


Shelby County, AL 06/05/2018
State of Alabama
Deed Tax:\$427.00


20180605000196870 1/5 \$456.00
Shelby Cnty Judge of Probate, AL
06/05/2018 10:41:43 AM FILED/CERT

This instrument was prepared by:
Bryan G. Hale
Goforth Hale LLC
2226 1st Ave. So., Unit 105
Birmingham, AL 35233

Send tax notice to:
Booth – Helena, LLC
P.O. Box 625
Helena, AL 35080

WARRANTY DEED

State of Alabama)
)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars and no cents (\$10.00), to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we, **William Wayne Booth and Ronnie Joe Booth**, as individuals, Co-Executors of the Estate of William T. Booth, and Co-Trustees of the Testamentary Trust of the Estate of William T. Booth (sometimes referred to as the “William T Booth Family Trust”), Shelby County, Alabama, Probate Case #22-218 (hereinafter referred to as “Grantors”) do grant, bargain, sell, and convey unto **Booth – Helena, LLC** (hereinafter referred to as “Grantee”), an Alabama limited liability company, the following described real estate situated in Shelby County, Alabama, to wit:

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 North 88 degrees 43 minutes 16 seconds West along the South line of Lots 12 through

20 of said Kingridge Subdivision for a distance of 881.65 feet to a found capped rebar lying on the South line of Lot 20 of said Kingridge Subdivision, said point being the POINT OF BEGINNING of the parcel herein described; thence leaving said lot line run South 03 degrees 32 minutes 34 seconds West for a distance of 463.70 feet to a set 5/8 inch capped rebar stamped CA-560LS, said point lying on a curve to the right, said curve having a radius of 1475.28 feet, a central angle of 06 degrees 11 minutes 48 seconds, a chord bearing of North 82 degrees 19 minutes 57 seconds West, and a chord distance of 159.48 feet; 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 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 Helena 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 339.69 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 and along said Right of Way for a distance of 82.21 feet to a found 1" crimp pipe, said point marking the Southwest corner of Lot 22 of said Kingridge Subdivision; thence leaving said Right of Way run South 88 degrees 43 minutes 16 seconds East along the South line of Lots 20 through 22 of said Kingridge Subdivision for a distance of 283.60 feet to the POINT OF BEGINNING. Said parcel contains 137,694 Square feet or 3.16 Acres.

TO HAVE AND TO HOLD, said above-described property in fee simple unto said Grantee, his, hers, theirs, or its heirs and assigns forever;

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

NO TITLE EXAMINATION HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT AND THE LEGAL DESCRIPTION HAS BEEN PROVIDED TO THE PREPARER BY THE GRANTOR.

IN WITNESS WHEREOF, the said Grantors have caused this conveyance to be executed this the 30 day of May, 2018.

William Wayne Booth and Ronnie Joe Booth, as individuals, Co-Executors of the Estate of

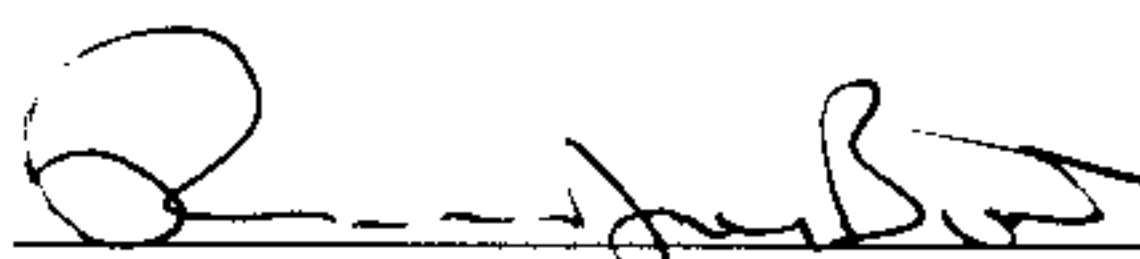
William T. Booth, and Co-Trustees of the Testamentary Trust of the Estate of William T. Booth (the William T. Booth Family Trust), Probate Case #22-218, Shelby County, Alabama.

WILLIAM T. BOOTH FAMILY TRUST



(SEAL)

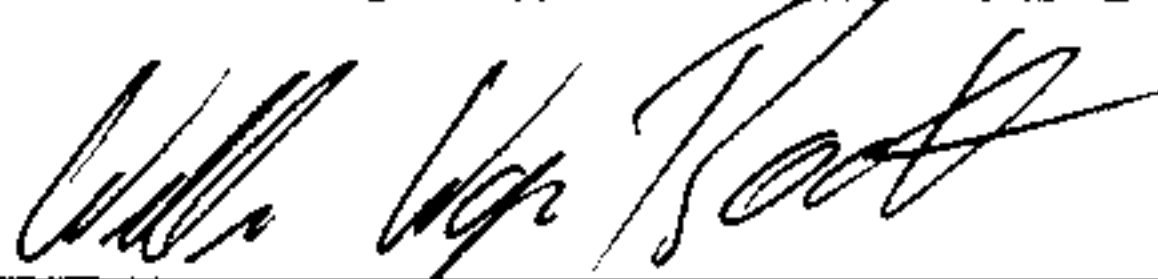
By: William Wayne Booth
As: Co-Trustee



(SEAL)

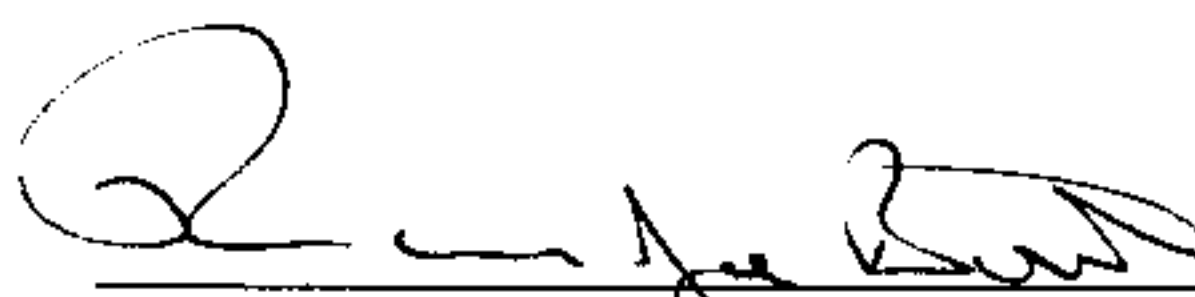
By: Ronnie Joe Booth
As: Co-Trustee

ESTATE OF WILLIAM T. BOOTH



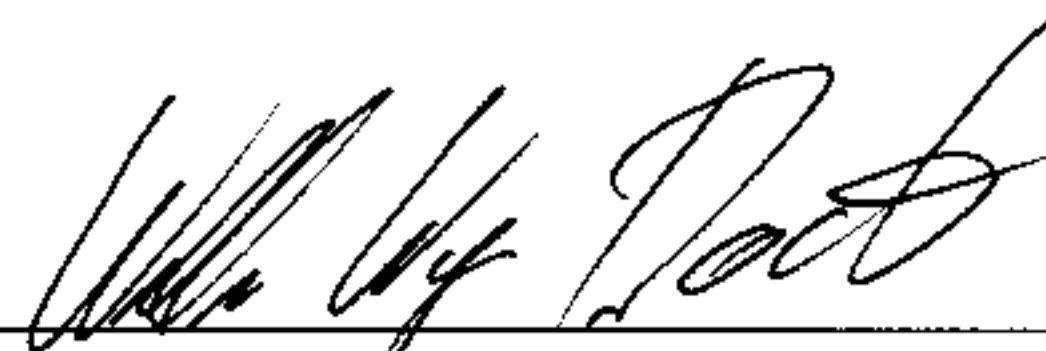
(SEAL)

By: William Wayne Booth
As: Co-Executor



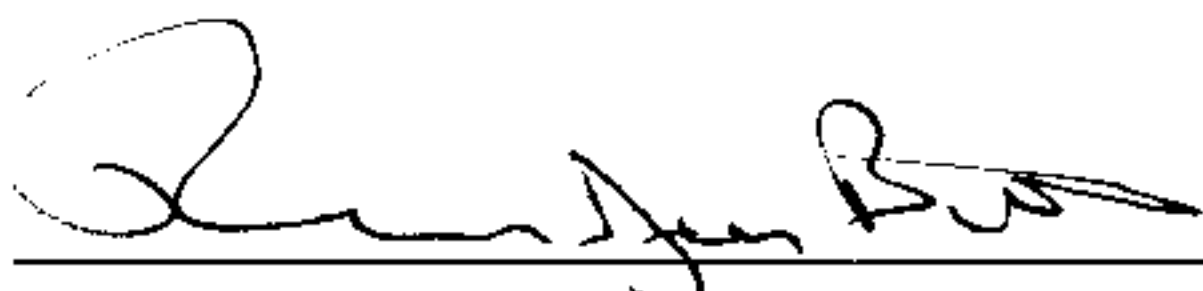
(SEAL)

By: Ronnie Joe Booth
As: Co-Executor



(SEAL)

By: William Wayne Booth, individually



(SEAL)

By: Ronnie Joe Booth, individually



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Shelby Cnty Judge of Probate, AL
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State of Alabama)
County of Jefferson)

I, Janet L. Stamps, a Notary Public, in and for said County in said State, hereby certify that William Wayne Booth, whose name as Co-Executor of the Estate of William T. Booth, Case #22-218 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 said conveyance, that William Wayne Booth in his capacity as Co-Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30th day of May, 2018.


Janet L. Stamps
Notary Public
Commission Expires: 10-17-2019

State of Alabama)
County of Jefferson)

I, Janet L. Stamps, a Notary Public, in and for said County in said State, hereby certify that William Wayne Booth, whose name as Co-Trustee of the William T. Booth Family Trust, Case #22-218 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 said conveyance, that William Wayne Booth in his capacity as Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30th day of May, 2018.

Janet L. Stamps
Notary Public
Commission Expires: 10-17-2019


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State of Alabama)
County of Jefferson)

I, Janet L. Stamps, a Notary Public, in and for said County in said State, hereby certify that Ronnie Joe Booth, whose name as Co-Executor of the Estate of William T. Booth, Case #22-218 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 said conveyance, that William Wayne Booth in his capacity as Co-Executor executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30th day of May, 2018.

Janet L. Stamps
Notary Public
Commission Expires: 10-17-2019

State of Alabama)
County of Jefferson)

I, Janet L. Stamps, a Notary Public, in and for said County in said State, hereby certify that Ronnie Joe Booth, whose name as Co-Trustee of the William T. Booth Family Trust, Case #22-218, 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 said conveyance, that William Wayne Booth in his capacity as Trustee executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30th day of May, 2018.

Ronald J. Stump
Notary Public
Commission Expires: 10-17-2019

Real Estate Sales Validation Form

| | | | |
|-----------------------|--|-----------------------------|--|
| Grantor's Name: | William Wayne Booth and Ronnie Joe Booth, each of them individually, as Co- Trustees of the William T Booth Family Trust, and as Co-Executors of the Estate of William T Booth | Grantee's Name: | Booth - Helena, LLC |
| Grantor's Address: | P.O. Box 625 Helena, AL 35080 | Grantee's Address: | 1141 Fox Valley Farms Rd. Maylene, AL 35114 |
| Property Address: | 5337 Hwy. 17 Helena, AL 35080 | Date of Sale: | May 23, 2018 |
| | | Assessor's Market Value: | \$426,990.00 |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Shelby County tax assessor's current market value.

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).

Dated: May 23, 2018

William Wayne Booth
William Wayne Booth, individually and as Co-
Executor and Co-Trustee

Ronnie Joe Booth
Ronnie Joe Booth, individually and as Co-Executor
and Co-Trustee



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