastern Right of Way of Alabama Highway 17 (AKA Montgomery Road 80' R.O.W.); thence run North 10 degrees 45 minutes 59 seconds East along said Right of Way for a distance of 50.00 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving said Right of Way run South 79 degrees 14 minutes 01 seconds East for a distance of 177.98 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on a curve to the left, said curve having a radius of 1475.28 feet, a central angle of 06 degrees 11 minutes 48 seconds, a chord bearing of South 82 degrees 19 minutes 57 seconds East, and a chord distance of 159.48; thence run along the arc of said curve for a distance of 159.56 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence run South 03 degrees 32 minutes 34 seconds West for a distance of 50.00 feet to the POINT OF BEGINNING. Said parcel contains 17,034 Square feet or 0.39 Acres more or less.

Easement 1:

An easement over and across a parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 28, Township 20 South, Range 3 West and the Southeast Quarter of the Northeast Quarter of said Section 28, Shelby County, Alabama, said parcel being more particularly described as follows:


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Shelby Cnty Judge of Probate, AL
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Commence at the Northeast corner of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama; thence run South 00 degrees 21 minutes 10 seconds West along the East line of said Section line for a distance of 887.52 feet to a found one inch crimp pipe marking the Southeast corner of Lot 12, Kingridge Subdivision as recorded in Map Book 6, Page 87 in the Probate Office of Shelby County, Alabama, said point also lying on the West line of Lot 3, Fox Haven First Sector as recorded in Map Book 7, Page 35 in the Probate Office of Shelby County, Alabama; thence run South 00 degrees 17 minutes 35 seconds West along the West line of lots 3 through 14 of said subdivision and along the East Line of said Section for a distance of 888.47 feet to a found capped rebar stamped RC FARMER, said point marking the Northeast corner of Lot 35, Rocky Ridge Phase 2 as recorded in Map Book 27, Page 16 in the Probate Office of Shelby County, Alabama; thence leaving said Section line and said Fox Haven First Sector Lot line run North 88 degrees 40 minutes 45 seconds West along the North line of Lots 20, 21, 34 and 35, Rocky Ridge Phase 2 as recorded in Map Book 27, Page 16 and along the North line of Lots 1 through 22, Breckenridge Park, Blocks 2 and 7, as recorded in Map Book 9, Page 110 in the Probate Office of Shelby County, Alabama for a distance of 1328.02 feet to a found capped rebar stamped CA-560LS, said point lying on the Eastern Right of Way of Alabama Highway 17 (AKA Montgomery Road (80' R.O.W.)); thence run North 10 degrees 45 minutes 59 seconds East along said Right of Way for a distance of 817.34 feet to a found concrete monument, said point lying on a curve to the left, said curve having a radius of 5769.58 feet, a central angle of 00 degrees 48 minutes 59 seconds, a chord bearing of North 10 degrees 12 minutes 16 seconds East and a chord distance of 82.21 feet; thence run along the arc of said curve for a distance of 82.21 feet to a found one inch crimped pipe, said point marking the Southwest corner of Lot 22, Kingridge Subdivision as recorded in Map Book 6, Page 87 in the Probate Office of Shelby County, Alabama; thence leaving said Right of Way run South 88 degrees 43 minutes 16 seconds East along said Lot line for a distance of 20.22 feet to a point, said point lying on a curve to the right, said curve having a radius of 5789.58 feet, a central angle of 00 degrees 50 minutes 47 seconds, a chord bearing of South 10 degrees 11 minutes 23 seconds West, and a chord distance of 85.51 feet; thence leaving said Lot line run along the arc of said curve for a distance of 85.52 feet to a point; thence run South 10 degrees 45 minutes 59 seconds West for a distance of 814.04 feet to a point, said point lying on the North line of Lot 1 of said Breckenridge Park, Block 7, thence run North 88 degrees 40 minutes 45 seconds West for a distance of 20.27 feet to the POINT OF BEGINNING. Said parcel contains 17,991 Square feet or 0.41 Acres more


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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	Ronnie Joe Booth and William Wayne booth	Grantee's Name	261 Land, LLC
Mailing Address	PO Box 625 Helena AL 35080	Mailing Address	PO Box 824 Helena AL 35060
Property Address	Acreage Helena AL 35080	Date of Sale	August 29, 2017
		Total Purchase Price	\$400,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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: August 25, 2017

Unattested

(verified by)

Print Ronnie Joe booth

Sign

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

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