

20200521000203540

05/21/2020 10:51:51 AM

DEEDS 1/3

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Western REI, LLC  
3360 Davey Allison BLVD  
Hueytown, AL 35023

STATE OF ALABAMA  
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND (\$175,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Emerald Ridge, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this 20<sup>TH</sup> day of MAY, 2020.

Karen B. Scott  
Emerald Ridge, LLC  
By: Karen B. Scott  
Its: Sole Member

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen B. Scott whose name as Sole Member of **Emerald Ridge, LLC**, an Alabama Limited Liability Company, 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 the instrument, she, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20<sup>TH</sup> day of MAY, 2020.

Justin Smitherman  
Notary Public

My Commission Expires: \_\_\_\_\_

My commission  
Expires  
5/31/2020

**EXHIBIT "A"**  
**Property Description**

**Closing Date:** May 20, 2020

**Buyer(s):** Western REI LLC

**PROPERTY DESCRIPTION:**

A parcel of land containing 21.85 Acres, more or less, located in the Southeast Quarter of Section 17 and the Northeast Quarter of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:  
COMMENCE and BEGIN at the Southeast Corner of EMERALD RIDGE SECTOR III, as recorded in Map Book 39, Page 35 in the Office of the Judge of Probate of Shelby County, Alabama, said point being along the North Right-of-Way line of Shelby County Highway No. 16 (EIGHTH AVENUE); thence run N 03°16'28" W (Bearing Basis is the East line of the parent deed of EMERALD RIDGE SECTOR I, as recorded in Map Book 35, Page 143 as recorded in Instrument 20041130000655330) a distance of 541.64 feet along the East line of said EMERALD RIDGE SECTOR III; thence run N 02°20'13" E a distance of 2328.97 feet along the East line of said EMERALD RIDGE SECTOR III and EMERALD RIDGE SECTOR I, as recorded in Map Book 35, Page 143 to the Northeast Corner of LOT 1 of EMERALD RIDGE SECTOR I, said point being along the South Right-of-Way line of Shelby County Highway No. 84 (SECOND AVENUE); thence run along a curve to the left, concave Northerly, with a radius of 995.37 feet, a Chord Bearing of S 68°06'06" E, a Chord Distance of 177.41 feet; thence run Southeasterly, then Easterly 177.54 feet along the arc of said curve and along the South Right-of-Way line of Shelby County Highway No. 84; thence run S 02°00'00" E a distance of 27.21 feet along the South Right-of-Way line of Shelby County Highway No. 84; thence run N 88°00'00" E a distance of 70.00 feet along the South Right-of-Way line of Shelby County Highway No. 84; thence run S 02°00'00" E a distance of 2782.51 feet along the West Right-of-Way line of 20th Street as shown on the DUNSTAN'S MAP of CALERA, being ETHELDA DRIVE as shown on the HETZ MAP of CALERA to the North Right-of-Way line of Shelby County Highway No. 16 (EIGHTH AVENUE); thence run N 89°25'48" W a distance of 396.67 feet along the North Right-of-Way line of Shelby County Highway No. 16 (EIGHTH AVENUE) to the POINT OF BEGINNING.

The property conveyed is one and the same property as acquired by Emerald Ridge, LLC by deed recorded in Instrument Number 20050801000383590 in the Probate Office of Shelby County, Alabama.

## Real Estate Sales Validation Form

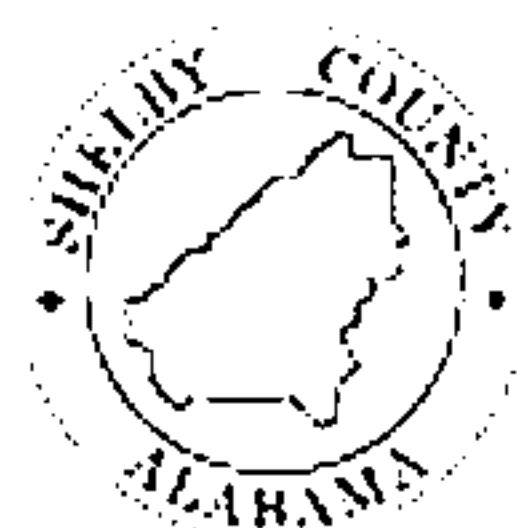
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Emerald Ridge LLC  
 Mailing Address \_\_\_\_\_  
1974 Chandalar Dr.  
Pelham, AL 35124

Grantee's Name Western REI, LLC  
 Mailing Address 3360 Davey Allison BLVD  
Hueytown, AL 35023

Property Address North of HWY 21+- acres  
Calera, AL 35040

Date of Sale 05/20/2020  
 Total Purchase Price \$175,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/21/2020 10:51:51 AM  
 S203.00 CHERRY  
 20200521000203540

*Allen S. Bayl*

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 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 05/20/2020

Print Justin Smitherman

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1