

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: s-18-24800

Send Tax Notice To: Heather Carter

400 Carson Rd, Lot 60
Birmingham AL 35215

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Two Hundred Thousand Dollars and No Cents (\$1,200,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Shady Acres LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto * (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO * Heather Carter, Larry David Carter, and Nancy Marie

\$650,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

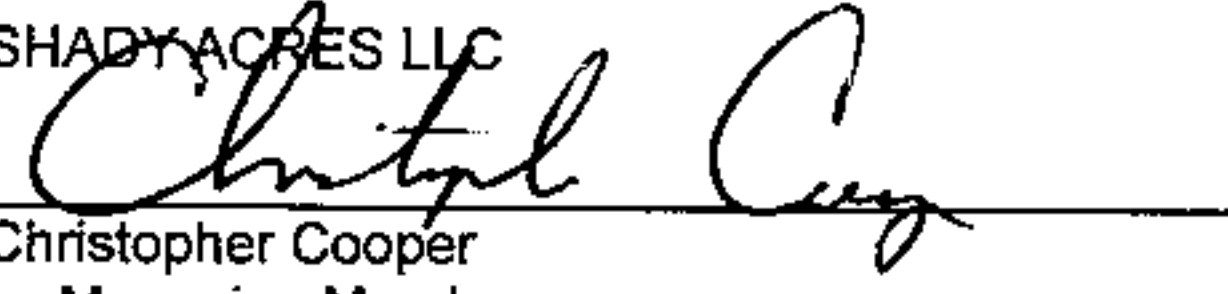
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TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, Christopher Cooper, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of July, 2018.

SHADY ACRES LLC

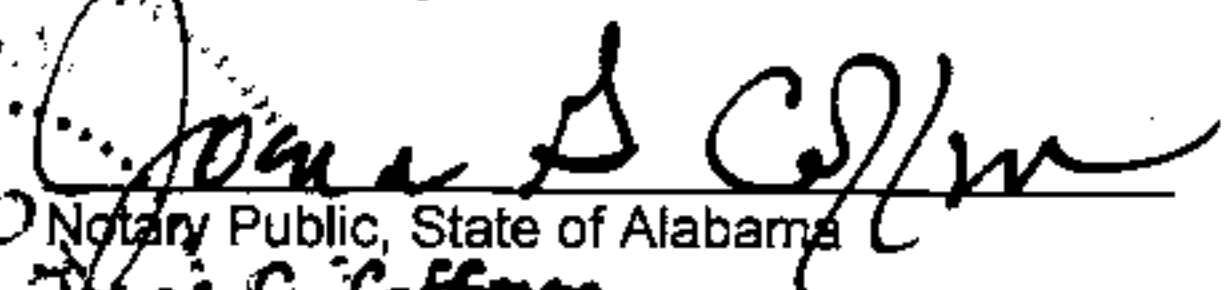

Christopher Cooper
as Managing Member


State of Alabama

County of Shelby

I, ~~Joana G. Coffman~~ a Notary Public in and for said County in said State, hereby certify that Christopher Cooper, Managing Member of Shady Acres LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2018.


Notary Public, State of Alabama
Joana G. Coffman
My Commission Expires: February 7, 2019


20180723000260710 1/3 \$1221.00
Shelby Cnty Judge of Probate, AL
07/23/2018 01:31:19 PM FILED/CERT

Shelby County, AL 07/23/2018
State of Alabama
Deed Tax: \$1200.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commencing at the Northwest corner of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama; thence run South 87 degrees 58 minutes 26 seconds East for a distance of 220.87 feet to the southerly right of way line of Shelby County Road No. 83; thence run South 83 degrees 03 minutes 07 seconds East along said road right of way line for a distance of 720.60 feet; thence run South 83 degrees 24 minutes 54 seconds East along said right of way line for a distance of 100.39 feet to the point of a non-tangent curve to the North, said curve having a radius of 1663.36, a central angle of 8 degrees 20 minutes 27 seconds and a chord of 241.93 feet bearing South, 87 degrees 18 minutes 41 seconds East; thence run East along said curve for a distance of 242.14 feet to the Point of Beginning; thence North 86 degrees 09 minutes 05 seconds East, a distance of 108.09 feet; thence North 87 degrees 34 minutes 57 seconds East, a distance of 107.43 feet; thence South 89 degrees 20 minutes 04 seconds East a distance of 130.02 feet; thence North 88 degrees 12 minutes 42 seconds East, a distance of 48.40 feet; thence South 80 degrees 20 minutes 54 seconds East, a distance of 72.07 feet; thence South 75 degrees 19 minutes 35 seconds East, a distance of 413.62 feet; thence South 03 degrees 58 minutes 47 seconds West, a distance of 445.45 feet; thence North 89 degrees 41 minutes 53 seconds East, a distance of 315.08 feet; thence South 00 degrees 12 minutes 27 seconds West, a distance of 318.21 feet; thence South 89 degrees 29 minutes 46 seconds east, a distance of 563.65 feet; thence South 28 degrees 24 minutes 19 seconds East, a distance of 198.50 feet; thence South 05 degrees 10 minutes 13 seconds West, a distance of 227.95 feet; thence South 10 degrees 06 minutes 50 seconds West, a distance of 641.84 feet; thence South 06 degrees 51 minutes 47 seconds East, a distance of 314.13 feet; thence South 08 degrees 17 minutes 52 seconds East, a distance of 326.00 feet; thence South 89 degrees 59 minutes 44 seconds East, a distance of 588.27 feet; thence South 89 degrees 59 minutes 52 seconds East, a distance of 635.09 feet; thence South 00 degrees 23 minutes 26 seconds East, a distance of 1,308.06 feet; thence South 00 degrees 39 minutes 20 seconds East, a distance of 1309.25 feet; thence North 89 degrees 45 minutes 51 seconds West, a distance of 1,679.86 feet; thence North 89 degrees 44 minutes 06 seconds West, a distance of 1,075.89 feet; thence South 88 degrees 33 minutes 39 seconds West, a distance of 1,136.30 feet; thence North 02 degrees 56 minutes 15 seconds West, a distance of 208.17 feet; thence South 88 degrees 38 minutes 11 seconds West, a distance of 208.61 feet; thence North 00 degrees 57 minutes 06 seconds West, a distance of 687.65 feet; thence North 01 degree 04 minutes 24 seconds West, a distance of 3,040.90 feet; thence South 87 degrees 44 minutes 20 seconds East, a distance of 954.30 feet; thence North 01 degree 54 minutes 37 seconds West, a distance of 106.33 feet; thence South 87 degrees 54 minutes 07 seconds East, a distance of 403.50 feet; thence North 05 degrees 22 minutes 20 seconds West, a distance of 157.61 feet; thence North 17 degrees 29 minutes 19 seconds East, a distance of 33.04 feet; thence North 23 degrees 30 minutes 44 seconds East, a distance of 95.01 feet; thence North 23 degrees 16 minutes 54 seconds East a distance of 18.53 feet; thence North 11 degrees 49 minutes 09 seconds East a distance of 26.27 feet; thence North 09 degrees 35 minutes 18 seconds West, a distance of 243.14 feet; thence North 09 degrees 16 minutes 26 seconds West, a distance of 126.57 feet; thence North 05 degrees 48 minutes 10 seconds West, a distance of 124.51 feet; thence North 06 degrees 35 minutes 32 seconds West, a distance of 201.97 feet; thence North 11 degrees 48 minutes 26 seconds West, a distance of 71.68 feet; thence North 00 degrees 43 minutes 42 seconds West, a distance of 55.96 feet to the POINT OF BEGINNING.

Less and Except any part of subject property lying within a road right of way.


Situated in Shelby County, Alabama

PARCEL II:

Commencing at a ROCK being the Northwest corner of Section 21, Township 19 South, Range 2 East, said point being the POINT OF BEGINNING; thence South 88 degrees 02 minutes 05 seconds East, a distance of 214.61 feet to a 1/2" rebar; thence South 87 degrees 58 minutes 31 seconds East, a distance of 1136.21 feet to a 1/4" open top pipe being the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 21, Township 19 South, Range 2 East; thence South 2 degrees 40 minutes 56 seconds West, a distance of 658.30 feet to a 1/2" capped rebar; thence North 87 degrees 45 minutes 20 seconds West, a distance of 327.06 feet to a 1/2" capped rebar; thence South 02 degrees 05 minutes 29 seconds West, a distance of 30.07 feet to a 1/2" capped rebar; thence North 87 degrees 58 minutes 37 seconds West, a distance of 230.58 feet to a 1/2" capped rebar; thence North 1 degree 58 minutes 10 seconds East, a distance of 121.24 feet to a 1/2" capped rebar; thence North 88 degrees 00 minutes 05 seconds West, a distance of 180.04 feet to a 1/2" capped rebar; thence South 1 degree 59 minutes 10 seconds West, a distance of 61.03 feet to a 1/2" capped rebar; thence North 88 degrees 03 minutes 18 seconds West, a distance of 63.10 feet to a 1/2" capped rebar; thence South 1 degree 59 minutes 10 seconds West, a distance of 60.00 feet to a 1/2" capped rebar; thence 87 degrees 54 minutes 35 seconds West, a distance of 140.03 feet to a 1/2" capped rebar; thence North 87 degrees 57 minutes 00 seconds West, a distance of 369.96 feet to a 1 1/2" open pipe on the easterly right of way line of Shelby County Road No. 83; thence North 19 degrees 43 minutes 50 seconds West along said road right of way line for a distance of 739.02 feet to a 1/2" capped rebar; thence South 88 degrees 00 minutes 05 seconds East, a distance of 241.49 feet to the POINT OF BEGINNING.

Less and except any part of subject property lying within a road right of way.

Situated in Shelby County, Alabama.


20180723000260710 2/3 \$1221.00
Shelby Cnty Judge of Probate, AL
07/23/2018 01:31:19 PM FILED/CERT



20180723000260710 3/3 \$1221.00
Shelby Cnty Judge of Probate, AL
07/23/2018 01:31:19 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Shady Acres LLC</u>	Grantee's Name	<u>Heather Carter</u>
Mailing Address	<u></u>	Mailing Address	<u>400 Curson Rd Lot 60</u>
	<u></u>		<u>Birmingham AL 35215</u>
Property Address	<u>Vincent, AL 35178</u>	Date of Sale	<u>July 18, 2018</u>
		Total Purchase Price	<u>\$1,200,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 checked="" 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 of 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 July 16, 2018

Print Shady Acres LLC

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one