

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

Send Tax Notice To:
Kingdom Land Development, LLC
121 Bishop Circle
Pelham, AL 35124

WARRANTY DEED

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

That in consideration of EIGHT HUNDRED THOUSAND and 00/100 DOLLARS (\$800,000.00) 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 KINGDOM LAND DEVELOPMENT, LLC, an Alabama limited liability company (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, 2019 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 and use restrictions.

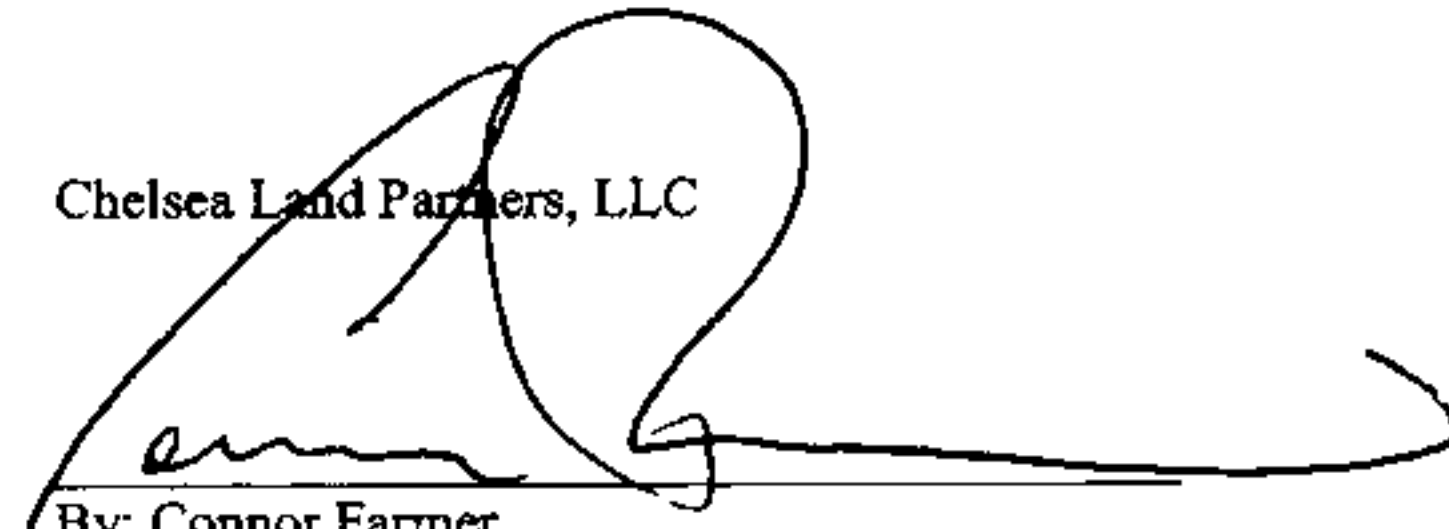
\$800,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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 duly authorized member, has hereunto set its hand and seal this the 29th day of November, 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 names 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 Chelsea Land Partners, LLC on the day the same bears date.

Given under my hand and official seal, this the 29th day of November, 2018.


NOTARY PUBLIC
My Commission Expires 8-25-19


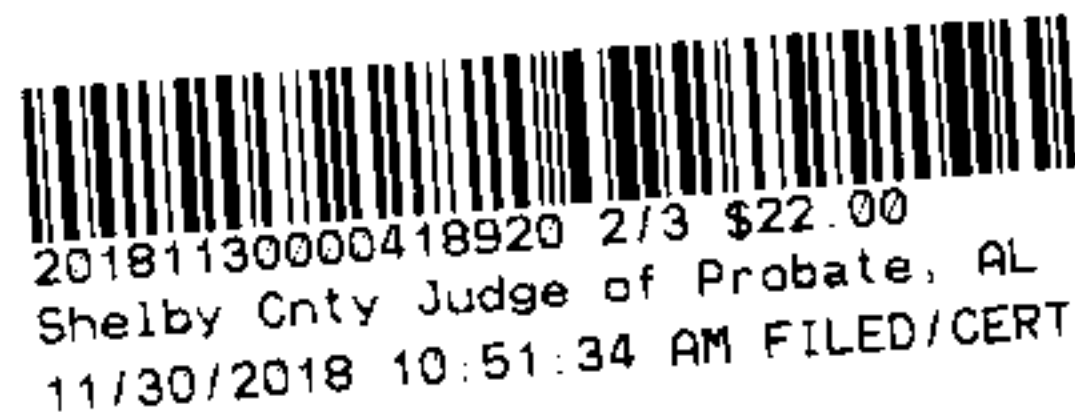

20181130000418920 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/30/2018 10:51:34 AM FILED/CERT

EXHIBIT "A"



Legal Description:

PARCEL #2-A DESCRIPTION

A parcel of land situated in 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 1,691.98'; thence leaving said right of way line, S 40°47'20" W a distance of 775.82' to the Point of Beginning; thence S 69°48'16" E a distance of 717.12'; thence S 20°11'44" W a distance of 609.01'; thence S 05°44'07" E a distance of 658.60' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: S 31°37'07" E 34.44'; thence S 47°14'55" E 93.22'; thence S 01°10'28" E 68.53'; thence N 45°26'37" W 80.95'; thence S 89°54'00" W 11.07'; thence S 15°15'47" W 101.92'; thence S 39°39'17" E 51.83'; thence S 15°27'10" E 186.12'; thence S 44°27'33" W 95.06'; thence S 24°04'12" E 48.58'; thence S 69°30'08" W 66.31'; thence S 38°51'40" W 73.82'; thence S 67°18'26" W 259.45'; thence S 24°01'19" W 59.14'; thence S 38°11'53" E 91.53'; thence S 27°14'13" W 106.99'; thence S 83°49'57" W 130.97'; thence S 30°36'46" W 39.60'; thence S 54°10'45" E 56.89'; thence S 00°06'49" E 104.31'; thence S 39°14'51" W 79.28'; thence S 55°29'24" W 85.66'; thence S 85°51'27" W 110.35'; thence S 45°36'11" W 34.67'; thence S 24°42'33" E 66.25'; thence S 01°56'52" E 92.99'; thence S 02°05'35" W 137.97'; thence S 04°20'12" E 63.26'; thence S 45°05'07" W 86.46'; thence S 84°41'42" W 119.91'; thence S 25°07'32" W 58.84'; thence S 35°50'44" W 82.72'; thence S 56°18'23" E 101.00'; thence S 07°05'49" W 59.57'; thence S 60°03'54" W 88.39'; thence S 34°51'35" W 66.29'; thence S 04°05'54" W 75.72'; thence S 27°59'40" E 137.80'; thence S 50°42'02" W 52.03'; thence S 05°04'46" W 43.58'; thence S 56°37'04" E 59.09'; thence S 01°27'09" E 205.93'; thence N 80°47'14" W 81.30'; thence S 61°25'09" W 24.32'; thence S 13°57'31" E 67.56'; thence S 35°47'02" W 56.34'; thence S 74°23'17" W 88.18'; thence S 10°17'35" W 110.17'; thence N 88°49'58" W 122.33'; thence S 16°24'47" W 32.16'; thence S 36°24'08" E 83.05'; thence S 21°41'12" W 94.63'; thence N 73°09'04" W 109.20'; thence S 11°58'08" E 19.77'; thence S 17°52'13" W 120.19'; thence S 17°10'43" E 20.91'; thence S 88°35'02" W and leaving the branch centerline, a distance of 1,033.35'; thence N 07°55'19" E a distance of 153.50'; thence N 09°18'30" W a distance of 207.70'; thence N 44°42'23" W a distance of 143.80'; thence N 83°23'24" W a distance of 144.86'; thence N 75°25'44" W a distance of 215.48'; thence N 53°09'12" W a distance of 484.57'; thence N 31°34'02" E a distance of 244.94'; thence N 58°25'58" W a distance of 290.77' to a point on the easterly line of a 60' ingress/egress & utilities easement; thence along said easterly easement line the following dimensions: N 25°44'51" E a distance of 261.23'; thence with a curve turning to the left with an arc length of 203.58', with a radius of 630.00', with a chord bearing of N 16°29'25" E, with a chord length of 202.70'; thence N 07°13'58" E a distance of 141.61'; thence with a curve turning to the right with an arc length of 309.38', with a radius of 320.00', with a chord bearing of N 34°55'49" E, with a chord length of 297.47'; thence with a reverse curve turning to the left with an arc length of 255.85', with a radius of 255.00', with a chord bearing of N 33°53'02" E, with a chord length of 245.26'; thence N 05°08'24" E a distance of 151.95'; thence N 01°02'08" E a distance of 227.95'; thence with a curve turning to the right with an arc length of 145.19', with a radius of 395.00', with a chord bearing of N 11°33'58" E, with a chord length of 144.38'; thence leaving said easterly easement line, S 72°44'27" E a distance of 1,148.47'; thence N 35°16'12" E a distance of 972.73'; thence N 62°27'45" E a distance of 825.65'; thence N 47°24'03" W a distance of 172.54'; thence N 01°52'41" E a distance of 911.87' to the Point of Beginning.

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.

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
Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Kingdom Land Development LLC
Mailing Address 121 Bishop Circle
Pelham, AL 35124

Property Address See Legal Description
Attached to Deed

Date of Sale 11-29-18
Total Purchase Price \$ 800,000.00

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 11-29-18

Print Greg Harrison

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1