

Send tax notice to:  
CLOWDUS FAMILY TRUST  
350 Grandview Drive  
Great, Alabama 35034

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED NINETY NINE THOUSAND NINE HUNDRED and 00/100 (\$599,900.00) in hand paid to the undersigned, HONEA PROPERTIES,, LLC (hereinafter referred to as "Grantors") by GALE C RICHARDSON TRUSTEE OF THE CLOWDUS FAMILY TRUST FOR THE BENEFIT OF GALE C RICHARDSON AND FAMILY (hereinafter referred to as Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in SHELBY County, Alabama, to-wit:

SEE THE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

1. **Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records**
2. **Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.**
3. **Right of way in favor of Shelby County recorded in Volume 280, Page 15.**
4. **Right of way in favor of South Central Bell recorded in Volume 322, Page 185.**
5. **Less and except any portion of the property lying within a roadway.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. Grantor makes no warranty or covenants respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance of adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor, HONEA PROPERTIES, LLC by W JEFF HONEA AND EMILY O HONEA, its MEMBER who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 28<sup>th</sup> day of February, 2020.

HONEA PROPERTIES, LLC

W Jeff Honea  
W JEFF HONEA, MEMBER

Emily O Honea  
EMILY O HONEA, MEMBER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W JEFF HONEA AND EMILY O HONEA, whose names as Members of Honea Properties, LLC are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they as such Members and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 28<sup>th</sup> day of February, 2020

Charles S. Stewart, Jr.  
Notary Public  
Print Name Charles S. Stewart, Jr.  
Commission Expires 8-31-20



TRACT A

20200303000083880 03/03/2020 01:22:35 PM DEEDS 3/3

A tract of land, lying in the East 1/2 of Section 34, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 3" pipe found and locally accepted to be the Southeast corner of said Section 34; thence South 89 degrees 54 minutes 39 seconds West along the South line of said Section 34 for a distance of 1407.72 feet to a 3" flat top pipe found; thence leaving said South line, North 00 degrees 38 minutes 45 seconds West for a distance of 921.06 feet to an axle set; thence North 02 degrees 57 minutes 33 seconds West for a distance of 384.28 feet to an axle set; thence North 02 degrees 32 minutes 09 seconds East for a distance of 201.58 feet to an axle set; thence North 03 degrees 56 minutes 09 seconds East for a distance of 224.12 feet to a capped rebar found "Simmons"; thence North 00 degrees 07 minutes 09 seconds West for a distance of 317.00 feet to an axle set; thence North 05 degrees 08 minutes 02 seconds East for a distance of 343.71 feet to a 1/2" rebar found "Wheeler"; thence North 89 degrees 47 minutes 32 seconds West for a distance of 857.96 feet to a 1/2" capped rebar found "Wheeler" located on the South right of way margin of Rock School Road (Shelby County Highway 450 – 80' right of way), said point being on a curve to the left, having a radius of 1949.65 feet, a chord bearing of North 69 degrees 00 minutes 27 seconds East and a chord length of 182.53 feet; thence along the arc of said curve and along said right of way for a distance of 182.60 feet to a point; thence continuing along said right of way, North 66 degrees 19 minutes 28 seconds East for a distance of 633.80 feet to a point on a curve to the right, having a radius of 1105.92 feet, a chord bearing of North 85 degrees 34 minutes 28 seconds East and a chord length of 729.22 feet; thence along the arc of said curve and continuing along said right of way for a distance of 743.12 feet to a point; thence North 14 degrees 49 minutes 28 seconds East, continuing along said right of way for a distance of 22.49 feet to a point; thence South 73 degrees 48 minutes 09 seconds East, continuing along said right of way for a distance of 439.80 feet to a point; thence South 76 degrees 41 minutes 42 seconds East, continuing along said right of way for a distance of 171.67 feet to a point; thence South 84 degrees 31 minutes 05 seconds East, continuing along said right of way for a distance of 89.61 feet to an iron pin set; thence leaving said right of way, South 00 degrees 31 minutes 38 seconds East for a distance of 360.74 feet to a 1/2" capped rebar found "Wheeler"; thence North 80 degrees 56 minutes 25 seconds East for a distance of 30.01 feet to a 1/2" capped rebar found "Wheeler"; thence South 01 degrees 14 minutes 26 seconds East for a distance of 1209.13 feet to a 3/8" rebar found in a rock pile; thence South 01 degrees 05 minutes 39 seconds East for a distance of 1052.50 feet to the POINT OF BEGINNING. Containing 90.33 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/03/2020 01:22:35 PM  
\$628.00 CHARITY  
20200303000083880

*Allen S. Bayl*