

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
1318 Alford Avenue Suite 101
Birmingham, Alabama 35226

Send Tax Notice To: R. David Harcourt and
Cynthia Burke Harcourt
100 Saddle Lake Drive
Alabaster, AL 35007

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

20200219000067440
02/19/2020 01:51:47 PM
DEEDS 1/6

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Fifty-Four Thousand Three Hundred Eighty-Two 50/100 Dollars (\$354,382.50), the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **AR Properties, LLC, whose mailing address is 2909 Co Rd 1005, Jemison, AL 35085** (herein referred to as Grantor, whether one or more), grants, bargains, sells and conveys unto R. David Harcourt and Cynthia Burke Harcourt, **(herein referred to as Grantee, whether one or more) whose mailing address is 100 Saddle Lake Drive, Alabaster, AL 35007,** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama **the address of which is 159 Blackmon Cemetery Road, Columbiana, AL 35051,** to-wit:

See Exhibit A attached hereto and incorporated by reference herein for the legal description of the Property conveyed herein (the Property).

TOGETHER WITH AND SUBJECT TO a perpetual, non-exclusive easement, running with the land, for vehicular and pedestrian ingress, egress and utilities (the Easement) as more particularly described on Exhibit B attached hereto and incorporated by reference herein.

MAINTENANCE AND OPERATION OF THE EASEMENT. Grantor is the current owner of 28.49 acres +/- located east of the Property (Grantor’s East Property) described on Exhibit C attached hereto and incorporated by reference herein. The Easement is intended to benefit Grantor’s East Property in addition to the Property. The Owner(s) of the Property and Grantor’s East Property shall maintain the Road located within the Easement in percentages determined by the number of parcels of land located within the Property and Grantor’s East Property from time to time. In the event an Owner of a parcel of real property located within the Property or within the Grantor’s East Property or such Owners invitees, contractors or agents cause damage to the Road located within the Easement such Owner(s) shall be responsible for the repair of any such damage. In the event any Owner requests a work on the Road located within the Easement, the Owner(s) of all parcels located within the Property and Grantor’s East Property shall vote on approval of any contractor and the total dollar amount of any such work. A majority vote of said Owner(s) is necessary for any road work approval.

RESERVATION BY GRANTOR. The Grantor specifically reserves unto itself and to its successors and assigns, the right to grant non-exclusive perpetual easements, sixty (60) feet in width, running with the land, for vehicular and pedestrian ingress and egress and for utilities and drainage over, across, above and under (as necessary) the Roads to any person, firm or corporation who in the future has any interest in the Property or Grantor’s East Property.

RESTRICTION: The Property shall only be used for agricultural or single family residential purposes.

SUBJECT TO: (1) Taxes due in the year 2020 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that Grantor has neither permitted nor suffered any lien, encumbrances or adverse claim to the property described herein since the date of the acquisition thereof by Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal, this the
17th day of February, 2020.

AR Properties, LLC
Randall H. Goggans, manager
By: Randall H. Goggans
Its: Manager

STATE OF ALABAMA)
Shelby COUNTY)

LLC ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Randall H. Goggans as Manager of AR Properties, LLC whose name 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 this instrument, he, in his capacity as such member, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 17th day of February, 2020.

Notary Public [Signature]
My Commission Expires: 3-9-20 [Seal]

Exhibit "A"

Exhibit "A" AR Properties, LLC to Harcourt, the property

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°10'24"E for a distance of 1129.68' to the Westerly R.O.W. line of Shelby County Highway 26 and a curve to the left, having a radius of 3460.00, and subtended by a chord bearing S21°04'12"E, and a chord distance of 18.78'; thence along the arc of said curve and said R.O.W. line for a distance of 18.78'; thence S63°04'02"W and leaving said R.O.W. line for a distance of 165.38' to a curve to the right, having a radius of 45.00', and subtended by a chord bearing S88°54'26"W, and a chord distance of 39.23'; thence along the arc of said curve for a distance of 40.59'; thence N65°15'09"W for a distance of 42.90' to a curve to the left, having a radius of 50.00', and subtended by a chord bearing S71°11'32"W, and a chord distance of 68.91'; thence along the arc of said curve for a distance of 76.02'; thence S27°38'14"W for a distance of 62.63' to a curve to the right, having a radius of 175.00', and subtended by a chord bearing S40°45'39"W, and a chord distance of 79.47'; thence along the arc of said curve for a distance of 80.17'; thence S53°53'4"W for a distance of 21.00' to a curve to the left, having a radius of 140.00', and subtended by a chord bearing S29°03'44"W, and a chord distance of 117.54'; thence along the arc of said curve for a distance of 121.30'; thence S04°14'24"W for a distance of 121.09' to a curve to the right, having a radius of 115.00', and subtended by a chord bearing S15°14'41"W, and a chord distance of 43.90'; thence along the arc of said curve for a distance of 44.18'; thence S26°14'57"W for a distance of 177.60'; thence S36°11'36"W for a distance of 109.30'; thence N59°48'15"W for a distance of 237.00'; thence S30°11'45"W for a distance of 213.22'; thence S59°48'15"E for a distance of 190.94' to the Westerly R.O.W. line of Blackmon Cemetery Road; thence S41°05'08"W and along said R.O.W. line for a distance of 61.53'; thence S15°14'37"W and along said R.O.W. line for a distance of 68.77'; thence S12°04'58"E and along said R.O.W. line for a distance of 117.38'; thence S08°01'23"E and along said R.O.W. line for a distance of 160.72'; thence N89°49'32"W and leaving said R.O.W. line for a distance of 364.77' to the SW Corner of the SW 1/4 of the SE 1/4 of above said Section 21; thence continue N89°49'32"W for a distance of 1578.96' to the approximate center of Waxahatchee Creek, all further calls will be along said centerline until otherwise noted; thence N03°53'11"W for a distance of 133.46'; thence N02°02'27"E for a distance of 302.48'; thence N04°58'09"W for a distance of 78.82'; thence N10°46'29"W for a distance of 338.37'; thence N02°54'20"E for a distance of 134.68'; thence N12°20'02"E for a distance of 253.70'; thence N33°06'59"E for a distance of 9.62'; thence N88°59'39"E and leaving said approximate centerline of creek for a distance of 1577.72' to the POINT OF BEGINNING.

Exhibit "B" AR Properties, LLC to Harcourt, the easement

ALSO AND INCLUDING a 60' Ingress/Egress Easement, lying 30' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama; thence N89°10'24"E for a distance of 1129.68' to the Westerly R.O.W. line of Shelby County Highway 26 and a curve to the left, having a radius of 3460.00, and subtended by a chord bearing S21°04'12"E, and a chord distance of 18.78'; thence along the arc of said curve and said R.O.W. line for a distance of 18.78' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S63°04'02"W and leaving said R.O.W. line for a distance of 165.38' to a curve to the right, having a radius of 45.00', and subtended by a chord bearing S88°54'26"W, and a chord distance of 39.23'; thence along the arc of said curve for a distance of 40.59'; thence N65°15'09"W for a distance of 42.90' to a curve to the left, having a radius of 50.00', and subtended by a chord bearing S71°11'32"W, and a chord distance of 68.91'; thence along the arc of said curve for a distance of 76.02'; thence S27°38'14"W for a distance of 62.63' to a curve to the right, having a radius of 175.00', and subtended by a chord bearing S40°45'39"W, and a chord distance of 79.47'; thence along the arc of said curve for a distance of 80.17'; thence S53°53'4"W for a distance of 21.00' to a curve to the left, having a radius of 140.00', and subtended by a chord bearing S29°03'44"W, and a chord distance of 117.54'; thence along the arc of said curve for a distance of 121.30'; thence S04°14'24"W for a distance of 121.09' to a curve to the right, having a radius of 115.00', and subtended by a chord bearing S15°14'41"W, and a chord distance of 43.90'; thence along the arc of said curve for a distance of 44.18'; thence S26°14'57"W for a distance of 177.60'; thence S36°11'36"W for a distance of 109.30'; thence S30°11'45"W for a distance of 50.00' to the POINT OF ENDING OF SAID CENTERLINE.

EXHIBIT C AR PROPERTIES TO HARCOURT CRANTOR'S EAST PROPERTY

PARCEL 1

BEGIN at the NW Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89° 10'24"E, a distance of 1129.68' to a point on the Westerly R.O.W. line of Shelby County Highway 26, said point being the beginning of a non-tangent curve to the right, having a radius of 3460.00, a central angle of 04°54'06", and subtended by a chord which bears S18°46'29"E, and a chord distance of 295.92'; thence along the arc of said curve and said R.O.W. line, a distance of 296.01'; thence S16°19'26"E and along said R.O.W. line, a distance of 346.01'; thence S00°02'43"E and leaving said R.O.W. line, a distance of 677.28'; thence N89°49'32"W, a distance of 924.24'; thence N07°55'53"W, a distance of 166.05'; thence N12°04'58"W, a distance of 111.16'; thence N15°14'37"E, a distance of 54.60'; thence N41°05'08"E, a distance of 142.51'; thence N30°11'45"E, a distance of 82.61'; thence N59°48'15"W, a distance of 30.00'; thence N30°11'45"E, a distance of 50.00'; thence N59°48'15"W, a distance of 207.00'; thence S30°11'45"W, a distance of 213.22'; thence S59°48'15"E, a distance of 190.94'; thence S41°05'08"W, a distance of 61.53'; thence S15°14'37"W, a distance of 68.77'; thence S12°04'58"E, a distance of 117.38'; thence S08°01'23"E, a distance of 160.72'; thence N89°49'32"W, a distance of 364.77' to the SW Corner of the SW 1/4 of the SE 1/4 of above said Section 21; thence N89°48'31"W, a distance of 1579.46' to the approximate center of Waxahatchee Creek, all further calls will be along center of creek until otherwise noted; thence N03°41'14"W, a distance of 132.91'; thence N02°02'37"E, a distance of 302.32'; thence N04°58'09"W, a distance of 78.82'; thence N10°46'30"W, a distance of 338.31'; thence N02°54'42"E, a distance of 134.56'; thence N12°20'02"E, a distance of 253.65'; thence N32°55'27"E, a distance of 9.70'; thence N88°59'39"E and leaving said center of creek, a distance of 1577.72' to the PONT OF BEGINNING.

PARCEL 2

BEGIN at the NE Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the PONT OF BEGINNING; thence S00°02'43 "E, a distance of 329.61' to a point on the Easterly R.O.W. line of Shelby County Highway 26; thence N16°19'26"W and along said R.O.W. line, a distance of 72.05' the beginning of a curve to the left, having a radius of 3540.00, a central angle of 04°25'16", and subtended by a chord which bears N18°32'03"W, and a chord distance of 273.08'; thence along the are of said curve and said R.O.W. line, a distance of 273.15'; thence N89°10'24"E and leaving said R.O.W. line, a distance of 106.81' to the POINT OF BEGINNING.

PARCEL 3

BEGIN at the NE Corner of the NW 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°49'32"W, a distance of 924.24' to a point on the Easterly R.O.W. line of Blackmon Cemetery Road; thence S02°52'44"E and along said R.O.W. line, a distance of 209.35'; thence S25°35'05"W and along said R.O.W. line, a distance of 187.45'; thence S10°44'50"W and along said R.O.W. line, a distance of 86.23' to a point on the Northerly R.O.W. line of Alabama Highway 70; thence N62°09'15"E, leaving said Blackmon Cemetery Road R.O.W. line and along Highway 70 R.O.W. line, a distance of 13.46' to the beginning of a curve to the right, having a radius of 1920.00, a central angle of 17°04'57", and subtended by a chord which bears S89°18'17"E, and a chord distance of 570.33'; thence along the arc of said curve and said R.O.W. line, a distance of 572.44'; thence S80°45'48"E and along said R.O.W. line, a distance of 185.29'; thence S09°14'12"W and along said R.O.W. line, a distance of 20.00'; thence S80°45'48"E and along said R.O.W. line, a distance of 246.21'; thence N00°27'34"E and leaving said R.O.W. line, a distance of 554.17' to the POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY HEREIN BEFORE
DESCRIBED ON EXHIBIT A

20130308000097670 2/3 \$255.00
Shelby Cnty Judge of Probate, AL
03/08/2013 11:18:54 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name AR Properties, LLC

Grantee's Name R. ^{David} Dave Harcourt and Cynthia Burke Harcourt

Mailing Address 2909 County Road 1005
Jemison, Alabama 35085

Mailing Address 100 Saddle Lake Drive
Alabaster, Alabama 35007

Property Address 0 Blackmon Cemetery Road
Columbiana, Alabama 35051

Date of Sale 02/17/2020

Total Purchase Price \$354,382.50

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 proeprty 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 2/17/2020

Print ^{David} R. Dave Harcourt

Sign 
(Grantor/Grantee/Owner/Agent) circle one

Unattested


(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2020 01:51:47 PM
\$391.50 MISTII
20200219000067440

