

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
101 Riverchase Pkwy East  
Hoover, AL 35244

Send Tax Notice To:  
Lewis Integrity Homes, Inc  
~~3000 1st Ave N~~  
Birmingham, AL 35242

(M12)  
236 Highland View Dr

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of TWO HUNDRED SEVENTY ONE THOUSAND TWO HUNDRED FIFTY and 00/100 Dollars (\$271,250.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, CHELSEA LAND PARTNERS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto LEWIS INTEGRITY HOMES, INC., (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION**

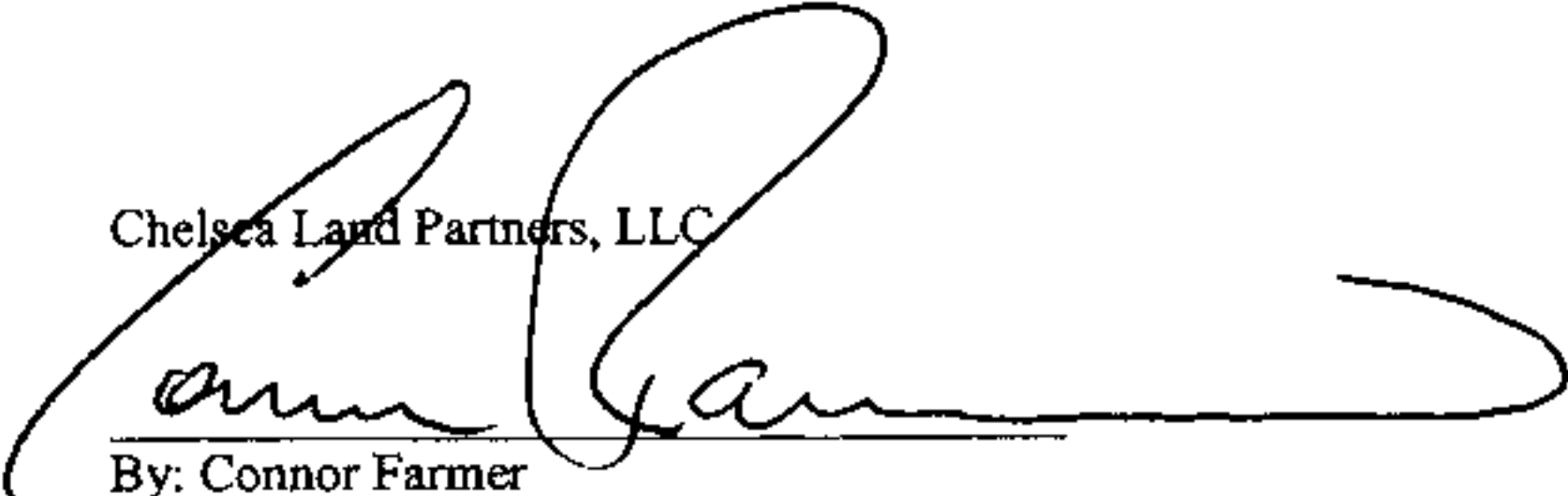
Subject to: (1) Ad valorem taxes due and payable October 1, 2018 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning classification of Use Restrictions.

\$203,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance, has hereunto set its signature and seal this the 1st day of October, 2018.

Chelsea Land Partners, LLC


  
By: Connor Farmer  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Member of Chelsea Land Partners, 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 conveyance, he, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand, this 1st day of October, 2018.

  
NOTARY PUBLIC  
My Commission Expires 8-25-19

  
20181004000354710 1/3 \$89.50  
Shelby Cnty Judge of Probate. AL  
10/04/2018 10:07:04 AM FILED/CERT

Shelby County, AL 10/04/2018  
State of Alabama  
Deed Tax: \$68.50

EXHIBIT "A"

A parcel of land situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a Railroad Spike in a 2" Pipe at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a "Landmark" capped rebar set on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 386.46' to a "Landmark" capped rebar set at the Point of Beginning of the described parcel; thence leaving said right of way, thence S 31°34'39" W a distance of 668.59' to a "Landmark" capped rebar set; thence S 13°39'55" W a distance of 894.77' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: S 54°06'39" W 34.61'; N 27°46'00" W 39.57'; S 82°48'43" W 12.68'; S 30°28'56" W 125.36'; N 77°06'33" W 32.53'; S 43°12'59" W 156.35'; N 21°24'44" W 103.27'; N 18°16'35" E 34.70'; N 24°35'40" W 85.92'; N 46°23'59" W 62.35'; N 83°33'57" W 35.89'; S 34°39'20" W 31.36'; S 23°08'20" E 49.08'; S 32°55'14" W 31.82'; S 22°10'12" E 60.98'; S 66°15'05" W 44.29'; N 52°25'44" W 62.93'; N 86°23'16" W 90.22'; S 50°27'08" W 48.80'; thence leaving said branch centerline, N 05°44'07" W a distance of 658.60' to a "Landmark" capped rebar set; thence N 20°11'44" E a distance of 1,022.90' to a "Landmark" capped rebar set; thence N 05°41'40" W a distance of 329.06' to a "Landmark" capped rebar set on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, S 66°41'44" E a distance of 1,004.52' to the Point of Beginning.

Together with and Subject to the following Easements:

40' EASEMENT DESCRIPTION

A 40' ingress/egress & utilities easement situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 386.46' to the Point of Beginning of a 40' ingress/egress & utilities easement lying 20' to either side of the following described centerline; thence leaving said right of way line, S 31°34'39" W a distance of 668.59'; thence S 13°39'55" W a distance of 894.77' to a point in the centerline of a branch, said point being the Point of Ending of the easement centerline.

60' EASEMENT DESCRIPTION

A 60' ingress/egress & utilities easement situated in the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 00°45'03" W along the East line of said Section 27, a distance of 529.51' to a point on the southwesterly right of way line of Shelby County Highway #69 (80' R.O.W.); thence along said right of way line, N 66°41'44" W a distance of 1390.98' to the Point of Beginning of a 60' ingress/egress & utilities easement lying 30' to either side of the following described centerline; thence leaving said right of way line, S 05°41'40" E a distance of 329.06'; thence S 20°11'44" W a distance of 513.89' to the Point of Ending of the easement centerline.



20181004000354710 2/3 \$89.50  
Shelby Cnty Judge of Probate, AL  
10/04/2018 10:07:04 AM 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 Chelsea Land Partners, LLC  
Mailing Address 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name Lewis Integrity Homes, Inc  
Mailing Address 236 Highland View Dr  
Birmingham, AL 35242

Property Address See Legal Description  
Attached to Deed

Date of Sale 10-1-18  
Total Purchase Price \$ 271,250.00

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)

☐ Bill of Sale  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 10-1-18

Print Gregory D Harrison

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

