

# WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

Send Tax Notice To: Mike Stockard

453 Sursel Dr  
Pham AL 35216

Presents:

THAT IN CONSIDERATION OF Four-Hundred Thousand and No/100(\$400,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, 261 Land, LLC (herein referred to as grantors) do grant, bargain, sell and convey unto James Michael Stockard Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"&"B"

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

This deed was prepared without the benefit of a title exam. Legal description provided by grantor.

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 have hereunto set MY hand(s) and seal(s), this 28th day of December, 2017.

261 Land, LLC


  
By: Jerry R. Adams Jr  
Its: Managing Member

STATE OF Alabama  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Jerry R Adams Jr whose name as Managing Member of 261 Land, LLC., a Limited Liability Company, 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company. Given under my hand and official seal, this the 28<sup>th</sup> day of December, 2017.

  
Notary Public  
My Commission Expires: 1-23-18

Prepared By:  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

  
20171228000462470 1/6 \$50.00  
Shelby Cnty Judge of Probate, AL  
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Shelby County, AL 12/28/2017  
State of Alabama  
Deed Tax \$20.00



Exhibit "A"

Begin at the Southeast Corner of the NW 1/4 of the NE 1/4, Section 11, T-20S, R3 W; thence run northerly along the east boundary of said 1/4 1/4 for 1329.28 feet to a point, being the Northeast Corner of said NW 1/4 of NE 1/4; thence turn a deflection angle of 34° 56' 48" to the right and run along and beyond the northwest boundary of Paramount Ridge Subdivision, Sector 1 as recorded in Map Book 17, Page 119, in the Probate Office of Shelby County, for a distance of 795.00 feet to a point; thence turn a deflection angle of 90° to the left and run 730.00 feet to a point; thence turn a deflection angle of 27° 30' 11" to the right and run 339.27 feet to a point; thence turn a deflection angle of 50° 43' 32" to the right and run 170.00 feet to a point; thence turn a deflection angle of 90° to the left and run 240.00 feet to the point of intersection with the east right-of-way line of Alabama Highway 261; thence turn a deflection angle of 90° to the left and run along said right-of-way line for 400.00 feet to a point, being a right-of-way monument at the intersection of Alabama Highway 261 and County Highway 105; thence turn a deflection angle of 33° 25' 19" to the left and run along a flare right-of-way line between the aforementioned Highways 261 and 105 for 85.91 feet to a point; thence turn a deflection angle of 37° 39' 22" to the left and run along the northeast right-of-way line of County Highway 105 along a curve to the right, having a radius of 433.10 feet and a central angle of 58° 47' 53", for an arc distance of 444.46 feet to a point; thence continue along said right-of-way along a tangent section for 32.75 feet to a point; thence turn a deflection angle of 90° to the right and run along said right-of-way for 15.00 feet to a point; thence turn a deflection angle of 90° to the left and run along said right-of-way for 235.35 feet to a point; thence turn a deflection

angle of 21° 41' to the right and run along said right-of-way for 53.83 feet to a point; thence turn a deflection angle of 21° 41' to the left and run along said right-of-way for 792.71 feet to a point; thence continue along said right-of-way along a curve to the left, having a radius of 1869.86 feet and a central angle of 22° 41' 42", for an arc distance of 740.66 feet to a point; thence turn a deflection angle of 16° 08' 09" to the left, from the tangent of said curve, and run along said right-of-way for 75.7 feet to a point; thence turn a deflection angle of 13° 33' to the right and run along said right-of-way for 200.65 feet to the point of intersection with the south boundary of the NW 1/4 of the NE 1/4 of Section 11, T-20S, R-3W; thence turn a deflection angle of 75° 36' 57" to the left and run along the south boundary of said NW 1/4 of NE 1/4 for 672.58 feet to the point of beginning. Said parcel is lying in the SE 1/4 of Section 2, T-20S, R-3W, and in the NW 1/4 of the NE 1/4, Section 11, T-20S, R-3W, and contains 44.3 acres. Parcel subject to deeds, easements and rights-of-way of record.

Less and except

Parcel 1

Excepted from the above described parcel is a 60-foot wide easement running from County Highway 105 to the south line of parcel 3A, being described as follows: Commence at the Northeast Corner of the SE 1/4 of Section 2, T-20S, R 3 W; thence run southerly along the east boundary of said 1/4 section for 756.75 feet to a point; thence turn a deflection angle of 35° 32' 57" to the right and run 1477.23 feet to a point; thence turn a deflection angle of 90° to the right and run 295.80 feet to the point of beginning of the centerline of a 60 foot wide easement from the parcel described above to County Highway 105; thence turn a deflection angle of 82° 51' 10" to the left and run in a southwesterly direction for 710.62 feet to a point, being the point of beginning of a curve; thence continue along the centerline of the easement along a curve to the right, with a radius of 171.80 feet and a central angle of 60° 24' 13", for an arc distance of 181.12 feet to the end of the curve; thence continue along said centerline of said easement along a tangent section for 180.37 feet to the point of intersection with the east right-of-way line of County Highway 105 and the point of ending of said easement centerline; said easement is 60 feet in width, being 30 feet on each side of the above described centerline.

Excepted from the above described parcel is that certain piece or parcel of land measuring approximately 100 feet by 100 feet out of a parcel located in the NE 1/4, Section 11, T20S, R3W, Shelby County, Alabama, said parcel being Parcel No.1 as shown on Map 58-13-01-11-1-2-01 of the Tax Records of Shelby County, Alabama.

Also excepted from the above described parcel is that certain piece or parcel of land being a 200 foot offset of the present right of way of State Highway 261.





**A tract of land, situated in the Northeast  $\frac{1}{4}$  of Section 11, and the Southeast  $\frac{1}{4}$  of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama**

**Begin at the Southeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West, said point being a found iron (capped "DVA"); thence run northerly along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section line for 1331.32 feet to the Northwest corner of Lot 15, Block 3, according to the Survey of Cahaba Valley Estates – Sixth Sector, as recorded in Map Book 6, Page 25, as recorded in the Probate Office of 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, said point also being a found 3" capped pipe being the Northeast corner of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said section; thence leaving said  $\frac{1}{4}$  -  $\frac{1}{4}$  section line, turn an interior angle of  $214^{\circ}57'32''$  and run Northeasterly along Lots 1 thru 3 of said Paramount Ridge Sector 1 Survey for 795.00 feet; thence turn an interior angle of  $90^{\circ}00'00''$  and run Northwesterly for 639.98 feet; thence turn an interior angle of  $100^{\circ}41'33''$  and run Southwesterly for 626.57 feet to a point on the easterly right-of-way line of Bearden Road (Co. Hwy 105); thence turn an interior angle of  $146^{\circ}41'54''$  and run southwesterly along said road right-of-way for 73.91 feet; thence turn an interior angle of  $201^{\circ}46'25''$  and run southwesterly along said road right-of-way for 55.81 feet to a found concrete monument; thence turn an interior angle of  $158^{\circ}21'11''$  and run southwesterly for 793.40 feet to a curve to the left with a radius of 1870.08 feet, and delta of  $22^{\circ}37'07''$ ; thence run along said arc and said road right-of-way for 738.25 feet to a found concrete monument; thence turn an interior angle of  $152^{\circ}26'49''$  from said chord and run Southeasterly along said road right-of-way for 77.29 feet to a found concrete monument;**

**thence turn an interior angle of  $193^{\circ}45'10''$  and run southeasterly for 202.56 feet to a point on the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 20 South, Range 3 West; thence leaving said road right of way, turn an interior angle of  $104^{\circ}11'35''$  and run easterly along said  $\frac{1}{4}$ -  $\frac{1}{4}$  line for 672.09 feet to the point of beginning.**


  
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EXHIBIT "B"

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 run 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 accept

Parcel 1

BEGIN at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, said point also being point on the south line of Lot 17, according to the survey of Chanda Terrace Fourth Sector, as recorded in Map Book 12, Page 99, in the Probate Office of Shelby County, Alabama; Thence run west along the north line of said 1/4 - 1/4 section and the south line of said Chanda Terrace Fourth Sector a distance of 376.79 feet to a point; Thence leaving said 1/4 - 1/4 line and the south line of Chanda Terrace Fourth Sector turn an interior angle of 103°43'55" to the right and run southwest a distance of 691.29 feet to a point; Thence turn an interior angle of 206°47'58" to the right and run southwest a distance of 688.00 feet to a point; Thence turn an interior angle of 90°00'00" to the right and run southeast a distance of 35.17 feet to a point; Thence turn a interior angle of 270°00'00" to the right and run southwest a distance of 234.47 feet to a point; Thence turn an interior angle of 90°00'00" to the right and run southeast a distance of 259.83 feet to a point; Thence turn a interior angle of 270°00'00" to the right and run southwest a distance of 28.90 feet to a point; Thence turn an interior angle of 90°00'00" to the right and run southeast a distance of 349.25 feet to a point; Thence turn an interior angle of 82°54'29" to the right and run northeast a distance of 1265.78 feet to a point being the southwest corner of Lot 32, according to the survey of Chanda Terrace Third Sector, as recorded in Map Book 10, Page 97, in the Probate Office of Shelby County, Alabama; Thence turn an interior angle of 144°26'29" to the right and run northeast along the west line of Lot 32 and the west line of Lots 33-A thru Lots 47-A, according to the survey of Crestwood Resurvey, as recorded in Map Book 13, Page 142, in the Probate Office of Shelby County, Alabama a distance of 757.57 to the POINT OF BEGINNING

Said tract of land containing 22.05 acres or 960,631 sq.ft. more or less.

Less and Except Book 178, Page 972, as recorded in the Probate Office of Shelby County, Alabama, containing 10,000 sq. ft.

Said property being a portion of property described in Instrument 20031105000736140 as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

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Parcel 2

Commence at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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.



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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	261 Land, LLC	Grantee's Name	<del>THE</del> Stockard <i>James Michael Stockard Jr</i>
Mailing Address	PO BOX 824	Q	
	HELENA, AL 35080		<i>453 Sunset Dr</i> <i>Pinon BL 35216</i>
Property Address	Acreage in Shelby County	Date of Sale	December 28, 2017
		Total Purchase Price	\$400,000
		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 checked="" 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: December 28, 2017

Unattested

(verified by)

Print 261 Land, LLC

Sign:

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



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