

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

Send Tax Notice To:
FRED MOLZ
5612 AFTON DR.
BIRMINGHAM AL. 35242

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty-One Thousand Six Hundred and 00/100 Dollars (\$81,600.00), the amount of which can be verified in the Sales Contract between the parties hereto, and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Margaret S. Jones, a married woman, whose mailing address is 2516 Old Oak Circle, Birmingham, AL 35243 (herein referred to as Grantor, whether one or more) does hereby grant, bargain, sell and convey unto Fred J. Molz, IV and wife Laura A. Molz (herein referred to as Grantees) whose mailing address is 5612 Afton Drive, Birmingham, AL 35242 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, an undivided 20% interest in the following described real estate (the Property), situated in Shelby County, Alabama, to-wit:

PARCEL NO. 27-1-11-0-000-003.001
The Property is a portion of Parcel No. 27-6-14-0-000-003.000, Parcel No. 27-5-15-0-000-001.000 and Parcel No. 27-2-10-0-000-006.000 Shelby County, Alabama and is more particularly described on Exhibit A attached hereto.

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; (4) Matters contained on Exhibit B attached hereto and incorporated by reference herein; (5) The fact that the Property is subject to a current use assessment.

The property conveyed herein is not the homestead of the Grantor or her spouse.

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.

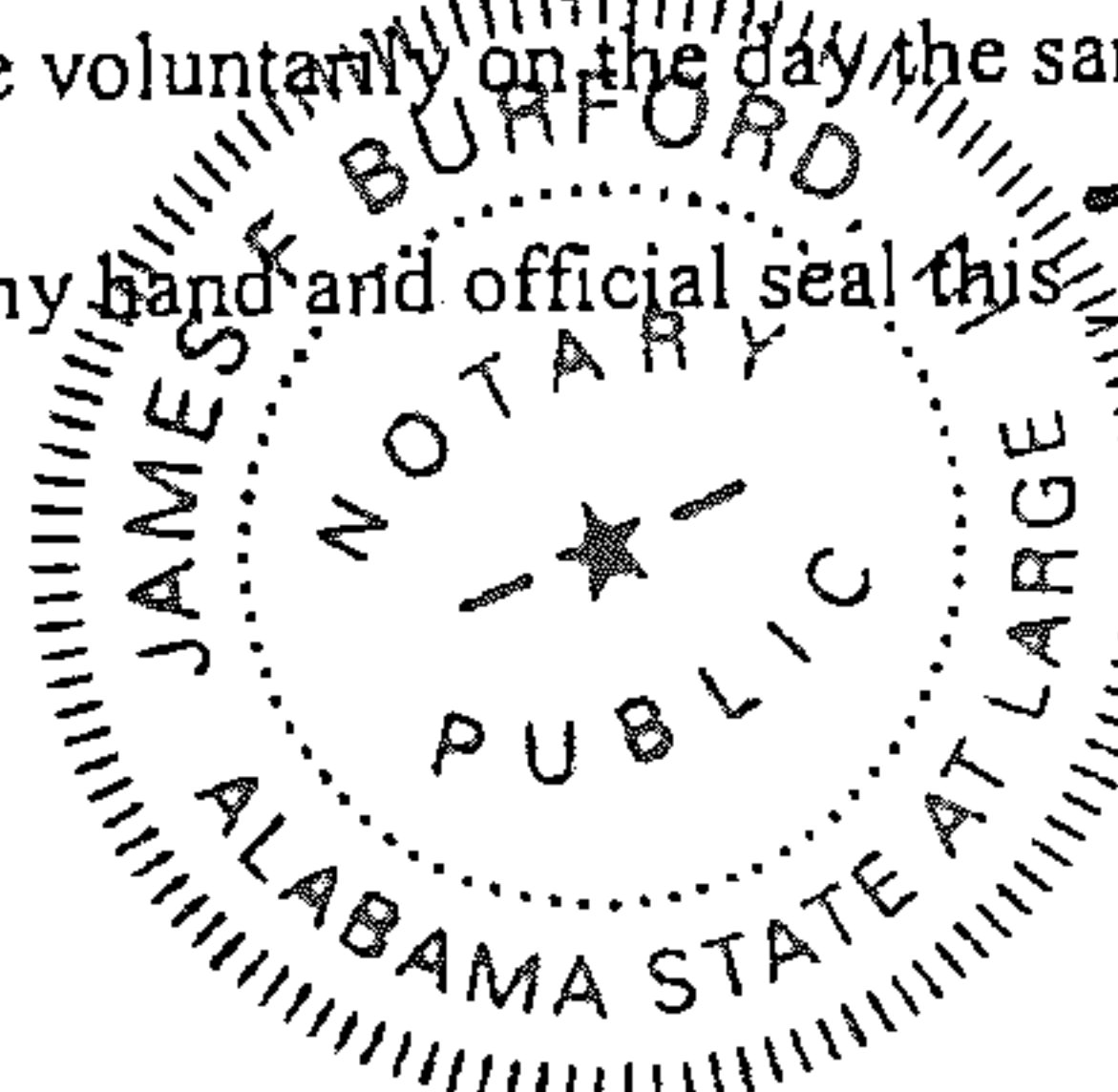
IN WITNESS WHEREOF, the undersigned, has hereunto set her hand and seal, this the 7th day of May, 2020.

Margaret S. Jones
Margaret S. Jones

STATE OF ALABAMA)
Jefferson COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Margaret S. Jones, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of May, 2020.



Notary Public

My Commission Exp. 3.1.22

EXHIBIT A

Parcel 1

Commence at the NE Corner of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; thence N88°44'10"W for a distance of 869.38' to the POINT OF BEGINNING; thence continue N88°44'10"W for a distance of 448.33'; thence N39°11'51"W for a distance of 625.94' to the Southeasterly R.O.W. line of Alabama Highway 119, R.O.W. varies, and a curve to the right, having a radius of 5779.69, and subtended by a chord which bears S48°51'21"W, and a chord distance of 652.10'; thence along the arc of said curve and along said R.O.W. line for a distance of 652.44'; thence S52°04'25"W and along said R.O.W. line for a distance of 65.96'; thence S37°55'35"E and leaving said R.O.W. line for a distance of 340.00'; thence S52°04'25"W for a distance of 10.00'; thence S37°55'35"E for a distance of 328.03' to a curve to the right, having a radius of 351.68', and subtended by a chord bearing S26°05'01"E, and a chord distance of 144.35'; thence along the arc of said curve for a distance of 145.38' to a reverse curve to the left, having a radius of 132.52', and subtended by a chord bearing S54°03'26"E, and a chord distance of 169.71'; thence along the arc of said curve for a distance of 184.18'; thence N86°07'34"E for a distance of 168.51' to a curve to the right, having a radius of 624.03', and subtended by a chord bearing S83°56'59"E, and a chord distance of 215.09'; thence along the arc of said curve for a distance of 216.17' to a reverse curve to the left, having a radius of 251.74', and subtended by a chord bearing S85°04'02"E, and a chord distance of 96.43'; thence along the arc of said curve for a distance of 97.03'; thence N83°53'28"E for a distance of 303.81'; thence N00°14'55"E for a distance of 724.23' to the POINT OF BEGINNING.

Said Parcel containing 24.00 acres, more or less.

Parcel 2

BEGIN at the NE Corner of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°44'10"W for a distance of 869.38'; thence S00°14'55"W for a distance of 724.23'; thence N83°53'28"E for a distance of 279.21' to a curve to the right, having a radius of 871.83', and subtended by a chord bearing S66°01'04"E, and a chord distance of 874.23'; thence along the arc of said curve for a distance of 915.75'; thence N24°16'44"E for a distance of 1114.57'; thence N88°43'52"W for a distance of 662.52' to the POINT OF BEGINNING.

Said Parcel containing 24.00 acres, more or less.

TOGETHER WITH a non-exclusive, perpetual easement, running with the land for vehicular and pedestrian ingress and egress and drainage and utilities as set forth on Exhibit B attached hereto and incorporated by reference herein.

EXHIBIT B
NON EXCLUSIVE EASEMENT

The Easement referred to on Exhibit A is legally described as follows; Commence at the NE Corner of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; thence N88°44'10"W for a distance of 1317.71'; thence N39°11'51"W for a distance of 625.94' to the Southeasterly R.O.W. line of Alabama Highway 119, R.O.W. varies, and a curve to the right, having a radius of 5779.69, and subtended by a chord which bears S48°51'21"W, and a chord distance of 652.10'; thence along the arc of said curve and along said R.O.W. line for a distance of 652.44'; thence S52°04'25"W and along said R.O.W. line for a distance of 65.96' to the POINT OF BEGINNING; thence continue S52°04'25"W and along said R.O.W. line for a distance of 80.00'; thence S37°55'35"E and leaving said R.O.W. line for a distance of 340.00'; thence N52°04'25"E for a distance of 80.00'; thence N37°55'35"W for a distance of 340.00' to the POINT OF BEGINNING.

Grantor owns an undivided interest in the certain real property described on the attached Exhibit B-1 (the Servient Estate). The Easement is located on a portion of the Servient Estate. Grantor reserves the perpetual right to use the Easement for vehicular and pedestrian ingress and egress and for utilities and such right may be conveyed to any subsequent owner of any portion of the Servient Estate

There may be three access points on the Easement where roads can be constructed running off the Easement as shown on Exhibit B-2 attached hereto. Furthermore, in the future, the Easement and the now existing road from Highway 119 can be utilized by any owner of the Property conveyed in this deed, and their heirs, successors or assigns or any owner of the Servient Estate and their heirs, successors or assigns desiring to make improvements in the Easement to upgrade the now existing road and the cost will be borne by the party proposing the improvements. Collectively herein, any owner of the Property conveyed in this deed, and their heirs, successors or assigns or any owner of the Servient Estate and their heirs, successors or assigns are referred to as a Party or Parties.

- A. At the present time the existing gate will remain on the now existing road located approximately 60 ' off Highway 119 as shown on Exhibit B-2 and the Parties will agree to locking method for ease of access.
- B. Any of the Parties who have use of the Easement can make improvements to the now existing road at any time in order to handle residential traffic and the costs thereof shall be the responsibility of the Party making such improvements. All Parties shall share the maintenance of any such improvements in an amount equaling a fraction wherein the numerator is 1 and the denominator is the number of Parties.. Any cost associated with damage to the roadway caused by a Party to this agreement or persons using the road with permission by a Party, will be the responsibility of the Party who caused the damage to the road.
- C. It is anticipated in the future that the Easement might be used for upgrading the road to a public roadway and in this case the Party initiating the change will be responsible for the engineering and road costs. If a public road is constructed in the easement the work shall be completed within 90 days from the beginning of work in the Easement and shall not adversely interfere with the access to the property of any Party. Any public road improvements must be approved by the municipality and ALDOT.

- D. The Grantor or their heirs, successors and assign retain the right to organize an owners association for the Easement and the Easement may be deeded to the owners association subject to the rights of Grantees herein.

EXHIBIT B-1 PAGE 1

SERVIENT ESTATE

~~REDACTED~~

~~REDACTED~~

Parcel "C"

A Parcel of land located in the west 1/2 of the southwest 1/4 of Section 11, and in the northwest 1/4 of the northwest 1/4 of Section 14, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at a found 1 inch open pipe at the Southeast Corner of the southwest 1/4 of the northwest 1/4 of said Section 11, thence South 02°26'17" East along east line of the northwest 1/4 of the southwest 1/4 of said Section 11 for a distance of 510.50 feet to a set iron, said point being the POINT OF BEGINNING of the Parcel herein described; thence continue along said 1/4-1/4 line South 02°26'17" East for a distance of 2132.77 feet to a found 1 inch square iron, said point being the northeast corner of the northwest 1/4 of the northwest 1/4; thence South 01°45'02" East along the east line of the northwest 1/4 of the northwest 1/4 of said Section 14 for a distance of 1042.21 feet to a set iron, thence leaving said east line South 88°53'14" West for a distance of 329.96 feet to a set iron; thence North 01°45'02" East for a distance of 1039.32 feet to a found 1 inch crimp pipe; thence North 03°21'05" West for a distance of 2128.99 feet to a 1 inch open pipe; thence North 87°40'12" East for a distance of 363.84 feet to the POINT OF BEGINNING of the parcel herein described. Said Parcel containing 24.85 Acres, more or less.

LESS AND EXCEPT:

Property described in Instrument No. 20140923000299310 in the Probate Office of Shelby County, Alabama.

Parcel "D"

A Parcel of land located in the west 1/2 of the northwest 1/4 of Section 14, and in the northeast 1/4 of Section 15, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the southeast corner of the northeast 1/4 of said Section 15, said point being a found rebar, thence South 88°53'14" West along the south line of the northeast 1/4 of Section 15 for a distance of 1399.96 feet to a set iron; thence leaving said 1/4-1/4 line North 01°06'46" West for a distance of 1610.17 feet to a set iron; thence North 88°53'14" East for a distance of 2365.88 feet to a set iron; thence continue North 88°53'14" East for a distance of 329.96 feet to a set iron on the east line of the west 1/2 of the northwest 1/4 of said Section 14; thence South 01°45'02" East along said 1/4-1/4 line for a distance of 1597.04 feet to a set iron at the southeast corner of said west 1/2 of the northwest 1/4 of Section 14; thence South 88°15'37" West along the south line of the west 1/2 of the northwest 1/4 of said Section 14 for a distance of 1313.72 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 99.78 Acres, more or less.

Parcel "E"

A Parcel of land located in the west 1/2 of the northeast 1/4 of Section 15, and in the southwest 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: COMMENCING at the southeast corner of the northeast 1/4 of said Section 15, said point being a found rebar, thence South 88°53'14" West along the south line of the northeast 1/4 of Section 15 for a distance of 1399.96 feet to the POINT OF BEGINNING of the Parcel herein described, said point being a set iron; thence continue South 88°53'14" West for a distance of 1236.12 feet to a capped rebar set; thence North 02°36'29" West along the west line of the northeast 1/4 of Section 15 for a distance of 2278.75 feet to a set iron on the southeastern right-of-way of Alabama State Highway No. 119; thence along said right-of-way North 49°13'00" East for a distance of 595.92 feet to a curve to the left having a delta of 00°16'47" and a radius of 5779.69 feet, with a chord bearing of North 49°04'37" East and a chord distance of 28.21 feet; thence along said right-of-way, along said curve for a distance of 28.21 feet; thence leaving said right-of-way South 38°30'44" East for a distance of 1342.21 feet to a set iron; thence South 01°06'46" East for a distance of 1610.17 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 65.87 Acres, more or less.

Parcel "F"

A Parcel of land located in the northwest 1/4 of the northwest 1/4 of Section 14, in the north 1/2 of the northeast 1/4 of Section 15, and in the southwest 1/4 of the southeast 1/4 of Section 10, Township 22 South, Range 03 West, Shelby County, Alabama, being more particularly described as follows: BEGINNING at the northwest corner of said Section 14, said point being a 1 inch open pipe, thence North 88°23'05" East along the north line of said Section 14 for a distance of 985.07 feet to a found 1 inch crimp pipe; thence leaving said north line said Section 14 South 01°45'02" East for a distance of 1039.32 feet to a set iron; thence South 88°53'14" West for a distance of 2365.88 feet to a set iron; thence North 38°30'44" West for a distance of 1342.21 feet to a set iron on the southeastern right-of-way of Alabama State Highway No. 119, said point being on a curve to the left having a delta of 06°11'14" and a radius of 5779.69 feet, with a chord bearing of North 45°50'36" East and a chord distance of 623.83 feet; thence along said right-of-way, along said curve for a distance of 624.14 feet to a set iron pin; thence leaving said right-of-way South 42°07'32" East for a distance of 626.14 feet to a found 1 inch open pipe; thence North 88°24'32" East for a distance of 1317.73 feet to the POINT OF BEGINNING of the Parcel herein described. Said Parcel containing 69.73 Acres, more or less.

ALSO LESS AND EXCEPT PARCELS 1 & 2
DESCRIBED ON THE ATTACHED EXHIBIT ~~REDACTED~~
B-1 page 2

EXHIBIT ~~1~~
B.1, page 2

Parcel 1

Commence at the NE Corner of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama; thence N88°44'10"W for a distance of 869.38' to the POINT OF BEGINNING; thence continue N88°44'10"W for a distance of 448.33'; thence N39°11'51"W for a distance of 625.94' to the Southeasterly R.O.W. line of Alabama Highway 119, R.O.W. varies, and a curve to the right, having a radius of 5779.69, and subtended by a chord which bears S48°51'21"W, and a chord distance of 652.10'; thence along the arc of said curve and along said R.O.W. line for a distance of 652.44'; thence S52°04'25"W and along said R.O.W. line for a distance of 65.96'; thence S37°55'35"E and leaving said R.O.W. line for a distance of 340.00'; thence S52°04'25"W for a distance of 10.00'; thence S37°55'35"E for a distance of 328.03' to a curve to the right, having a radius of 351.68', and subtended by a chord bearing S26°05'01"E, and a chord distance of 144.35'; thence along the arc of said curve for a distance of 145.38' to a reverse curve to the left, having a radius of 132.52', and subtended by a chord bearing S54°03'26"E, and a chord distance of 169.71'; thence along the arc of said curve for a distance of 184.18'; thence N86°07'34"E for a distance of 168.51' to a curve to the right, having a radius of 624.03', and subtended by a chord bearing S83°56'59"E, and a chord distance of 215.09'; thence along the arc of said curve for a distance of 216.17' to a reverse curve to the left, having a radius of 251.74', and subtended by a chord bearing S85°04'02"E, and a chord distance of 96.43'; thence along the arc of said curve for a distance of 97.03'; thence N83°53'28"E for a distance of 303.81'; thence N00°14'55"E for a distance of 724.23' to the POINT OF BEGINNING.

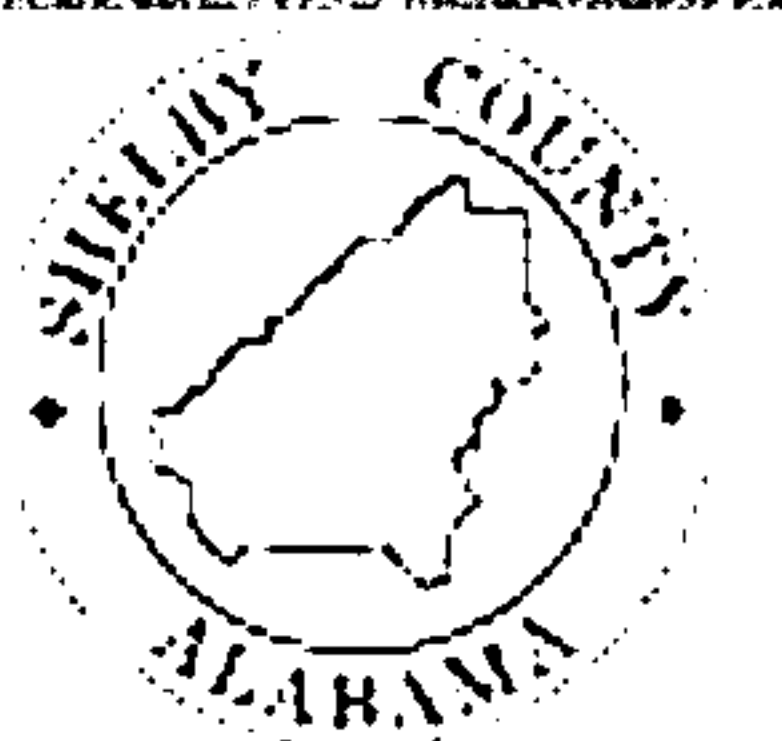
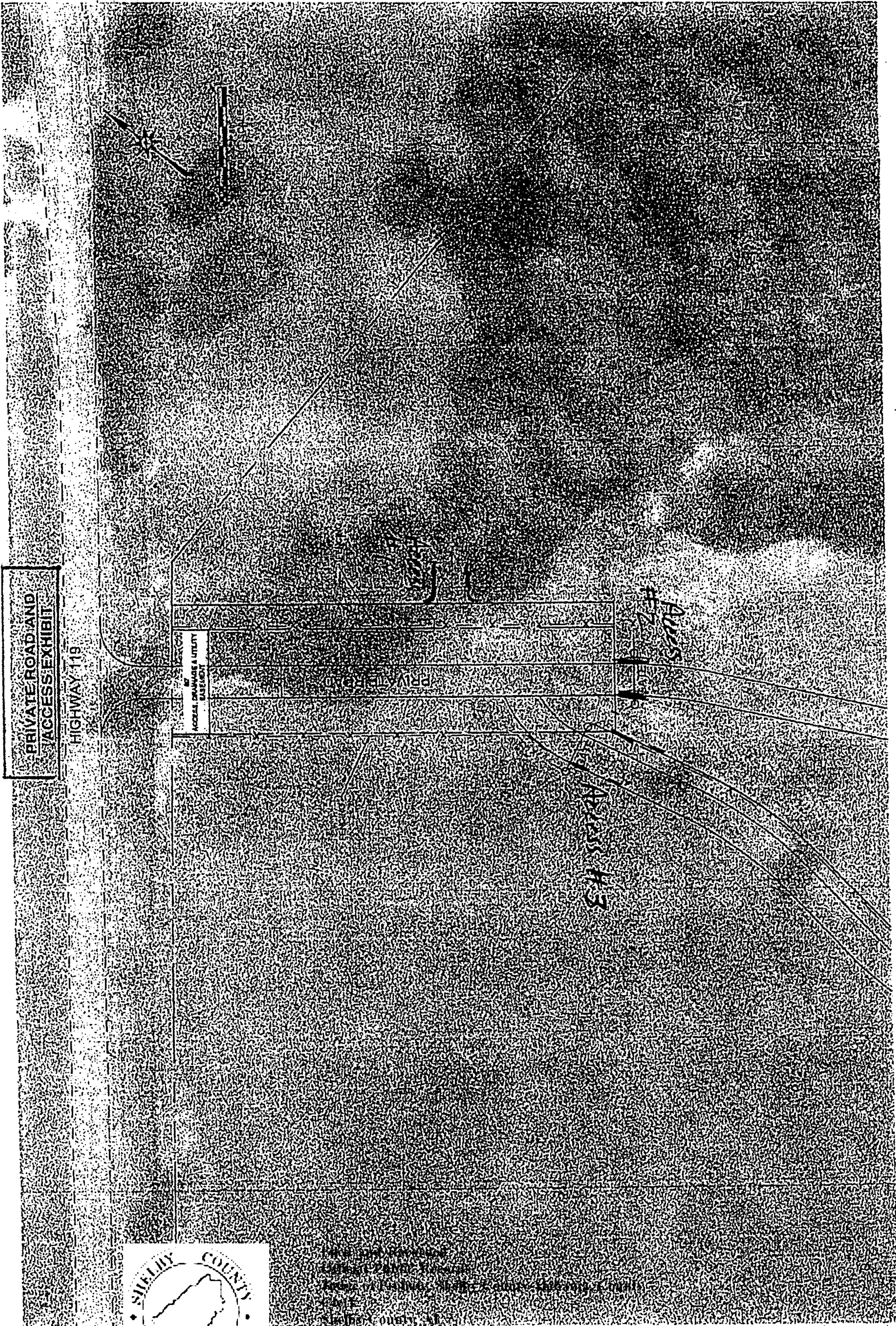
Said Parcel containing 24.00 acres, more or less.

Parcel 2

BEGIN at the NE Corner of Section 15, Township 22 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°44'10"W for a distance of 869.38'; thence S00°14'55"W for a distance of 724.23'; thence N83°53'28"E for a distance of 279.21' to a curve to the right, having a radius of 871.83', and subtended by a chord bearing S66°01'04"E, and a chord distance of 874.23'; thence along the arc of said curve for a distance of 915.75'; thence N24°16'44"E for a distance of 1114.57'; thence N88°43'52"W for a distance of 662.52' to the POINT OF BEGINNING.

Said Parcel containing 24.00 acres, more or less.

Exhibit "B-2"
Proposed Easement on Highway 119



05/08/2020 09:38:16 AM
\$122.00 MIST
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Allen S. Bayl