

This instrument prepared by:

Elizabeth H. Hutchins, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTIONS PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTIONS ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCES OF TITLE:

Inst. #1994-16539 (Tracts 1 and 2)
Inst. #1994-18846 (Tract 3)

STATE OF ALABAMA)	Send Tax Notice to:
)	Idlewood Properties, LLC
COUNTY OF SHELBY)	2217 Vestavia Drive
		Vestavia, Alabama 35216-1553

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

DAVID ROBERTS, IV and wife, BEEBE EILEEN ROBERTS a/k/a BEEBE E. ROBERTS,
having a mailing address is **2217 Vestavia Drive, Vestavia, Alabama 35216-1553**

(hereinafter referred to each singularly as a "**Grantor**" and collectively as "**Grantors**"), in hand paid by

IDLEWOOD PROPERTIES, LLC, an Alabama limited liability company,
having a mailing address is **2217 Vestavia Drive, Vestavia, Alabama 35216-1553**

(hereinafter referred to as the "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (hereinafter referred to, singularly and collectively, as the "**Property**," the Property having **no specific property address, but being located off of Hawk Creek Road, Columbiana, Alabama**, and having an aggregate Assessor's **Market Value of \$801,340.00, as can be verified by the records of the Shelby County, Alabama Tax Assessor**, the Property being identified as Parcel Nos. 15 6 14 0 000 004.000 and 15 6 14 0 000 003.000), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
LEGAL DESCRIPTIONS OF PROPERTY.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, or any part thereof, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantors); all recorded mortgages, if any; all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting any of the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property, or any part thereof.

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

NOTE: The Property is NOT the homestead of the Grantors, who are husband and wife.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantors hereby attest that, to the best of Grantors' knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantors further understand that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

**[Remainder of Page Intentionally Left Blank -
Signature Page of Grantors Follows]**

IN WITNESS WHEREOF, the Grantors have hereto set their hands and seals this 16th day of March, 2020.

GRANTORS:

David Roberts IV
David Roberts, IV

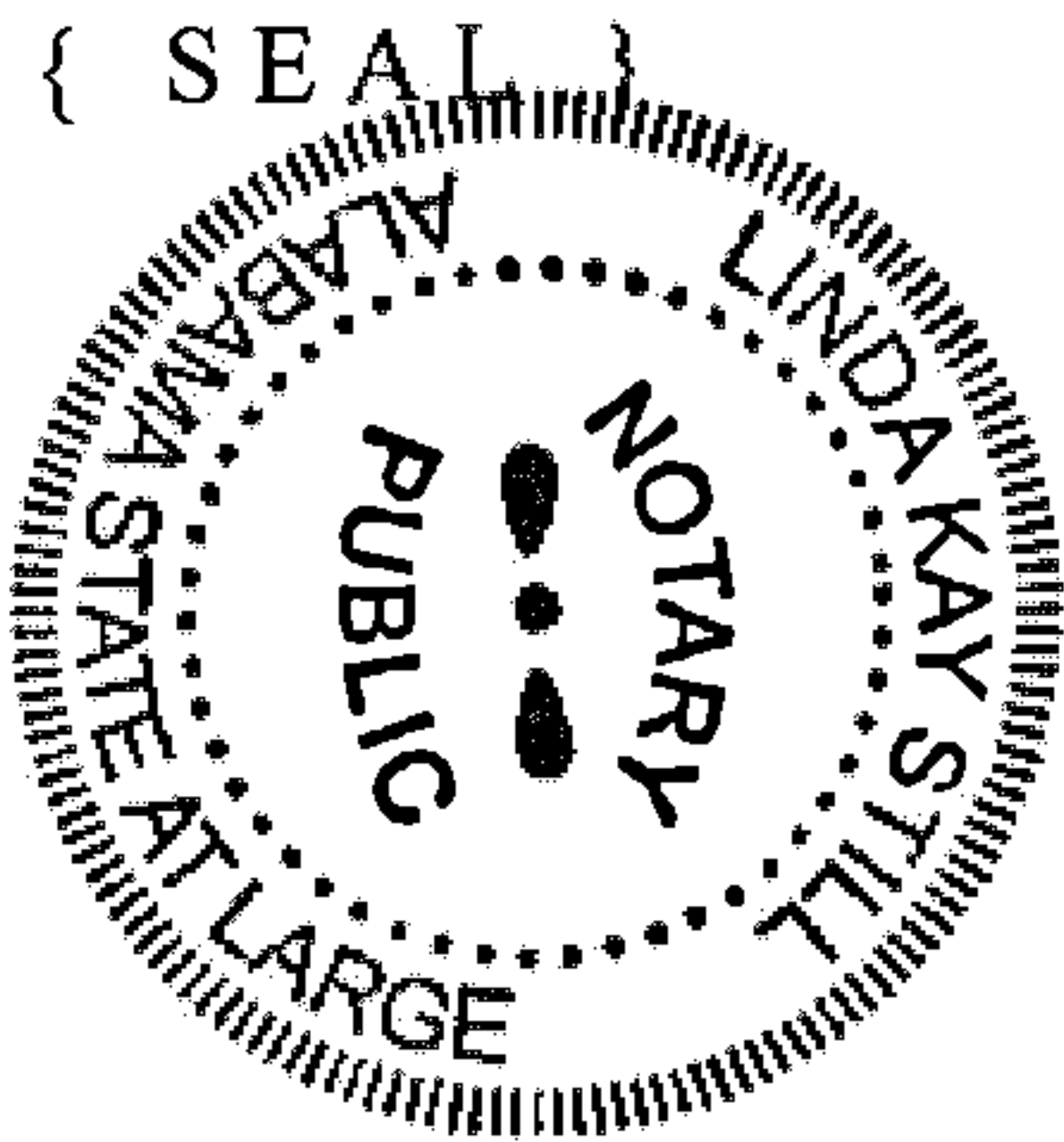
Beebe Eileen Roberts
Beebe Eileen Roberts a/k/a Beebe E. Roberts

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Roberts, IV, and wife, Beebe Eileen Roberts a/k/a Beebe E. Roberts, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March 2020.

Linda Kay Still
Notary Public
My Commission Expires: 1-12-21



MY COMMISSION EXPIRES JANUARY 12, 2021

EXHIBIT "A"

LEGAL DESCRIPTIONS OF PROPERTY

The following described real properties situated in Shelby County, Alabama:

TRACT 1:

A parcel of land in the SW 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: From the accepted Northeast corner of the SW 1/4 of SE 1/4 of Section 14, Township 20 South, Range 1 West, being the point of beginning of the herein described parcel of land, run thence South along the accepted East boundary of said SW 1/4 of SE 1/4 a distance of 693.41 feet; thence turn 87 degrees 47 minutes 56 seconds right and run 1264.75 feet to a point on the accepted West boundary of aforementioned SW 1/4 of SE 1/4; thence turn 97 degrees 10 minutes 22 seconds right and run 754.76 feet to the accepted Northwest corner of said SW 1/4 of SE 1/4; thence turn 83 degrees 07 minutes 46 seconds right and run 1203.40 feet to the point of beginning.

Also a 60.0 feet easement for ingress and egress to-wit: From the accepted Northeast corner of the SW 1/4 of SE 1/4 of Section 14, Township 20 South, Range 1 West, run West along the accepted North boundary of said SW 1/4 of SE 1/4 a distance of 55.92 feet to a point in the centerline of hereinafter described 60.0 foot easement; thence turn 106 degrees 56 minutes 25 seconds left and run 67.26 feet along said easement centerline and the following courses: 17 degrees 58 minutes 50 seconds right for 671.28 feet; 05 degrees 18 minutes 09 seconds left for 205.30 feet; 06 degrees 30 minutes 59 seconds right for 590.45 feet; 00 degrees 56 minutes 45 seconds right for 91.31 feet; 08 degrees 30 minutes 02 seconds right for 88.95 feet; 04 degrees 53 minutes 10 seconds right for 101.06 feet; 06 degrees 23 minutes 05 seconds left for 80.39 feet; 05 degrees 48 minutes 17 seconds left for 241.68 feet; thence turn 16 degrees 00 minutes 55 seconds right and run 120.21 feet to a point in the center of Crenshaw Swamp Road, being the point of termination of herein described easement.

All being situated in Shelby County, Alabama.

TRACT 2:

The NW 1/4 of the SE 1/4 and the W 1/2 of the NE 1/4 of the SE 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Parcels 1 and 2 of Chelsea 240, according to the Resurvey of Parcels 5B, 5C and 5D, of the Tract 5 Subdivision as recorded in Map Book 15, Page 75, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights accepted.

TRACT 3:

From the true N.E. corner of the SE1/4-NE1/4 of Section 14, T20S-R1W, being the point of beginning of herein described parcel of land, run thence South along the true East boundary of said SE 1/4-NE 1/4 a distance of 1265.93 feet; thence turn 87 degrees 03 minutes 35 seconds right and run 1335.11 feet to an accepted iron pin; thence turn 93 degrees 04 minutes 07 seconds right and run 1306.92 feet to an accepted iron pin; thence turn 88 degrees 41 minutes 17 seconds right and run 1330.71 feet to the point of beginning of herein described parcel of land, containing 39.33 acres.

Subject to:

Rights of ingress and egress.



Allen S. Byrd