

This instrument was prepared without  
benefit of title evidence or survey by:

Joshua D. Arnold  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
509 Highway 74  
CHELSEA, AL 35043

### **WARRANTY DEED**

STATE OF ALABAMA       )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned CHELSEA ONE, LLC, an Alabama Limited Liability Company (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto BOLIVAR CREEK, LLC, an Alabama Limited Liability Company (herein referred to as GRANTEE, whether one or more) all of its right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

**SEE ATTACHED EXHIBIT "A"**

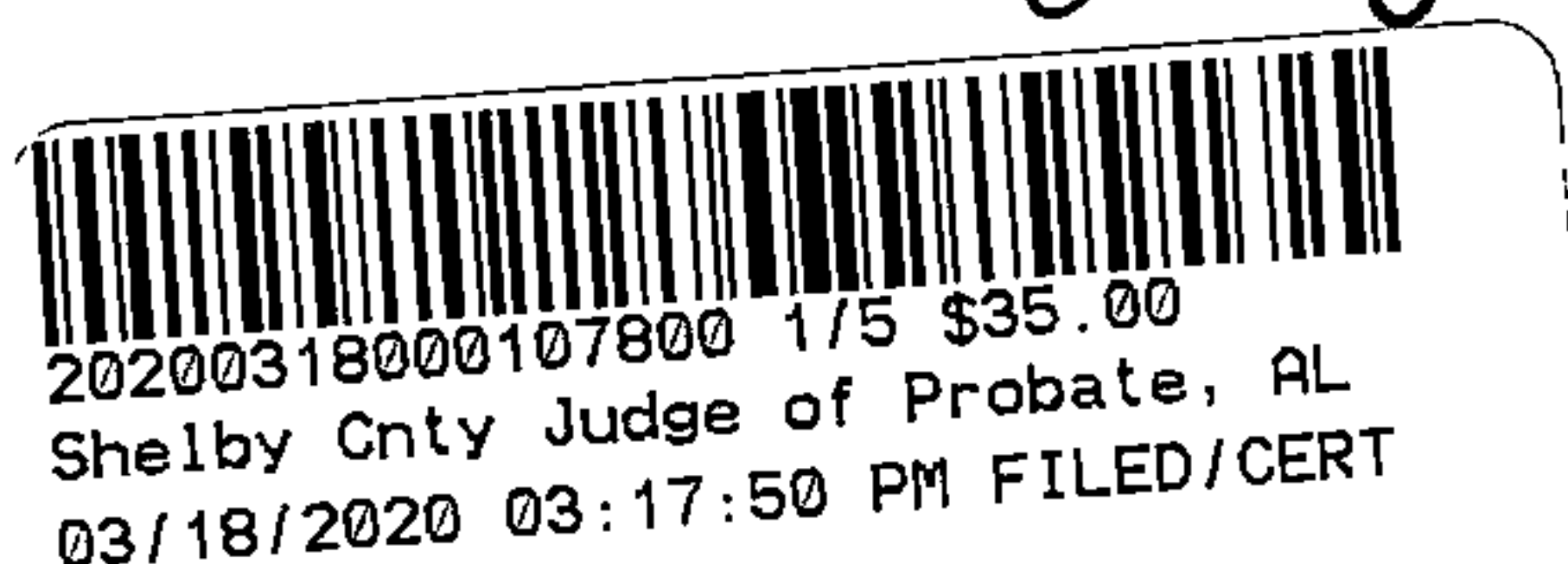
**Further, the parcel herein conveyed is identified as "Parcel 3" on that survey performed by William D. Callahan, Jr. and dated the 17<sup>th</sup> day of April, 2018, a copy of which is attached hereto as EXHIBIT "B."**

The above described property is not the homestead of GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal,  
this the 26<sup>th</sup> day of July, 2018.



Shelby County, AL 03/18/2020  
State of Alabama  
Deed Tax: \$1.00

CHELSEA ONE, LLC

By: Michael Henry Strong  
Michael Henry Strong, Member

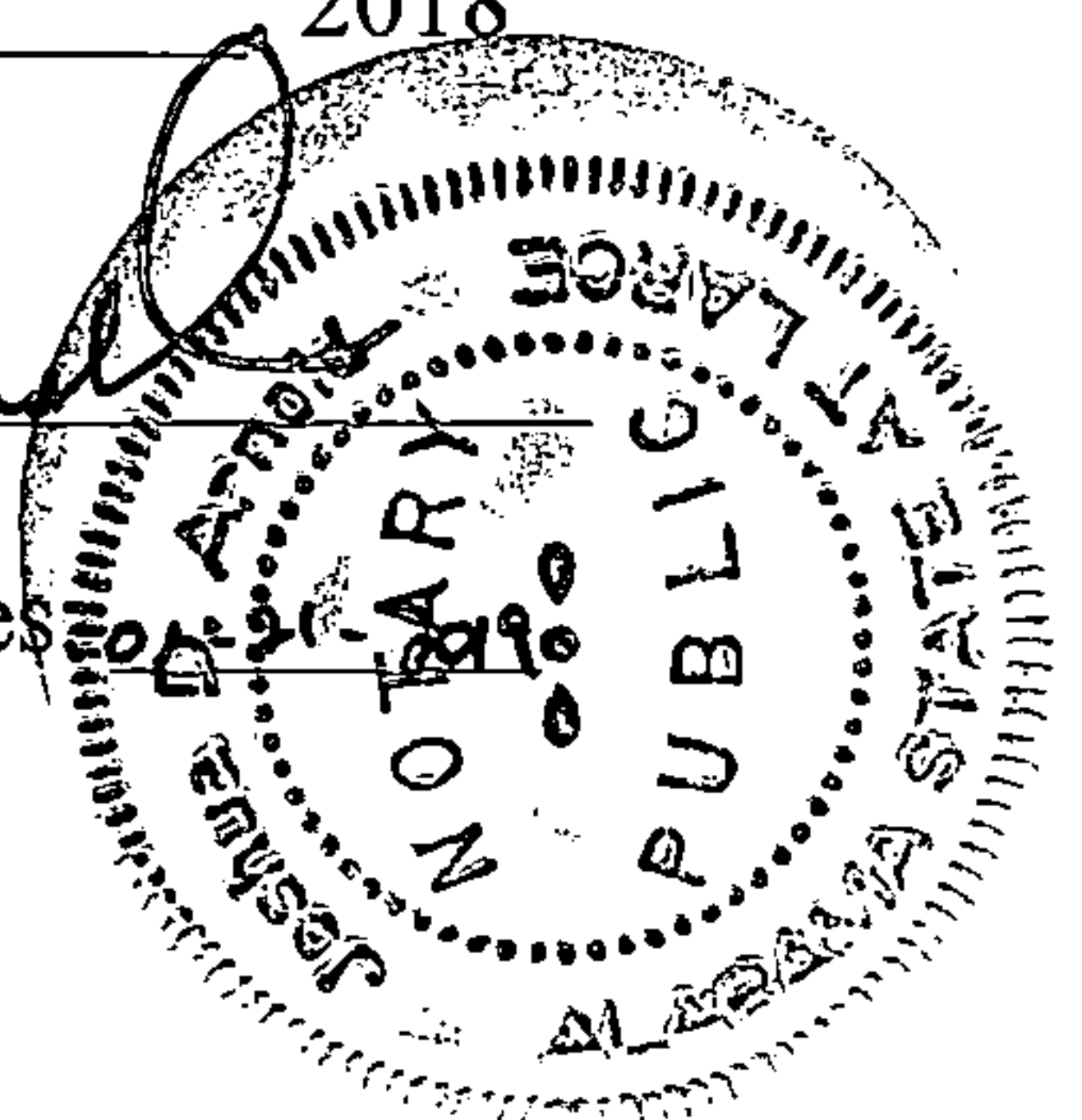
By: Rodney Davis  
Rodney Davis, Member

STATE OF ALABAMA     )  
SHELBY COUNTY        )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Michael Henry Strong, whose name is signed to the above instrument as a Member of **CHELSEA ONE, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.

Given under my hand and official seal this the 24<sup>th</sup> day of July, 2018

John D. Hurd  
Notary Public  
My Commission Expires 08/19/2019




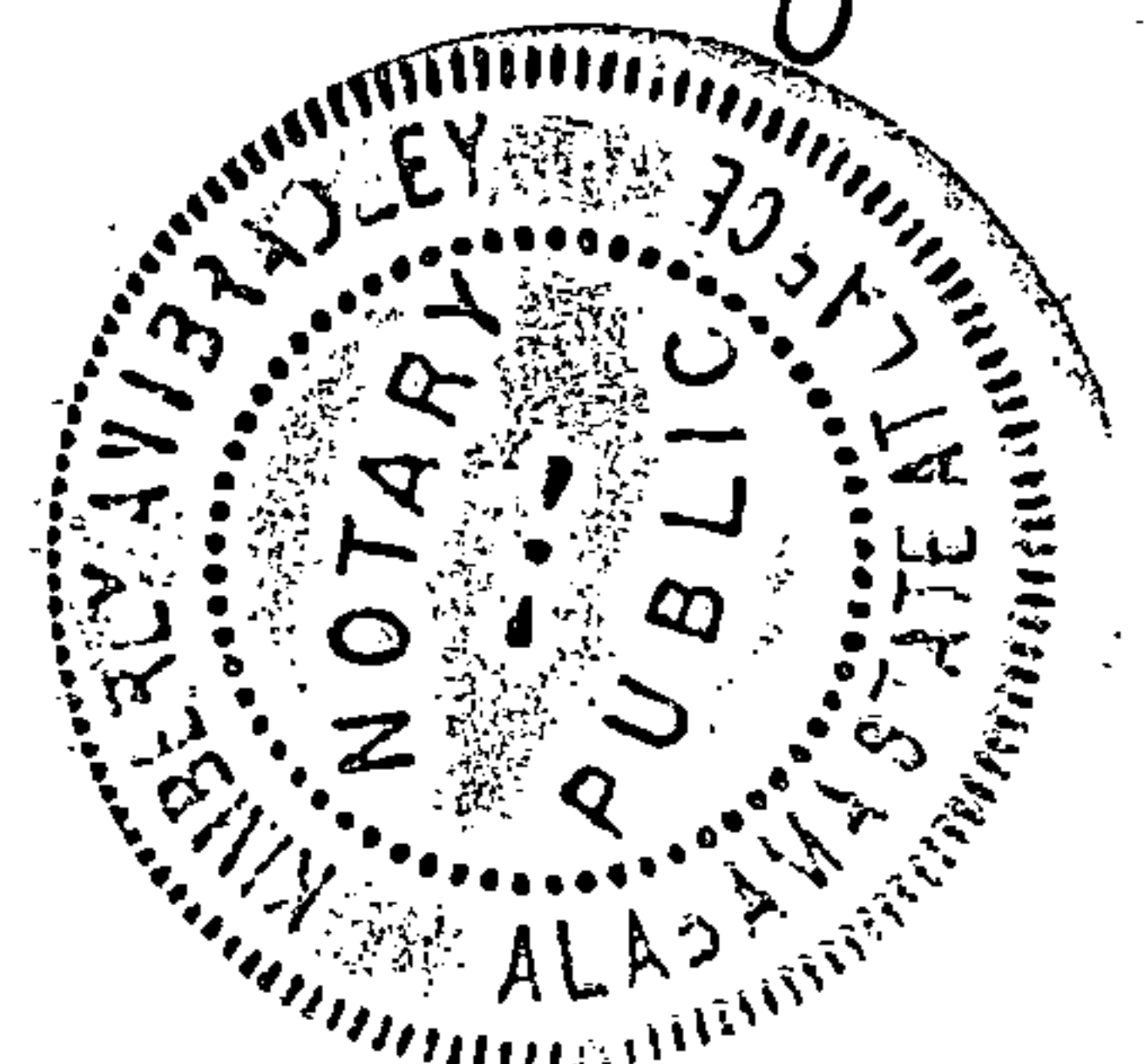
STATE OF ALABAMA     )  
SHELBY COUNTY        )

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Rodney Davis, whose name is signed to the above instrument as a Member of **CHELSEA ONE, LLC**, an Alabama limited liability company, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said association, acting in the capacity as aforesaid.

Given under my hand and official seal this the 26<sup>th</sup> day of July, 2018.

Kimberly Ann Bradley  
Notary Public  
My Commission Expires: 08/19  
Kimberly Ann Bradley

  
20200318000107800 2/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
03/18/2020 03:17:50 PM FILED/CERT






## EXHIBIT "A"

### Parcel 3

Begin at the SW Corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 87°40'29" E a distance of 921.56' to the centerline of Bolivar Creek; thence northwesterly along said centerline a distance of 1,436' to the West line of said 1/4-1/4 section; thence S 00°08'41" E a distance of 214.70' to the Point of Beginning.

Containing 4.2 acres, more or less.

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20200318000107800 3/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
03/18/2020 03:17:50 PM FILED/CERT

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20200318000107800 4/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
03/18/2020 03:17:50 PM FILED/CERT



**South Central Surveying, LLC**  
RESIDENTIAL & COMMERCIAL LAND SURVEYING  
158 SUNSET TRAIL  
ALABASTER, ALABAMA 35007  
PHONE 205-228-1993 FAX 664-0401

[illegible]

**SUPRECOR'S NOTES:**

1. This is a Boundary Survey, made on the ground under the supervision of a registered surveyor. Field survey was completed on April 12 2018.

2. Consulted the latest Federal Insurance Role Map (FLRM) Community Panel No. 0111C02041E, dated February 20, 2013 and found that the Parcel shown hereon lies in Zone 444.

2. Consulted the latest Federal Insurance Policy Map (F.I.R.M.) Community Parcel No. 0117202241E, dated February 20, 2013 and found that the Parcel shown hereon lies in Zone "X" and in Zone "AE".

ACROSS THE BOARD

3. This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, rights-of-way, setback lines, covenants, restrictions, reservations, or other similar matters of public record, not depicted on this survey.

other similar matters of public record, not depicted on this survey

4. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.

**5. Bearings shown are based on plal.**



I hereby state that this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Given under my Hand and Seal this 17th day of April, 2018.

Given under my Hand and Seal this 17th day of April, 2018

William A. Callahan, Jr.  
William D. Callahan, Jr.

William D. Colclough, Jr.



## Real Estate Sales Validation Form

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

Grantor's Name Chelsea One, LLC  
Mailing Address P.O. Box 520  
Chelsea, AL 35043

Grantee's Name Bolivar Creek, LLC  
Mailing Address P.O. Box 520  
Chelsea, AL 35043

Property Address Bolivar Creek near Lime Creek  
Parcel 3

Date of Sale 07-26-2018

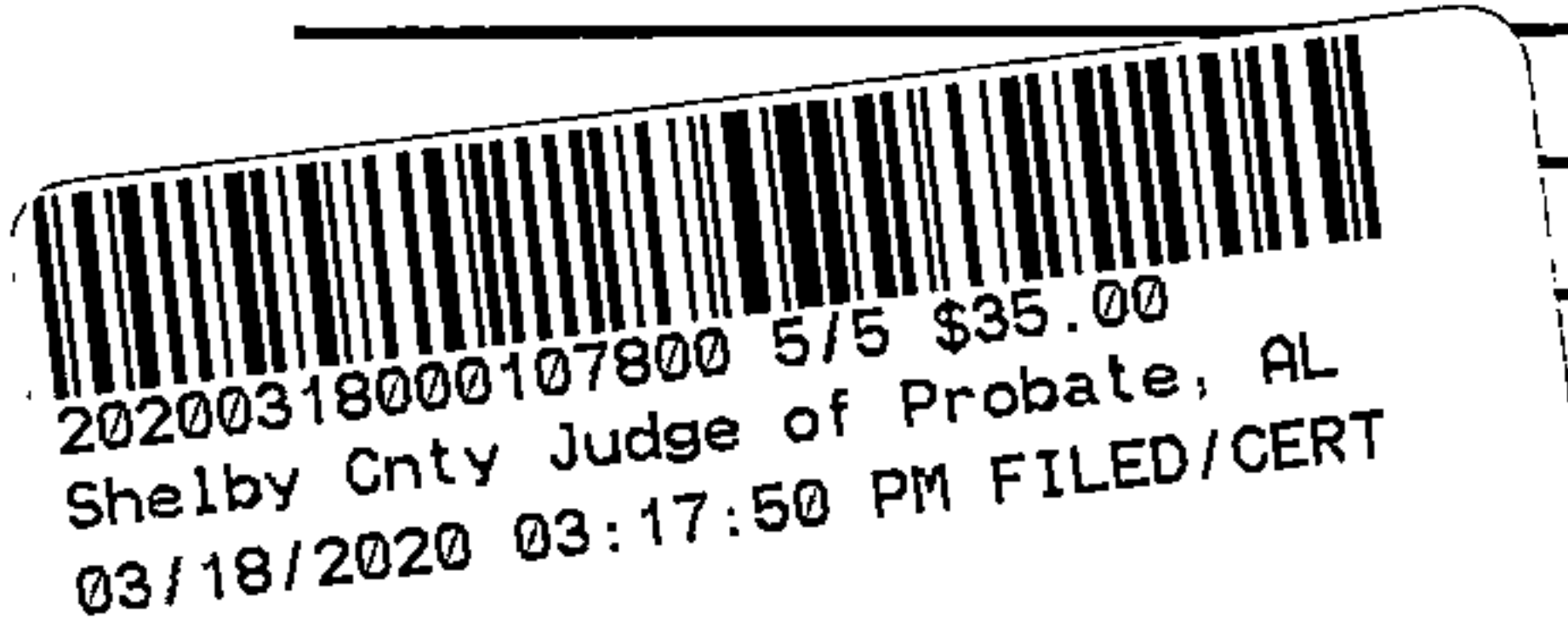
Total Purchase Price \$ 1,000.00

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

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 03-18-2020

Print Joshua D. Arnold

Sign

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one