

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

Send Tax Notice to:
Kurtts Management LLC
5494 Broken Bow Drive
Birmingham, Alabama 35242

STATE OF ALABAMA) 20191113000420580
COUNTY OF SHELBY) 11/13/2019 09:07:18 AM
DEEDS 1/4
STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seven Hundred Sixty Thousand and No/100 Dollars (\$760,000.00)** to the undersigned grantor, **S & C Family Partnership, Ltd.**, an Alabama limited partnership, (herein referred to as "Grantor"), in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **S & C Family Partnership, Ltd.**, an Alabama limited partnership, does by these presents, grant, bargain, sell and convey unto **Kurtts Management, LLC**, an Alabama limited liability company, (hereinafter referred to as "Grantee"), its successors and assigns, the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Mineral and mining rights excepted.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2020, and all subsequent years thereafter, including any "roll-back taxes."
- (2) Reservation of water line as more particularly described in Deed Book 180, Page 267, in the Office of the Judge of Probate of Shelby County, Alabama.
- (3) Ingress and Egress easement reserved in Book 186, Page 441, in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized officer this 12th day of November, 2019.

GRANTOR
S & C Family Partnership, Ltd.
an Alabama limited partnership
by its General Partners:
Sammylie Kurtts, individually and
DiGiorgio Management, LLC, an Alabama limited
liability company

By: Sammylie Kurtts
Sammylie Kurtts

DiGiorgio Management, LLC
an Alabama limited liability company

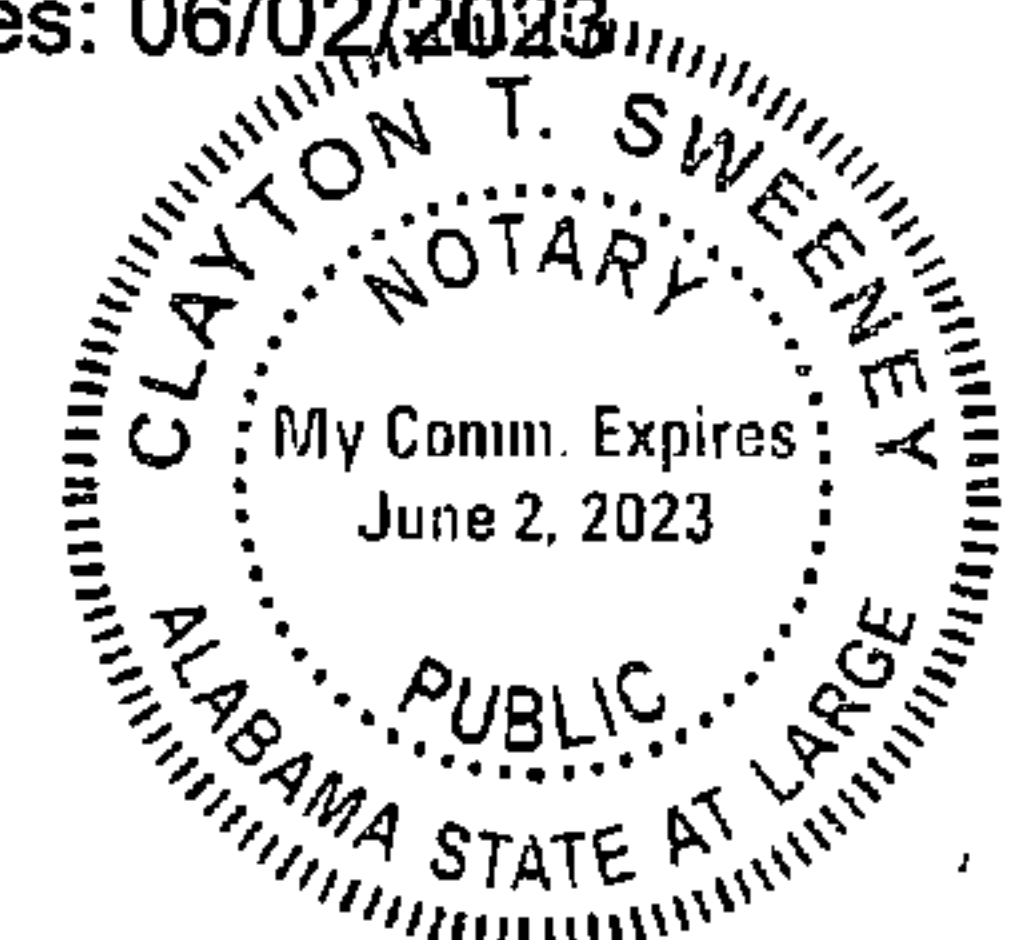
By: John M. DiGiorgio
John M. DiGiorgio
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Sammylie Kurtts, whose name as General Partner of S & C Family Partnership, Ltd., an Alabama limited partnership, is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, she, as such General Partner and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 12th day of November, 2019.

Notary Public
My Commission Expires: 06/02/2023



STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John M. DiGiorgio, whose name as Managing Member of DiGiorgio Management, LLC, an Alabama limited liability company in its capacity as General Partner of S & C Family Partnership, Ltd., an Alabama limited partnership, whose name is signed to the foregoing conveyance, he, as such Managing Member executed the same voluntarily for and as the act of said limited liability company acting in its capacity as general partner of said limited partnership.

Given under my hand and official seal of office this the 12th day of November, 2019.

Notary Public
My Commission Expires: 6-2-2023

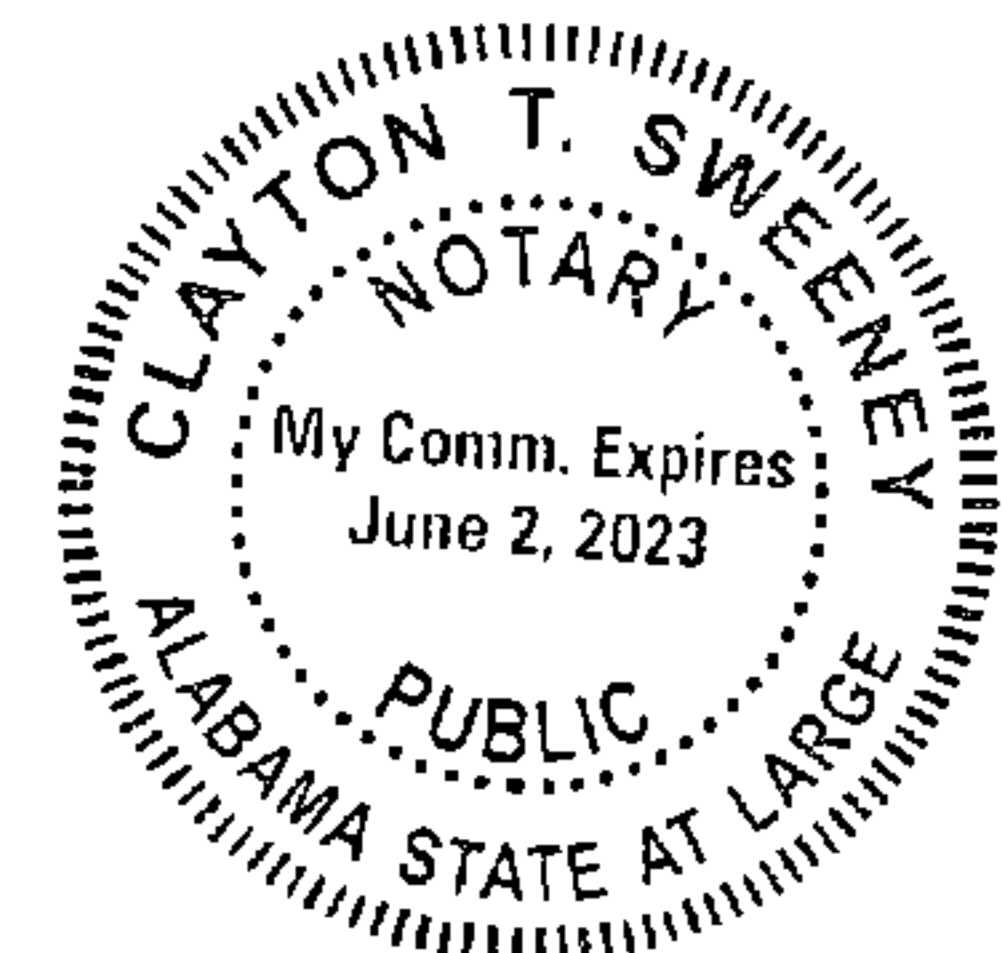


EXHIBIT "A"

A parcel of land to be known as Lots 16, 17, and 18 of Buckhorn Valley Estates a proposed subdivision situated in Section 6 & 7, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows; Commence at a 3" capped pipe locally accepted as the Southeast corner of the West half of the Southeast Quarter of the Southeast Quarter of said Section 6; thence run South 89° 24' 00" West along the South line of said Section 6 for a distance of 1015.91 feet to the Point of Beginning; thence run North 82° 40' 41" West for a distance of 505.50 feet to an iron pin set with SSI cap; thence run North 21° 13' 27" East for a distance of 154.95 feet to an iron pin set with SSI cap; thence run North 74° 14' 25" East for a distance of 89.57 feet to an iron pin set with SSI cap; thence run North 29° 38' 39" East for a distance of 62.71 feet to an iron pin set with SSI cap; thence run North 60° 08' 04" East for a distance of 123.99 feet to an iron pin set with SSI cap; thence run North 16° 46' 41" East for a distance of 133.96 feet to an iron pin set with SSI cap; thence run North 28° 40' 06" East for a distance of 94.77 feet to an iron pin set with SSI cap; thence run North 45° 00' 16" East for a distance of 208.39 feet to an iron pin set with SSI cap; thence run North 09° 53' 22" East for a distance of 135.74 feet to an iron pin set with SSI cap; thence run North 00° 16' 47" West for a distance of 154.46 feet to an iron pin set with SSI cap; thence run North 62° 50' 11" East for a distance of 219.17 feet to an iron pin set with SSI cap on a curve to the left having a central angle of 48° 45' 41", a radius of 244.80 feet and a chord gearing of South 24° 55' 57" East; thence run in a Southeasterly direction along the arc of said curve for a distance of 208.34 feet to a point on a reverse curve to the right having a central angle of 81° 49' 46", a radius of 230.31 feet and a chord gearing of South 08° 23' 48" East; thence run in a Southeasterly direction along the arc of said curve for a distance of 328.93 to a point; thence run South 32° 31' 00" West for a distance of 292.55 feet to a point on a curve to the left having a central angle of 8° 21' 33", a radius of 867.35 feet and a chord gearing of South 28° 20' 18" West; thence run in a Southwesterly direction along the arc of said curve for a distance of 126.54 feet to a point; thence run South 24° 09' 31" West for a distance of 17.50 feet to a point on a curve to the right having a central angle of 52° 48' 53", a radius of 25.00 feet and a chord gearing of South 50° 33' 58" West; thence run in a Southwesterly direction along the arc of said curve for a distance of 23.04 feet to a point on a reverse curve to the left having a central angle of 105° 37' 45", a radius of 66.00 feet and a chord gearing of South 24° 09' 31" West; thence run in a Southwesterly direction along the arc of said curve for a distance of 121.68 feet to a point on a reverse curve to the having a central angle of 52° 48' 53", a radius of 25.00 feet and a chord gearing of South 02° 14' 55" East; thence run in a Southeasterly direction along the arc of said curve for a distance of 23.04 feet to a point; thence run South 24° 09' 31" West for a distance of 87.50 feet to a point on a curve to the right having a central angle of 2° 58' 55", a radius of 673.51 feet and a chord gearing of South 25° 38' 59" West; thence run in a Southwesterly direction along the arc of said curve for a distance of 35.05 feet to a point; thence run in a North 82° 40' 41" West for a distance of 23.19 feet to the Point of Beginning. Said Parcel containing 9.6 acres, more or less.

Also a 60 foot easement being 30 either side of a line situated in Section 6 & 7, Township 19 South, Range 1 West, Shelby County, Alabama being more particularly described as follows; Commence at the Southwest Corner of Lot 201 of Stonebridge 2nd. Sector as recorded in Map Book 48 on Page 9 in the Office of the Judge of Probate, Shelby County, Alabama, in said Section 6; thence run South 89° 27' 00" West for a distance of 30.00 feet to the center line of Bridge Lane in said Stonebridge 2nd. Sector being the Point of Beginning of the center line of said 60 foot easement; thence run South 00° 33' 00" East for a distance of 117.34 feet to a point on a curve to the left having a central angle of 48° 45' 41", a radius of 214.80 feet and a chord gearing of South 24° 55' 57" East; thence run in a Southeasterly direction along the arc of said curve for a distance of 182.81 feet to a point on a reverse curve to the right having a central angle of 81° 49' 46", a radius of 260.31 feet and a chord gearing of South 08° 23' 48" East; thence run in a Southeasterly direction along the arc of said curve for a distance of 371.76 to a point; thence run South 32° 31' 00" West for a distance of 292.55 feet to a point on a curve to the left having a central angle of 8° 21' 33", a radius of 837.35 feet and a chord gearing of South 28° 20' 18" West; thence run in a Southwesterly direction along the arc of said curve for a distance of 122.16 feet to a point; thence run South 24° 09' 31" West for a distance of 250.00 feet to a point on a curve to the right having a central angle of 2° 58' 55", a radius of 703.51 feet and a chord gearing of South 25° 38' 59" West; thence run in a Southwesterly direction along the arc of said curve crossing into said Section 7 for a distance of 36.62 feet to a point.

Real Estate Sales Validation Form

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

20191113000420580 11/13/2019 09:07:18 AM DEEDS 4/4

Grantor's Name S & C Family Partnership, Ltd.

Grantee's Name Kurtts Management, KKC

Mailing Address 5494 Broken Bow Drive
Birmingham, AL 35242Mailing Address 5494 Broken Bow Drive
Birmingham, AL 35242

Property Address Metes and Bounds

Date of Sale November 12 2019

Total Purchase Price \$

or

Actual Value \$ 760,000.00

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
☐ 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

S & C Family Partnership, Ltd. by its General Partners
By Sammylie Kurtts, General Partner and John M. DiGiorgio as
Print Managing Member of DiGiorgio Manaaqement LLC

Unattested

(verified by)

Sign John M. DiGiorgio Sammylie Kurtts
(Grantor/Grantee/Owner/Agent) circle one

1/2574676.1

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2019 09:07:18 AM
\$216.00 CHERRY
20191113000420580

Allen S. Bayl