

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

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**WARRANTY DEED**



20171003000359110 1/6 \$857.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 08:45:28 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eight Hundred, Twenty Five Thousand and no/100's Dollars (\$825,000.00)** and other good and valuable consideration to the undersigned

**Frances B. Lewis, an unmarried woman , Sherry L. Leemon and spouse Donald J. Leemon**

**David Edward Lewis, a married man, and Pamela L. Mears, a married woman**

(hereinafter referred to a grantors) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantors do by these presents, grant, bargain, sell and convey unto

**261 Land, LLC**

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Begin at the Northeast Corner of the SE ¼ of Section 2, T-20S, R-3W; thence run westerly along the north boundary of said ¼ section for 943.85 feet to a point; thence turn a deflection angle of 68° 30' to the left and run 653.40 feet to a point; thence turn a deflection angle of 90° to the right and run 338.42 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 89° 49' 28" to the left and run along said right-of-way for 601.94 feet to a point; thence turn a deflection angle of 90° to the left and leaving said right-of-way run 240.00 feet to a point; thence turn a deflection angle of 90° to the right and run 170.00 feet to a point; thence turn a deflection angle of 50° 43' 32" to the left and run 339.27 feet to a point; thence turn a deflection angle of 27° 30' 11" to the left and nm 730.00 feet to a point; thence turn a deflection angle of 90° to the left and run 1477.23 feet to the point of intersection with the east boundary of the SE ¼ of Section 2, T-20S, R-3W; thence turn a deflection angle of 35° 32' 57" to the left and run along said east boundary of said 1/4 section for 756.75 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of Section 2, T-20S, R-3W, and contains 50.2 acres. Parcel subject to deeds, easements and rights-of-way of record including a 100' by 100' City of Pelham-water tank site as described in Real Book 178, Page 972, in the Probate Office of Shelby County, Alabama, including a 20 foot wide access easement to the water tank site.**

**Less and except:**

**Commence at the Southwest corner of the Southeast ¼ of the Southeast ¼ of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and the Southwest corner of Lot 1, according to the survey of Paramount Ridge Sector 1, as recorded in Map Book 17, Page 119, in the Probate**

Office of Shelby County, Alabama ; thence leaving said line run northeast along the West line of Lot 1, Lot 2 and Lot 3 of said survey for 795.00 feet to the point of beginning; thence continue northeast along the last described course for 210.57 feet to a point; thence turn an interior angle of 97 degrees 05 minutes 31 seconds to the right and run northwest a distance of 349.25 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the left and run northeast a distance of 28.90 feet to a point; thence turn an interior angle 90 degrees 00 minutes 00 seconds to the right and run northwest a distance of 259.83 feet to a point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds to the right and run southwest a distance of 316.87 feet to a point; thence turn an interior angle of 82 degrees 54 minutes 29 seconds to the right and run southeast a distance of 639.98 feet to the point of beginning.

**Subject to:**


- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Taxes for the year 2017 and subsequent years.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Less and except any part of subject property lying within any road right-of-way.
- Right-of-way granted to Alabama Power Company recorded in Volume 242, Page 426; Volume 317, Page 486 and Volume 320, Page 339.
- Right-of-way granted to Shelby County recorded in Inst. No. 1998-41877 and Volume 253, Page 535.
- Right-of-way granted to the City of Pelham recorded in Inst. No. 1998-37987 and Real 178, Page 972.
- Lease Agreement for Cell Tower in Inst. No. 1994-8098.
- 60' easement thru property serving City of Pelham Water Tank Site.

The above described property is not the homestead of the grantors or their respective spouses.

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

And said grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantors have hereunto set their signatures and seals this the 29th day of September, 2017.

  
20171003000359110 2/6 \$857.00  
Shelby Cnty Judge of Probate, AL  
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Witness:

\_\_\_\_\_

Frances B. Lewis

Frances B. Lewis

\_\_\_\_\_

Sherry L. Leemon

Sherry L. Leemon

\_\_\_\_\_

Donald J. Leemon

Donald J. Leemon

\_\_\_\_\_

Pamela L. Mears

Pamela L. Mears

\_\_\_\_\_

David Edward Lewis

David Edward Lewis



20171003000359110 3/6 \$857.00  
Shelby Cnty Judge of Probate, AL  
10/03/2017 08:45:28 AM FILED/CERT

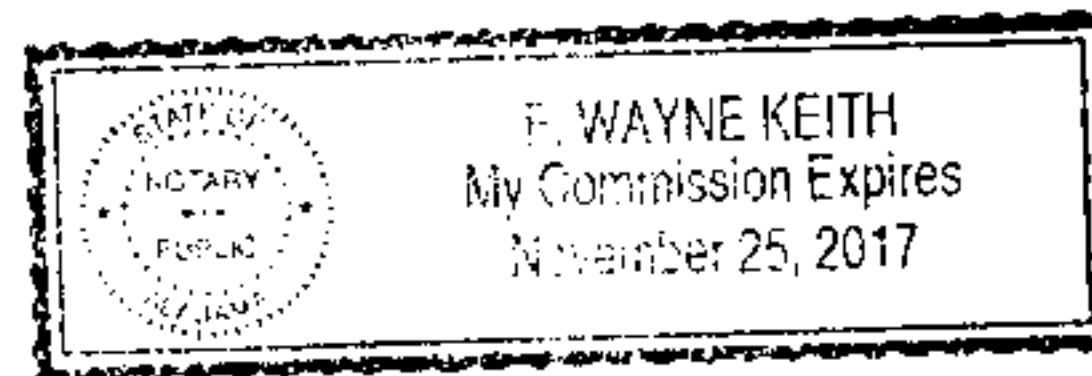
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Frances B. Lewis**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and seal this the 29th day of September, 2017.

  
\_\_\_\_\_  
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

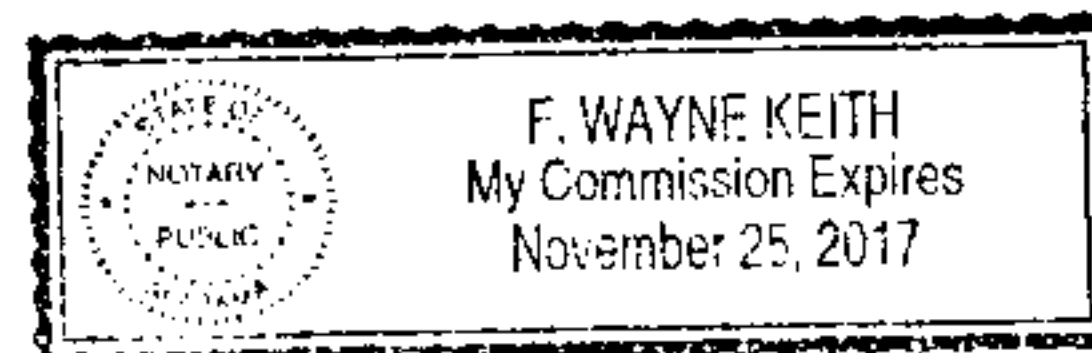


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Sherry L. Leemon**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and seal this the 29th day of September, 2017.

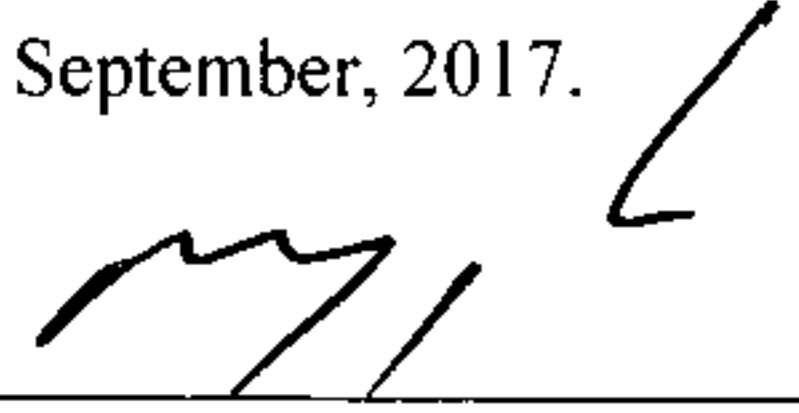
  
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Notary Public


STATE OF ALABAMA  
SHELBY COUNTY

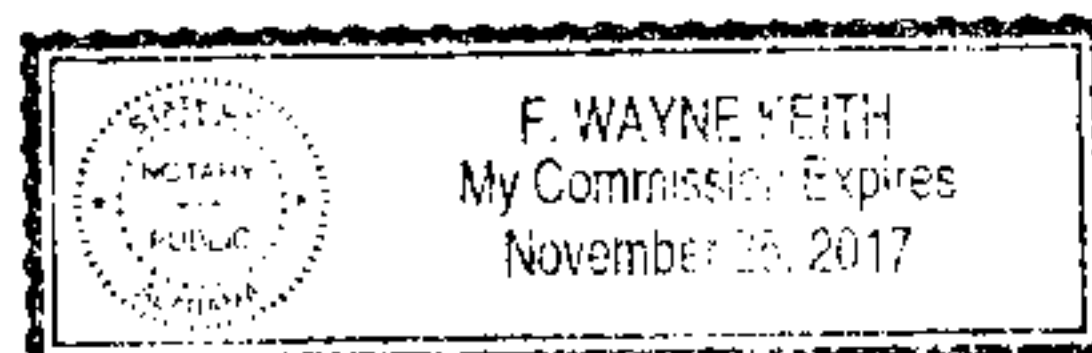


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Donald J. Leemons**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and seal this the 29th day of September, 2017.

  
\_\_\_\_\_  
Notary Public

  
20171003000359110 4/6 \$857.00  
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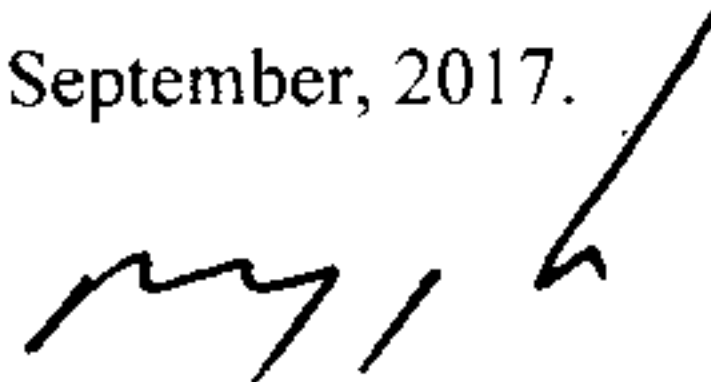




STATE OF ALABAMA  
SHELBY COUNTY

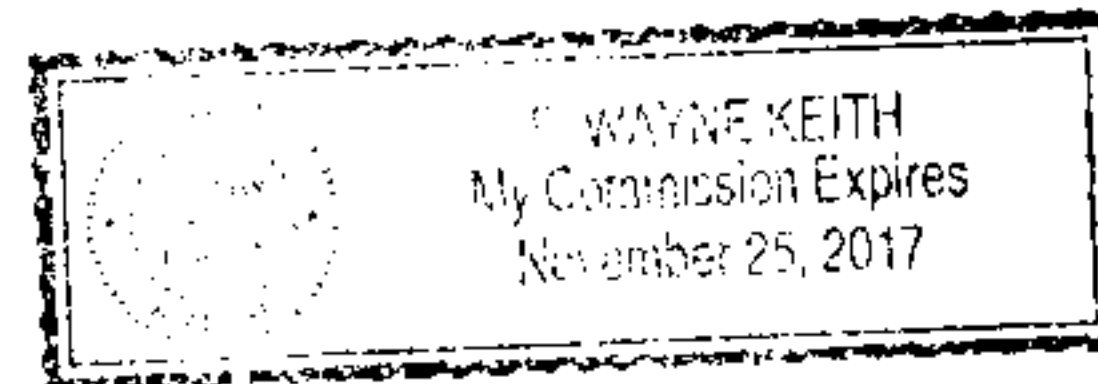
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Pamela L. Mears**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and seal this the 29th day of September, 2017.



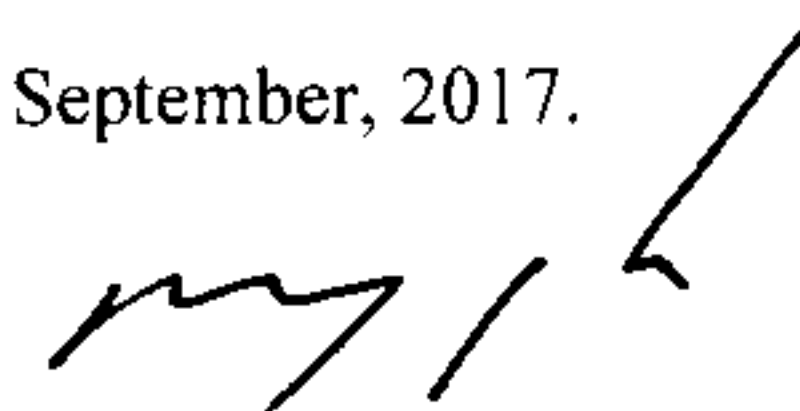
Notary Public

STATE OF ALABAMA  
SHELBY COUNTY

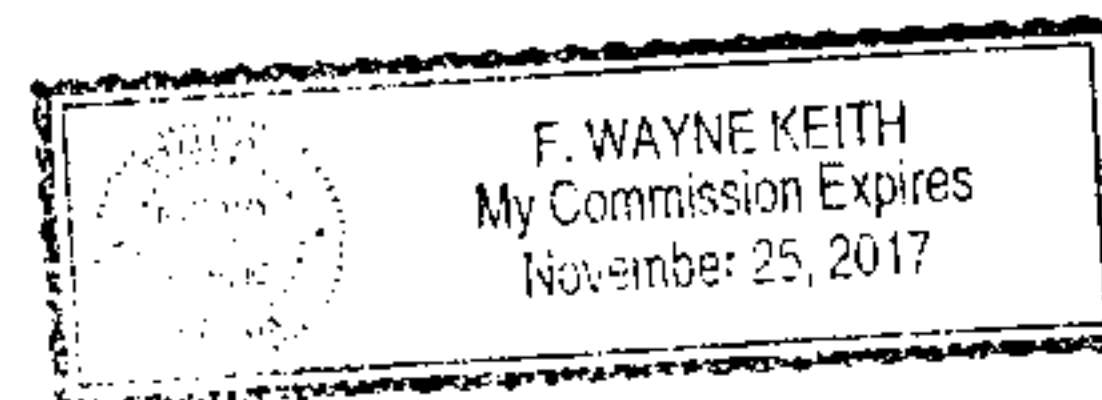


I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **David Edward Lewis**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily for and as his act on the day the same bears date.

Given under my hand and seal this the 29th day of September, 2017.



Notary Public



SEND TAX NOTICE TO:  
261 Land, LLC  
P.O. Box 824  
Helena, Alabama 35080



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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*

Grantors' Name: Frances B Lewis, et al

Mailing Address : 3494 Bearden Lane  
Helena, AL 35080

Grantee's Name: 261 Land, LLC

Mailing Address: Post Office Box 824  
Helena, AL 35080

Property Address: See legal description on Deed

Date of Transfer: September 29, 2017

Total Purchase Price \$825,000.00

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
x	Sales Contract	Other
x	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.

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: September 29, 2017

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

RT-1



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