

This instrument was prepared by
Scott Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, AL 35501

WARRANTY DEED

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

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **James V. Thomas, III and wife, Lisa R. Thomas** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Raccoon MTN MLT, LLC, an Alabama limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The South ½ of the Southeast ¼ of the Southeast ¼ of Section 4 and the West ½ of the North ½ of the Northeast ¼ of the Northeast ¼ of Section 9, both in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing railroad rail being the locally accepted Southeast corner of said Section 4, run in a Northerly direction along the East line of said Section 4 for a distance of 665.0 feet to an existing iron rebar; thence turn an angle to the left of 86° 43' 13" and run in a Westerly direction for a distance of 153.11 feet to an existing old iron rebar; thence turn an angle to the left of 0° 39' 21" and run in a Westerly direction for a distance of 71.42 feet to an existing iron rebar; thence turn an angle to the right of 0° 26' 47" and run in Westerly direction for a distance of 1097.42 feet to an existing 2" capped pipe; thence turn an angle to the left of 93° 09' 51" and run in a Southerly direction for a distance of 662.17 feet to an existing 2" capped pipe; thence turn an angle to the right of 0° 22' 17" and run in a Southerly direction for a distance of 665.67 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 87° 09' 23" and run in an Easterly direction for a distance of 661.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 92° 57' 30" and run in a Northerly direction for a distance of 664.88 feet to an existing iron rebar set by Weygand and being on the South line of said Section 4; thence turn an angle to the right of 93° 01' 59" and run in an Easterly direction along the South line of said Section 4 for a distance of 660.51 feet, more or less, to the point of beginning.

Less and Except, the following described real property:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing railroad rail being the locally accepted Southeast corner of said Section 4, run in a Westerly direction along the South line of said Section 4 for a distance of 660.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 86° 58' 01" and run in a Northerly direction for a distance of 75.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 93° 02' 03" and run in an Easterly direction for a distance of 660.26 feet to an existing iron rebar set by Weygand and being on the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 4; thence turn an angle to the right of 86° 46' 36" and run in a Southerly direction along the East line of said 1/4 - 1/4 section for a distance of 75.0 feet, more or less, to the point of beginning. Containing 1.135 acres, more or less.

Subject to the following:

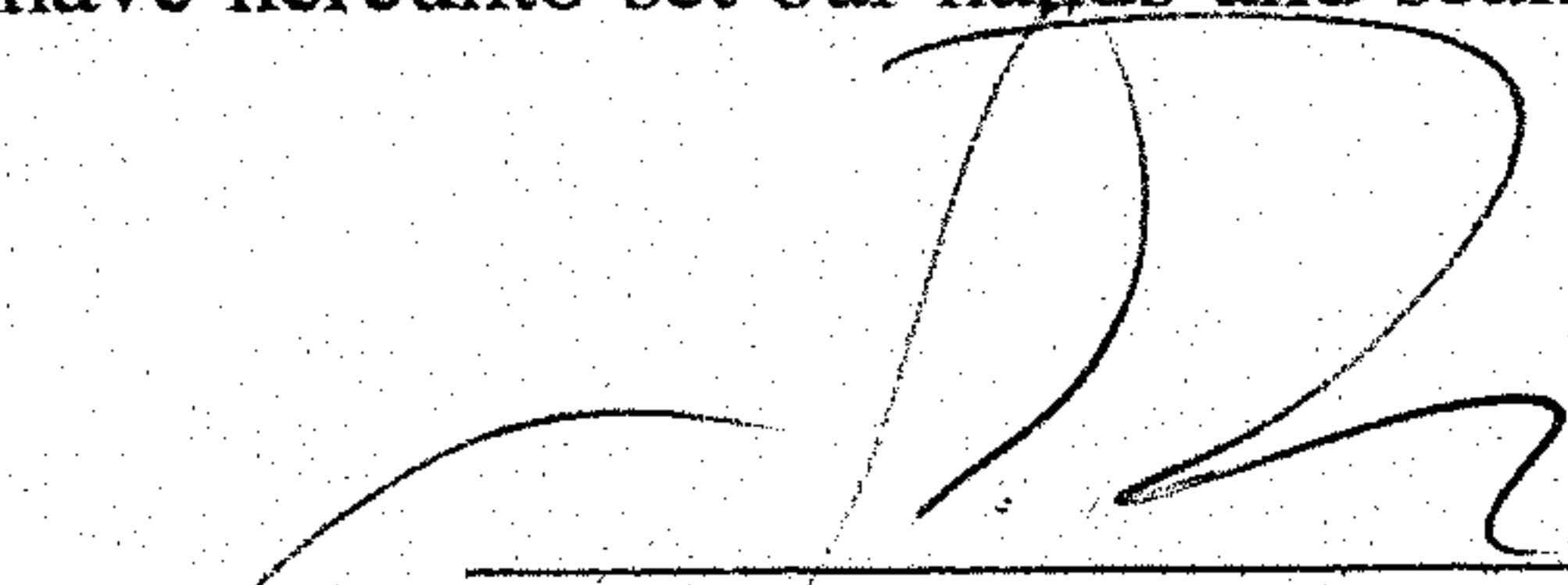
1. Restrictive Covenants filed at Instrument #20061227000626930.
2. Less and except any portion of the subject property which lies within a public road right of way.

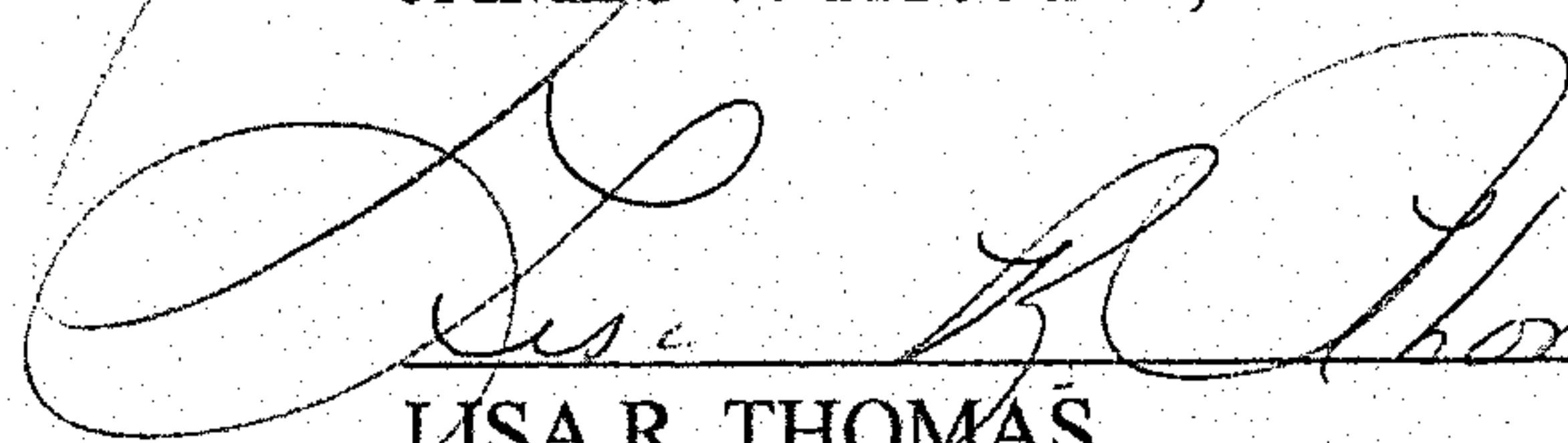
Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 7 day of January, 2020.


 _____ (Seal)
 JAMES V. THOMAS, III

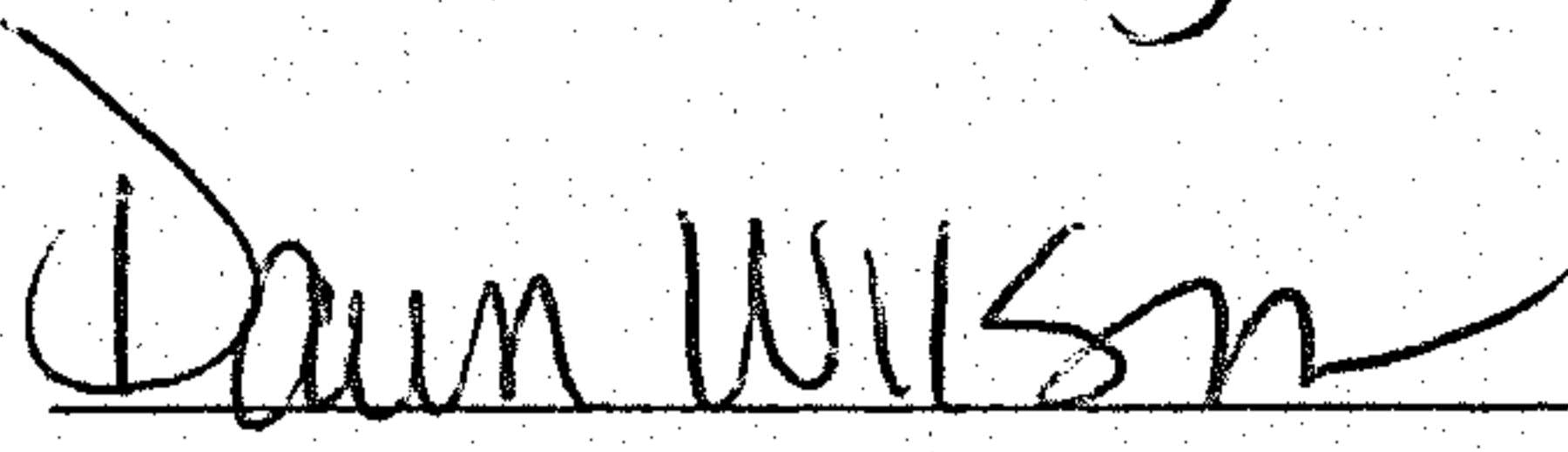

 _____ (Seal)
 LISA R. THOMAS

STATE OF ALABAMA)
 COUNTY OF Cullman)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **James V. Thomas, 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 7 day of January, 2020.



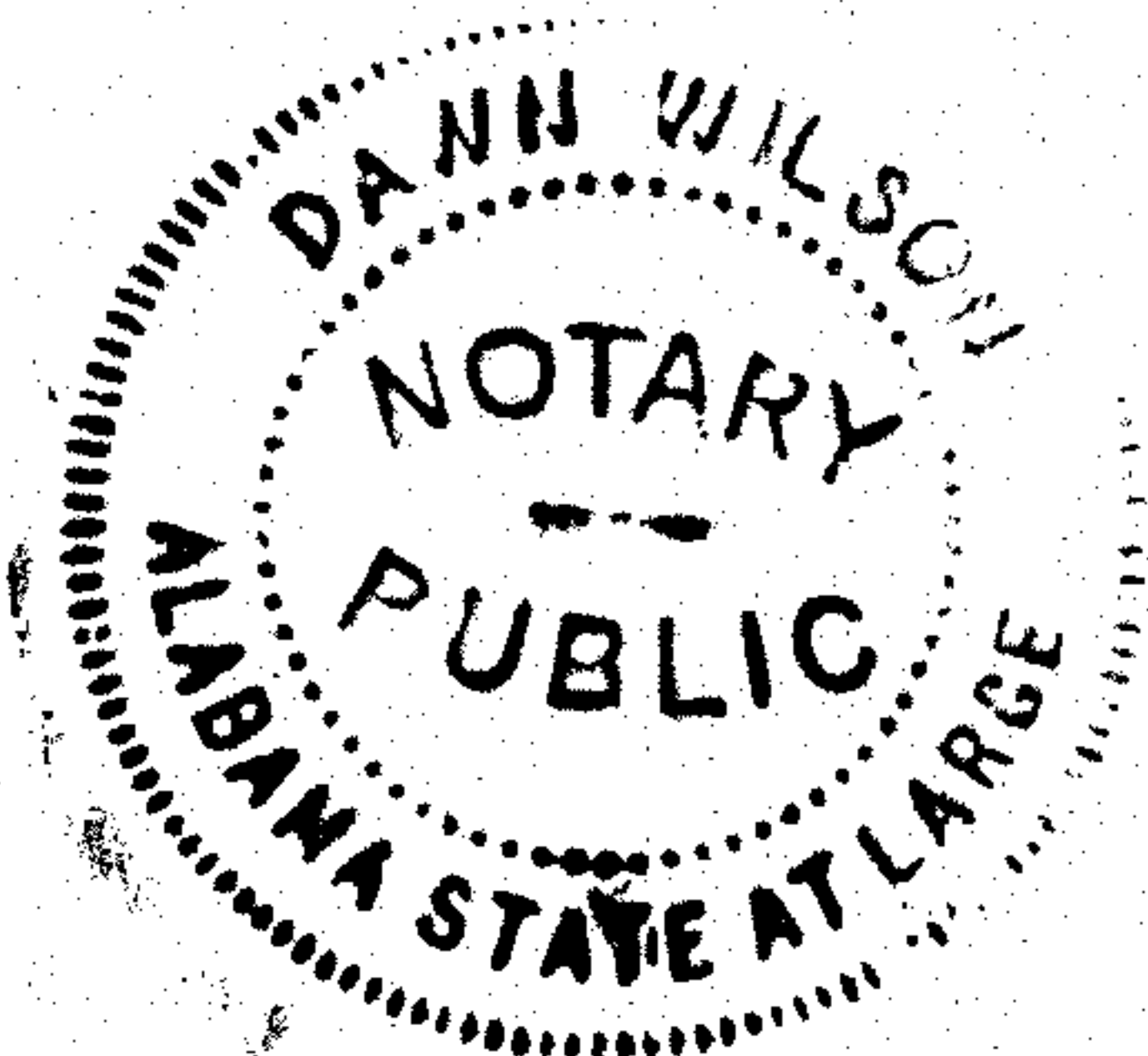


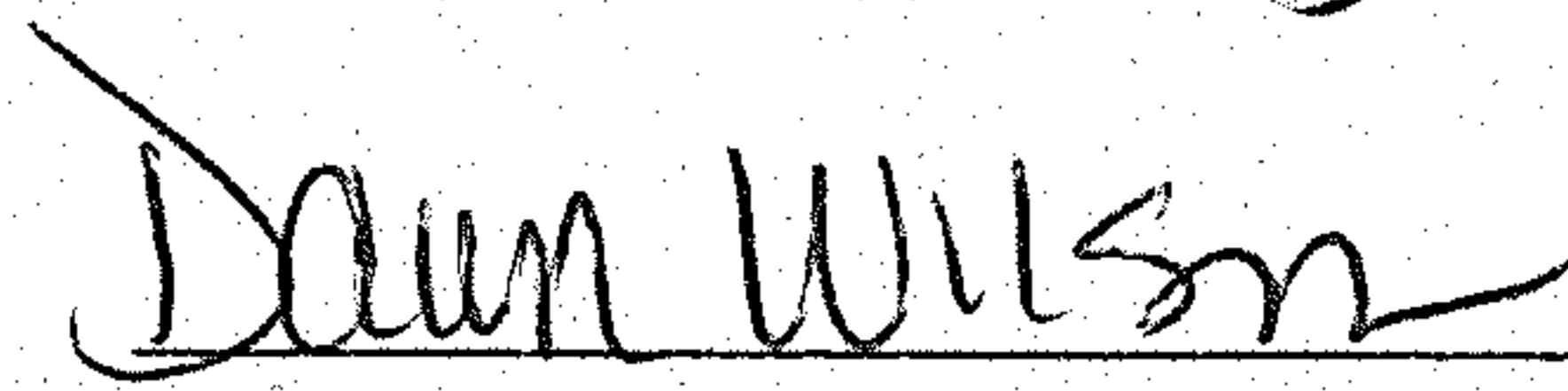
 NOTARY PUBLIC
 My Commission Expires: 08-28-21

STATE OF ALABAMA)
 COUNTY OF Cullman)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Lisa R. Thomas** 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 7 day of January, 2020.





 NOTARY PUBLIC
 My Commission Expires: 08-28-21

REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: James V. Thomas, III
Lisa R. Thomas

Name: Raccoon MTN MLT LLC

Mailing Address: 234 County Road 289
Cullman, AL 35057

Mailing Address: 7802 Hwy 78
Cordova, AL 35550

Property Address: Vacant Land
(if available) Shelby County, AL

Date of Sale: 1-8-2020

Total Purchase Price \$ 348,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2020 03:45:42 PM
\$379.00 CATHY
20200108000012130

Alicia S. Bayl

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____ Bill of Sale
_____ Sales Contract
☒ Closing Statement
_____ Appraisal

_____ Tax Assessor's Current
_____ Market Value
_____ Other _____

This Exhibit is attached to the foregoing instrument pursuant to Code of Alabama 1975, §40-22-1.

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: 1-8-2020

Print: Scott Thornley

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: [Signature]