

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ross Wayne Barnett
2644 Highway 42
Calera, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Million Three Hundred Thousand and 00/100 (\$2,300,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James A. Dawson, an unmarried man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ross Wayne Barnett**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

- (1) Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.
- (2) Existing covenants and restrictions, easements, building lines and limitations of record.
- (3) Easement, restrictions and right of way of record.
- (4) Riparian rights, if any and any portion of the property located within Camp Branch, lakes, ponds.
- (5) Encroachment of fence(s) onto and off of the land as shown on the Survey by R.C. Farmer & Associates dated May 27, 1999.
- (6) Right of Way granted to Alabama Power Company recorded in Deed Book 242, Page 462, Page 462, in the Probate Office of Shelby County, Alabama.
- (7) Line permit granted to Alabama Power Company as recorded in Deed Book 126, Page 133, in the Probate Office of Shelby County, Alabama.
- (8) Right of Way granted to Shelby County recorded in Deed Book 243, Page 358 and Deed Book 240, Page 550, in the Probate Office of Shelby County, Alabama.
- (9) Less and except any portion of subject property lying within a road right of way.
- (10) Right of Way as recorded in Inst. No.1994-20168, in the Probate Office of Shelby County, Alabama.
- (11) Any adverse claim to that part of the land described in Schedule A that lies between the fence and the North property line as shown on that certain survey dated 8/23/2018 by Clayton Lynch, AL Reg. No.34331.
- (12) Any adverse claim to that part of the land described in Schedule A that lies between the fence and the South property line as shown on that certain survey dated 8/23/2018 by Clayton Lynch, AL Reg. No. 34331.
- (13) Power Lines across subject property as shown on that certain survey dated 8/23/2018 by Clayton Lynch, AL Reg No.34331.
- (14) Encroachment of the fence located on the land described in Schedule A onto the property adjoining to the West and South as shown on that certain survey dated 8/23/2018 by Clayton Lynch, AL Reg. No.34331.

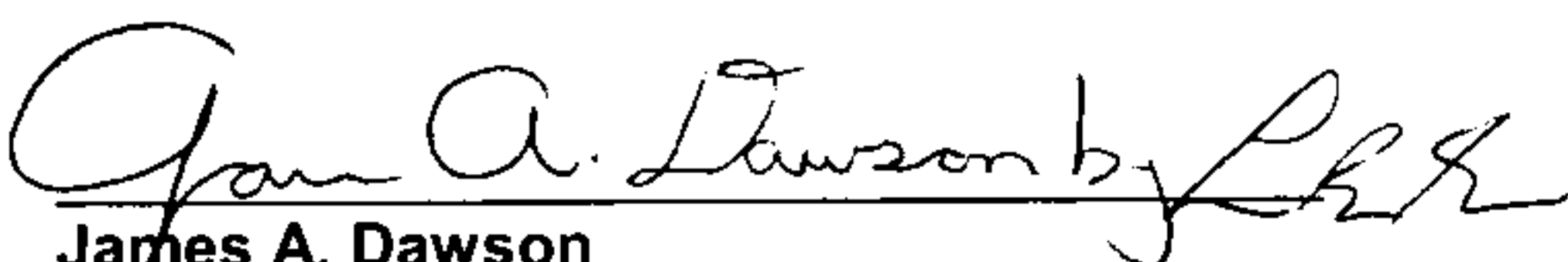
James A. Dawson aka James Dawson, is the surviving grantee of those certain deeds recorded in Inst # 20070222000082150 and Inst #1999-23586, in the Probate Office of Shelby County, Alabama; the other grantee Jo Ann Dawson, having died on or about the 23rd day of October, 2015.

\$1,610,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the **31st** day of **August**, 2018.


James A. Dawson
By: Laurie Boston Sharp, Attorney-in-Fact

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Laurie Boston Sharp, whose name as Attorney-in-Fact of James A. Dawson, an unmarried man, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Officer and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 31st day of August, 2018.


NOTARY PUBLIC
My Commission Expires: 06-02-2019




20180906000319710 2/5 \$717.00
Shelby Cnty Judge of Probate, AL
09/06/2018 10:26:47 AM FILED/CERT

EXHIBIT "A"

PARCEL 1 & 2

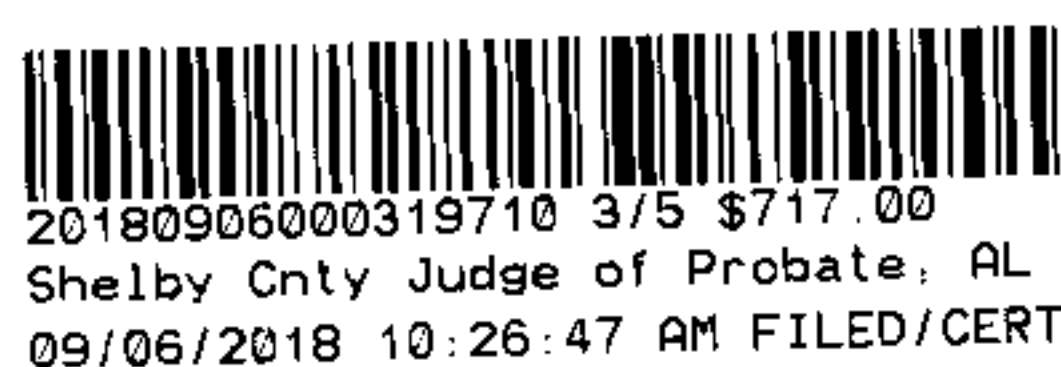
A parcel of land situated in the SW 1/4 of Section 1 and the E 1/2 of the SE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama and being particularly described as follows: Begin at the NW corner of the NE 1/4 of the SE 1/4 of said Section; thence South 89 degrees 25 minutes 47 seconds East, a distance of 1333.76 feet; thence South 88 degrees 18 minutes 47 seconds East, a distance of 1676.46 feet; thence South 7 degrees 20 minutes 23 seconds West, a distance of 72.36 feet; thence South 18 degrees 50 minutes 00 seconds East, a distance of 200.60 feet; thence North 88 degrees 26 minutes 3 seconds East, a distance of 325.84 feet to the Westerly right of way line of Shelby County Highway 42; thence along said right of way line South 10 degrees 21 minutes 48 seconds East, a distance of 370.11 feet; thence leaving said right of way North 70 degrees 58 minutes 13 seconds West, a distance of 269.23 feet; thence North 57 degrees 46 minutes 22 seconds West, a distance of 134.70 feet thence North 30 degrees 59 minutes 9 seconds West, a distance of 96.69 feet to a point that lies North of Camp Branch; thence South 59 degrees 00 minutes 51 seconds, a distance of 112.33 feet; thence South 61 degrees 4 minutes 52 seconds West, a distance of 70.67 feet; thence South 42 degrees 30 minutes 15 seconds West, a distance of 161.76 feet; thence South 65 degrees 35 minutes 54 seconds, a distance of 228.14 feet; thence North 87 degrees 42 minutes 40 seconds West, a distance of 557.01 feet; thence South 67 degrees 44 minutes 10 seconds West, a distance of 184.30 feet; thence North 44 degrees 47 minutes 30 seconds West, a distance of 227.56 feet; thence North 85 degrees 7 minutes 41 seconds West, a distance of 231.52 feet; thence North 84 degrees 24 minutes 36 seconds West, a distance of 200.07 feet; thence North 76 degrees 00 minutes 16 seconds West, a distance of 196.91 feet; thence North 82 degrees 25 minutes 45 seconds West, a distance of 428.64 feet; thence leaving the Northerly bank or said creek North 78 degrees 49 minutes 15 seconds West, a distance of 267.11 feet; thence North 77 degrees 9 minutes 38 seconds West, a distance of 376.01 feet to a point on the West line of said 1/4 - 1/4 section; thence North 00 degrees 18 minutes 47 seconds West, a distance of 349.93 feet to the point of beginning.

PARCEL 3

A parcel of land located in the SW 1/4 of the SE 1/4 of the S 1/2 of the SW 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence South 89 degrees 17 minutes 50 seconds East along the South line of said 1/4 1/4 section a distance of 626.68 feet to the point of beginning; thence continue along last described course a distance of 1370.91; thence South 89 degrees 9 minutes 38 seconds East, a distance of 1044.58 feet to a point lying on the Westerly right of way line of Shelby County Highway 42 (variable ROW) said point also lying on a curve to the right having a radius of 858.50 feet and subtended by a chord which bears North 38 degrees 43 minutes 4 seconds West a chord distance of 313.91 feet; thence along the arc of said curve and said right of way line a distance of 315.69 feet to the end of said curve; thence North 28 degrees 11 minutes 00 seconds West along said right of way line a distance of 322.20; thence leaving said right of way line South 62 degrees 00 minutes 29 seconds West, a distance of 175.38 feet; thence North 22 degrees 21 minutes 39 seconds West a distance of 98.23 feet; thence South 81 degrees 44 minutes 18 seconds West, a distance of 107.19 feet; thence North 9 degrees 49 minutes 21 seconds West, a distance of 263.81 feet; thence North 84 degrees 42 minutes 37 seconds East a distance of 12.67 feet; thence North 0 degrees 36 minutes 33 seconds West, a distance of 236.86 feet; thence South 57 degrees 53 minutes 55 seconds West, a distance of 123.32 feet; thence South 83 degrees 49 minutes 5 seconds West, a distance of 1488.12 feet; thence South 33 degrees 12 minutes 55 seconds West, a distance of 260.89 feet; thence South 0 degrees 42 minutes 10 seconds West, a distance of 543.88 feet to the point of beginning.

PARCEL 4

Commence at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence South 89 degrees 17 minutes 50 seconds East along the South line of said 1/4 1/4 section, a distance of 626.68 feet; thence



Gaby
LBS

leaving said 1/4 1/4 line North 0 degrees 42 minutes 10 seconds East, a distance of 543.88 feet; thence North 33 degrees 12 minutes 55 seconds East, a distance of 260.89 feet; thence North 83 degrees 49 minutes 5 seconds East, a distance of 1488.12 feet; thence North 57 degrees 53 minutes 55 seconds East, a distance of 123.32 feet to the point of beginning; thence South 64 degrees 49 minutes 58 seconds East, a distance of 103.61 feet to a point lying on the Westerly right of way line of Shelby County Highway 42 (variable ROW), said point also lying on a curve to the left having a radius of 2904.90 feet and subtended by a chord which bears South 27 degrees 59 minutes 11 seconds East, a distance of 19.95 feet; thence along the arc of said curve and said right of way line, a distance of 19.95 feet to the end of said curve; thence South 28 degrees 11 minutes 00 seconds East along said right of way line, a distance of 352.17 feet (350.10 feet map); Thence North 61 degrees 49 minutes 10 seconds East along said right of way line a distance of 10.0 feet (map and meas); thence South 28 degrees 11 minutes 00 seconds East along said right of way line a distance of 125.0 feet (map); thence South 61 degrees 49 minutes 00 seconds West along said right of way line, a distance of 10.0 feet (map); thence South 28 degrees 11 minutes 00 seconds East along said right of way line a distance of 10.0 feet; thence leaving said right of way line South 62 degrees 00 minutes 29 seconds West, a distance of 175.38 feet; thence North 22 degrees 21 minutes 39 seconds West, a distance of 98.23 feet; thence South 81 degrees 44 minutes 18 seconds West, a distance of 107.19 feet; thence North 9 degrees 49 minutes 21 seconds West, a distance of 263.81 feet; thence North 84 degrees 42 minutes 37 seconds East, a distance of 12.67 feet; thence North 0 degrees 36 minutes 33 seconds West, a distance of 236.86 feet to the point of beginning.

PARCEL 5, 6 & 7

A parcel of land located in the S 1/2 of Section 1 and the E 1/2 of the SE 1/4 of Section 2, all in Township 22 South, Range 2 West Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence North 89 deg. 22 min. 03 sec. West along the South line of the SE 1/4 of SE 1/4 of said Section 2, a distance of 1328.97 feet meas. (1329.83 feet map) to the SW corner of the SE 1/4 of SE 1/4 of said Section 2; thence North 0 deg. 23 min. 11 sec. W along the West line of said 1/4 1/4 Section a distance of 1363.93 feet meas. (1362.78 feet map), thence North 0 deg. 18 min. 47 sec. West along the West line of the NE 1/4 of SE 1/4 of said Section 2, a distance of 1013.16 feet; thence leaving said 1/4 1/4 line South 77 deg. 09 min. 38 sec. East along a line that lies North of Camp Branch a distance of 376.01 feet; thence South 78 deg. 49 min. 15 sec. East a distance of 267.11 feet; thence South 82 deg. 25 min. 45 sec. East a distance of 428.64 feet; thence South 76 deg. 00 min. 16 sec. East a distance of 196.91 feet; thence South 84 deg. 24 min. 36 sec. East a distance of 200.07 feet; thence South 85 deg. 07 min. 41 sec. East a distance of 231.52 feet; thence South 44 deg. 47 min. 30 sec. East a distance of 227.56 feet; thence North 67 deg. 44 min. 10 sec. East a distance of 184.30 feet; thence South 87 deg. 42 min. 40 sec. East a distance of 557.01 feet; thence North 65 deg. 35 min. 54 sec. East a distance of 228.14 feet; thence North 42 deg. 30 min. 15 sec. East a distance of 161.76 feet; thence North 61 deg. 04 min 52 sec. East a distance of 70.67 feet; thence North 59 deg. 00 min. 51 sec. East a distance of 112.33 feet; thence leaving the Northerly bank of said creek South 30 deg. 59 min, 09 sec. East a distance of 96.69 feet; thence South 57 deg. 46 min. 22 sec. East a distance of 134.70 ft; thence South 70 deg. 58 min. 13 sec. East a distance of 269.23 feet to a point lying on the Westerly right of way line of Shelby County Highway No. 42 (variable right of Way); thence along said right of way line South 10 deg. 30 min. 21 sec. East a distance of 306.53 feet to the beginning or a curve to the left having a radius of 2904.90 feet and subtended by a chord which hears South 19 deg. 08 min. 52 sec. East a chord distance of 872.98 feet; thence along the are of said curve and said right of way line a distance of 376.30 feet; thence leaving said right of way line North 64 deg. 49 min. 58 sec. West a distance of 103.61 feet; thence South 57 deg. 53 min. 55 sec. West a distance of 123.32 feet; thence South 83 deg. 49 min. 05 sec. West a distance of 1488.12 feet; thence South 33 deg. 12 min. 55 sec. West a distance of 260.39 feet; thence South 0 deg. 42 min. 10 sec. West a distance of 543.38 feet to a point, said point lying on the South line of the SW 1/4 of SW 1/4 of said Section 1; thence North 89 deg. 17 min. 50 sec. West along said 1/4 1/4 line a distance of 626.58 feet feet to the point of beginning; being situated in Shelby County, Alabama.

According to the survey dated 8/23/2018 by Clayton Lynch, AL Reg. No. 34331

20180906000319710 4/5 \$717.00
Shelby Cnty Judge of Probate, AL
09/06/2018 10:26:47 AM FILED/CERT

JP
PLBS

Real Estate Sales Validation Form

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

Grantor's Name James A. Dawson
Mailing Address PO Box 1178
Pelham, AL 35124

Grantee's Name Ross Wayne Barnett
Mailing Address 2644 Highway 42
Calera, AL 35040

Property Address 2644 Highway 42
Calera, AL 35040

Date of Sale August 31, 2018

Total Purchase Price \$ 2,300,000.00

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)

☐ Bill of Sale

☐ Sales Contract

☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

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 _____

Print James A. Dawson

Unattested

(verified by)

Sign

Grantor/Grantee/Owner/Agent) circle one

20180906000319710 5/5 \$717.00
Shelby Cnty Judge of Probate, AL
09/06/2018 10:26:47 AM FILED/CERT

Shelby County, AL 09/06/2018
State of Alabama
Deed Tax: \$690.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW