

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Scott Harrison  
906 Matador Drive  
Chelsea, Alabama 35043

**WARRANTY DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Six Hundred Thousand and 00/100 Dollars (\$600,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Alexander W. Jones, Jr., a married man; Dees Land, LLC, an Alabama limited liability company; Stewart H. Welch, III, a married man; Alexander W. Jones, Jr. (married), Margaret J. Finn (married) and Vannoy M. Jones (unmarried), as devisees under the Estate of A.W. Jones, deceased, Probate Case #128061, Jefferson County, Alabama; Stewart H. Welch, III, as Trustee of the Stewart H. Welch Irrevocable Trust dated August 14, 2013; William Spencer Ringland, a married man**

(hereinafter referred to collectively as "Grantor") do grant, bargain, sell and convey unto

**Scott Harrison**

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

**See Exhibit "A" attached hereto**

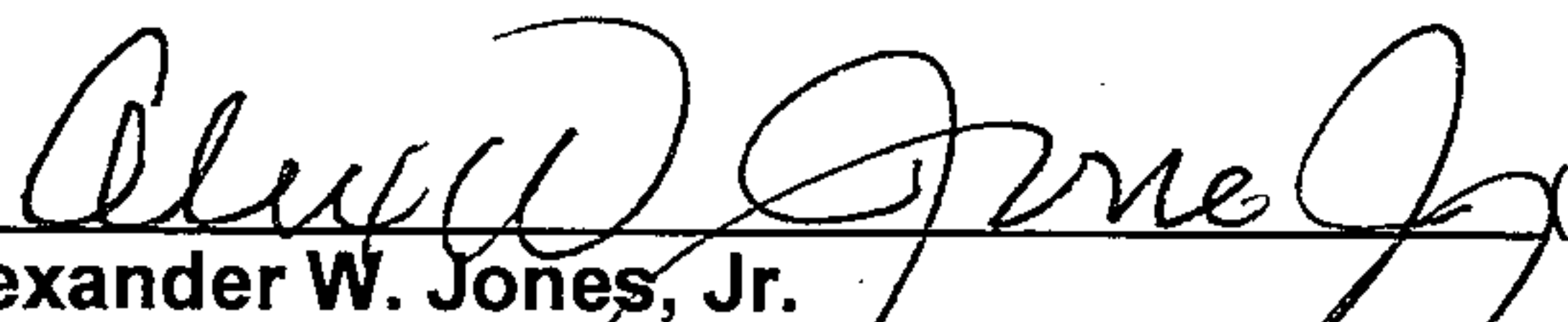
Subject to: All "Exceptions" listed on Exhibit "A" attached hereto

**The property described on the attached Exhibit "A" and conveyed herein is not the homestead of any grantor or their respective spouses.**

TO HAVE AND TO HOLD UNTO Grantee, **his** heirs and assigns, forever;

And Grantor does covenant with Grantee, **his** heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's (collectively) successors, heirs, executors and administrators shall warrant and defend the same to Grantee, **his** heirs and assigns forever, against the lawful claims of all persons.

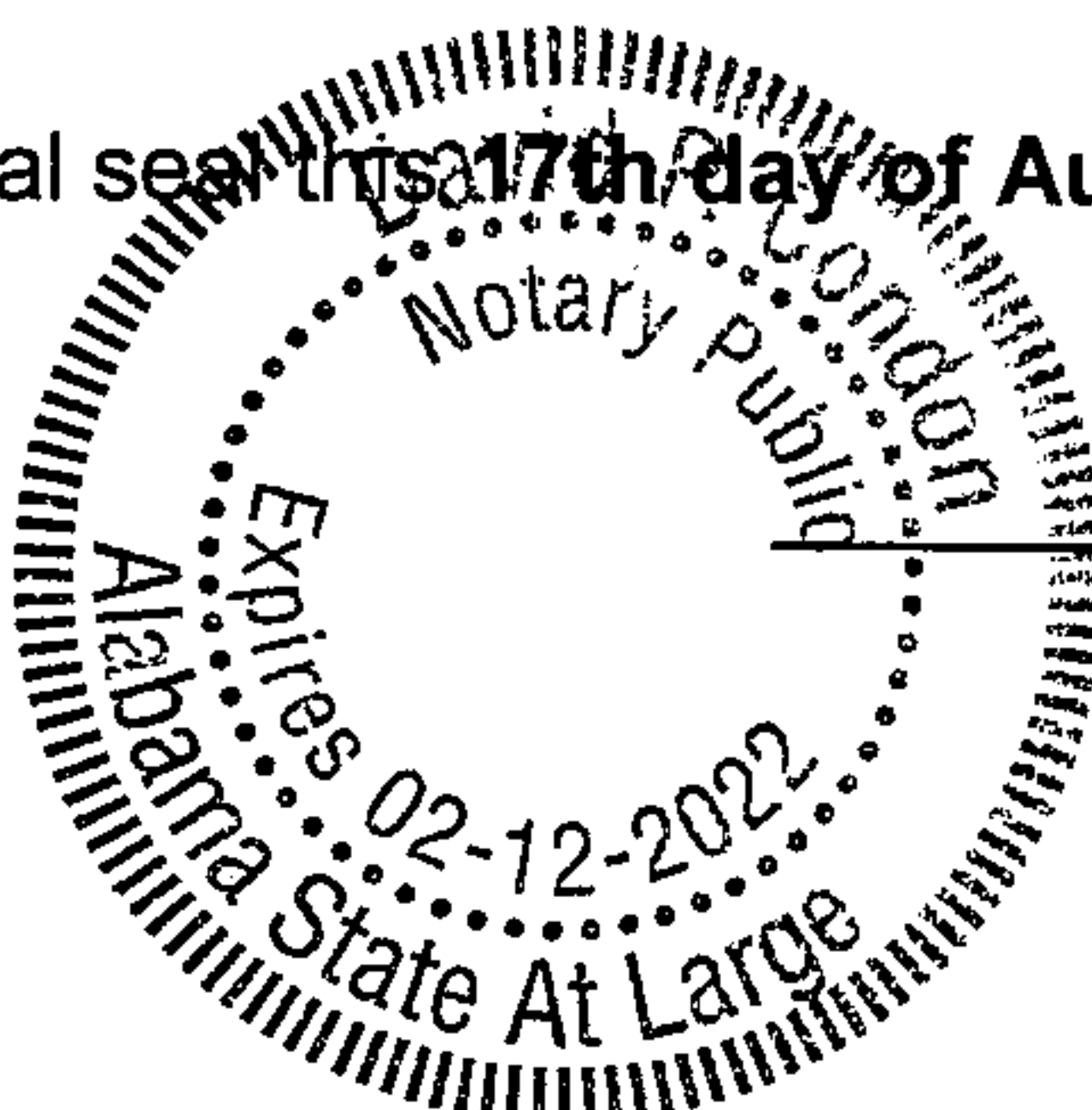
IN WITNESS WHEREOF, I have set my hand and seal, this **17th day of August, 2018**.

 (Seal)  
**Alexander W. Jones, Jr.**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Alexander W. Jones, Jr.** whose name 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** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **17th day of August, 2018**



  
Notary Public: **David P. Condon**  
My Commission Expires: **02/12/2022**

IN WITNESS WHEREOF, I have set my hand and seal, this 16 day of August, 2018.

Stewart H. Welch, III (Seal)  
Stewart H. Welch, III

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Stewart H. Welch, III** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of August, 2018.

Wendy Leigh Weber  
Notary Public: Jefferson County - Wendy L. Weber  
My Commission Expires: \_\_\_\_\_  
MY COMMISSION EXPIRES  
August 31, 2019

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 16 day of August, 2018.

**Stewart H. Welch Irrevocable Trust dated August 14, 2013**

Stewart H. Welch, III (Seal)  
By: Stewart H. Welch, III  
Its: Trustee

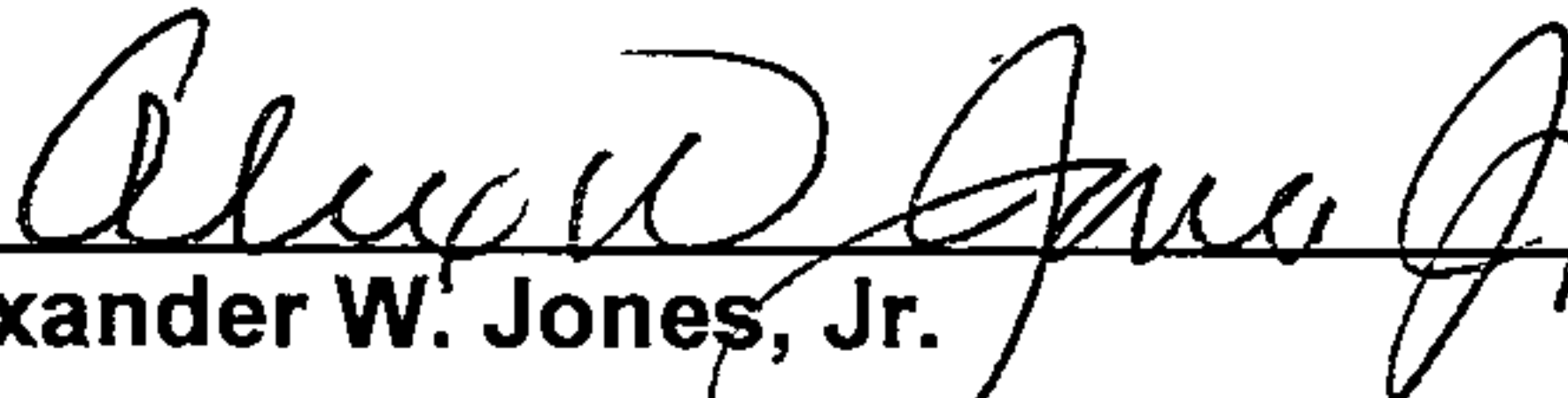
STATE OF ALABAMA  
JEFFERSON COUNTY

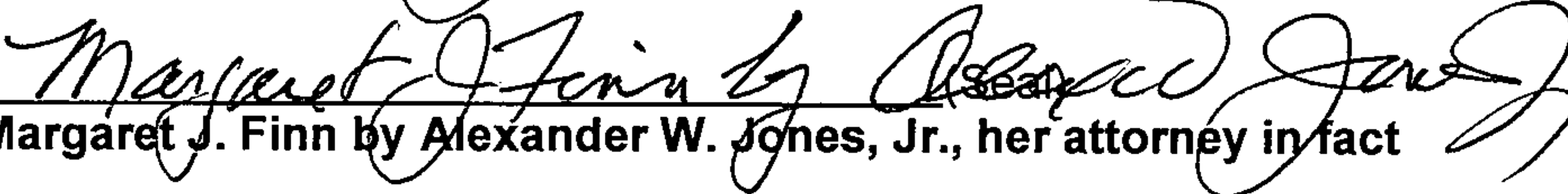
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Stewart H. Welch, III as Trustee of the Stewart H. Welch Irrevocable Trust dated August 14, 2013** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he, in his capacity as Trustee of the **Stewart H. Welch Irrevocable Trust dated August 14, 2013** executed the same voluntarily on the day the same bears date.

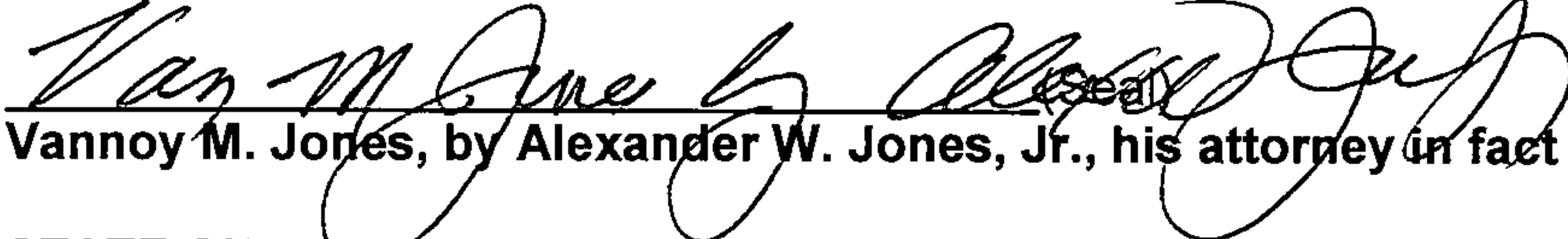
Given under my hand and official seal this 16<sup>th</sup> day of August, 2018.

Wendy Leigh Weber  
Notary Public: Jefferson County - Wendy L. Weber  
My Commission Expires: \_\_\_\_\_  
MY COMMISSION EXPIRES  
August 31, 2019

IN WITNESS WHEREOF, we have set our hands and seal, this **17th day of August, 2018.**

 (Seal)  
Alexander W. Jones, Jr.


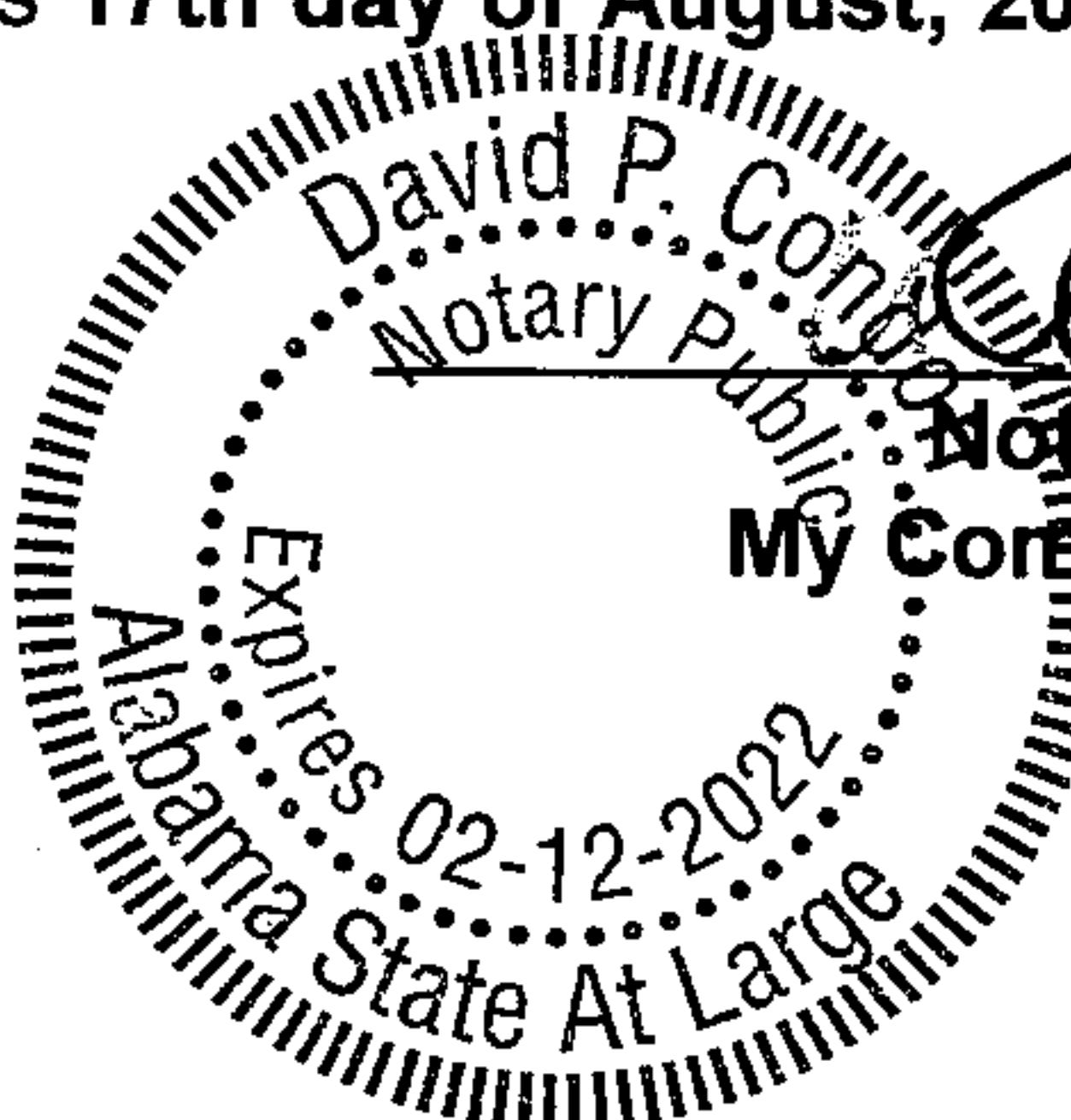
 (Seal)  
Margaret J. Finn by Alexander W. Jones, Jr., her attorney in fact

 (Seal)  
Vannoy M. Jones, by Alexander W. Jones, Jr., his attorney in fact

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Alexander W. Jones, Jr., as devisee of the Estate of A.W. Jones, and Alexander W. Jones, Jr. as attorney in fact for both Margaret J. Finn and Vannoy M. Jones**, whose names are 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, both individually and in his capacity as attorney in fact for Margaret J. Finn and Vannoy M. Jones**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **17th day of August, 2018.**

  
Notary Public: David P. Condon  
My Commission Expires: 02/12/2022  


IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 16<sup>th</sup> day of August, 2018.

Dees Land, LLC, an Alabama limited liability company

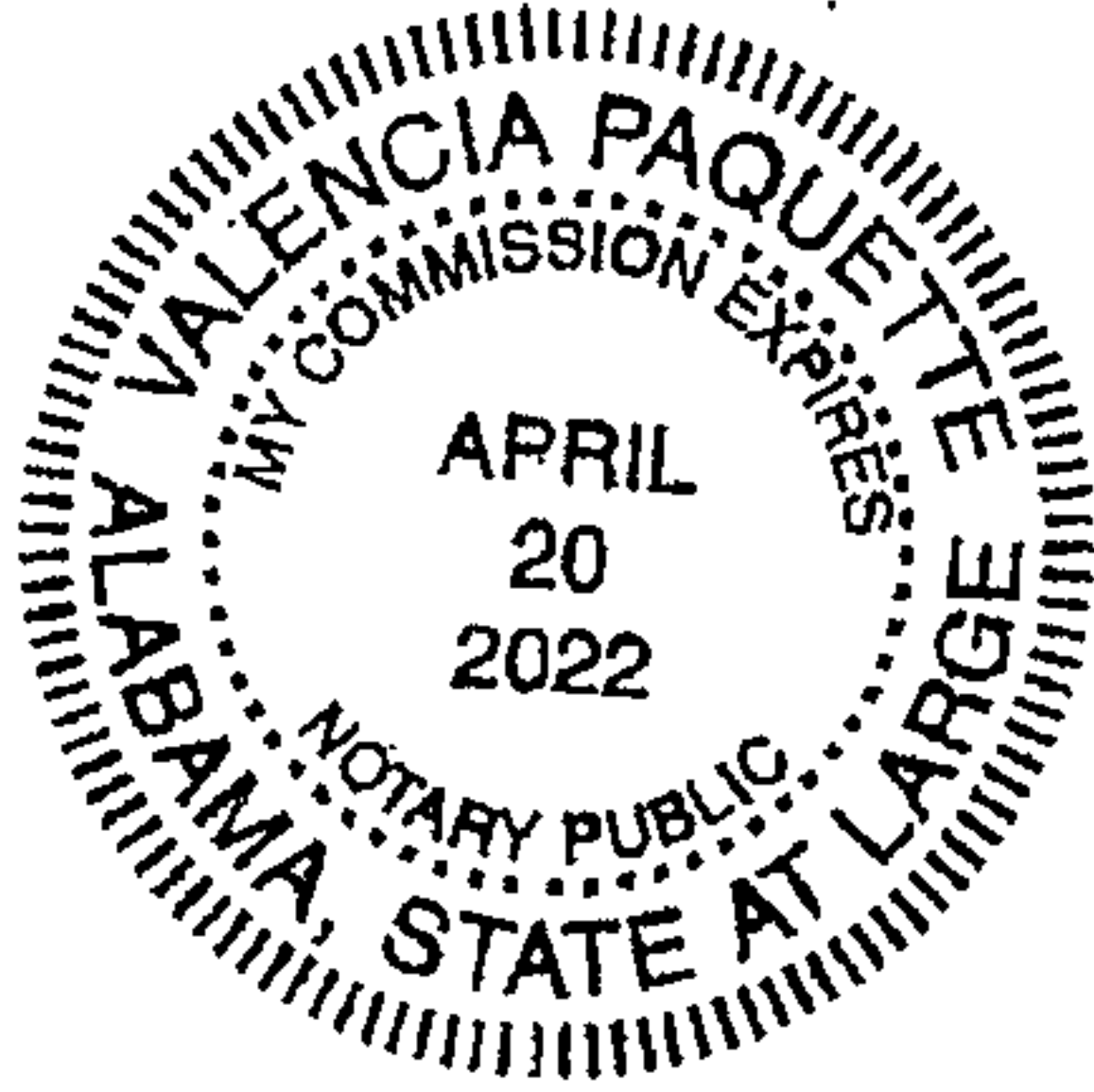
Edith Piper Renneker Anderson (Seal)

By: Edith Piper Renneker Anderson  
Its: Sole Member

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Edith Piper Renneker Anderson as Sole Member of Dees Land, LLC whose name 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 she, as sole member of Dees Land, LLC, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of August, 2018.



Valencia Paquette  
Notary Public: Valencia Paquette  
My Commission Expires: April 20, 2022



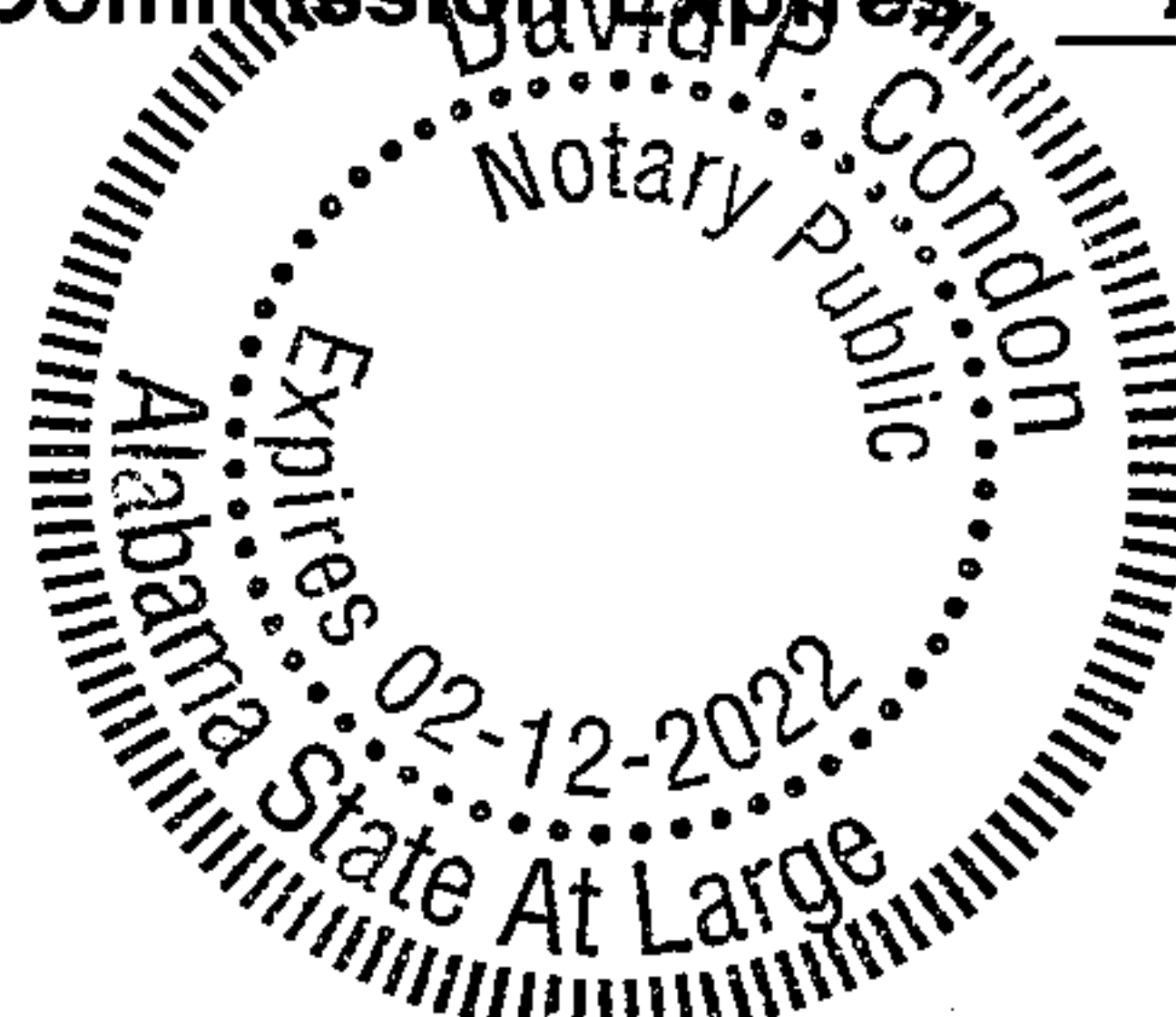
20180823000302640 08/23/2018 10:51:57 AM DEEDS 5/7  
IN WITNESS WHEREOF, I have set my hand and seal, this 17 day of August, 2018.

William Spencer Ringland  
William Spencer Ringland

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **William Spencer Ringland** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of August, 2018.

David P. Condon  
Notary Public  
My Commission Expires: 2/12/22  


**EXHIBIT "A"**

The South one half of the SW 1/4 of Section 13, Township 20, Range 2 West, situated in Shelby County, Alabama.

The North one half of the NW 1/4 of Section 24, Township 20, Range 2 West, situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

Commence at the NW Corner of the SW 1/4 of the NW 1/4 of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama; thence South 87°50'34" East, a distance of 1860.27 feet to the POINT OF BEGINNING; thence North 00°05'40" West, a distance of 999.31 feet to the bank of a creek, (all further calls will be along said creek bank until otherwise stated); thence North 83°22'46" East, a distance of 12.02 feet; thence South 68°37'41" East, a distance of 23.67 feet; thence South 30°43'12" East, a distance of 14.95 feet; thence South 13°51'03" East, a distance of 179.42 feet; thence South 40°04'22" East, a distance of 64.58 feet; thence South 14°13'37" West, a distance of 74.32 feet; thence South 08°16'22" East, a distance of 27.97 feet; thence South 70°14'41" East, a distance of 26.34 feet; thence South 85°59'21" East, a distance of 78.29 feet; thence South 61°20'35" East, a distance of 17.31 feet; thence South 41°54'59" East, a distance of 33.93 feet; thence South 68°25'38" East, a distance of 21.84 feet; thence South 89°45'03" East, a distance of 57.27 feet; thence North 82°38'42" East, a distance of 48.36 feet; thence North 78°36'46" East, a distance of 57.07 feet; thence South 47°47'39" East, a distance of 22.39 feet; thence South 81°37'57" East, a distance of 111.73 feet; thence South 67°54'58" East, a distance of 90.61 feet; thence North 78°27'26" East, a distance of 28.47 feet; thence South 63°27'24" East, a distance of 15.56 feet; thence North 74°19'56" East, a distance of 25.47 feet; thence South 75°59'52" East, a distance of 26.88 feet; thence South 00°05'40" East and leaving said creek bank, a distance of 578.47 feet; thence North 87°50'34" W, a distance of 345.0 feet; thence South 00°00'13" West, a distance of 539.78 feet; thence North 88°16'17" West, a distance of 304.20 feet; thence North 00°05'40" West, a distance of 33.16 feet; thence North 31°09'15" West, a distance of 367.74 feet; North 46°17'47" East, a distance of 280.39 feet; thence North 87°50'34" West, a distance of 100.91 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

The NE 1/4 of the NE 1/4 of Section 23, Township 20, Range 2 West, situated in Shelby County, Alabama.

**Subject to the following "Exceptions"**

**2018 ad valorem taxes not yet due and payable;**

**all mineral and mining rights not owned by the Grantor**

Plantation Pipeline Easement dated July, 1941, referenced in that certain deed recorded in Deed Volume 297, page 85, in the Probate Office of Shelby County, Alabama. (Section 13)

Right of Way granted to Alabama Power Company as recorded in Deed Volume 215, page 332 in the Probate Office of Shelby County, Alabama. (Section 13)

Easement to Colonial Pipeline Company, as recorded in Deed Volume 221, page 750, in the Probate Office of Shelby County, Alabama. (Section 13)

Easement to Alabama Power Company recorded in Deed Volume 238, page 739, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline Company, as recorded in Deed Volume 253, page 578, in the Probate Office of Shelby County, Alabama.

Easement to Colonial Pipeline Company, as recorded in Deed Volume 267, page 824, in the Probate Office of Shelby County, Alabama.

Right of way and Easement Agreement recorded in Instrument 2000-26725, in the Probate Office of Shelby County, Alabama.

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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 Name: <b>Alexander W. Jones, Jr.</b>	Date of Sale: <b>August 17th, 2018</b>
Mailing Address: <b>183.5 Acres</b>	
<b>Shelby County, Alabama, zip code</b>	Total Purchase Price: <b>\$600,000.00</b>
	Or
Property Address: <b>183.5 Acres</b>	Actual Value: \$ _____
<b>Shelby County, Alabama, zip code</b>	Or
	Assessor's Market Value: \$ _____
Grantee Name: <b>Scott Harrison</b>	
Mailing Address: <b>purchasers add</b>	
<b>purchasers city, purchasers state, purchaser zip</b>	

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.

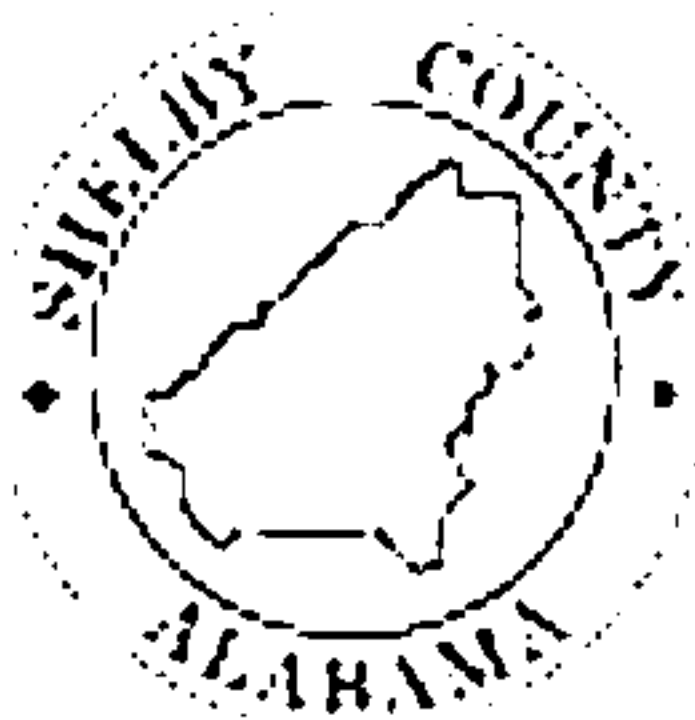
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 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 Section 40-22-1 (h).

Date: **August 17th, 2018**    Print: David Condon

☐ Unattested \_\_\_\_\_    Sign: Alu

(verified by)    (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/23/2018 10:51:57 AM  
\$641.00 CHERRY  
20180823000302640

*James W. Fuhrmeister*