

20200616000245300
06/16/2020 12:26:38 PM
DEEDS 1/5

This instrument was prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, Alabama 35216

Send Tax Notices to:
Marque Oasis, LLC
4209 Woodbine Lane
Birmingham, AL 35226

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **One Million, Two Hundred Fifty Thousand and no/100-- (\$1,250,000.00)** Dollars, to the undersigned Grantor, **Camp Branch Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee (s) herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Marque Oasis, LLC** (herein referred to as Grantee (s), the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit "A".

\$1,000,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

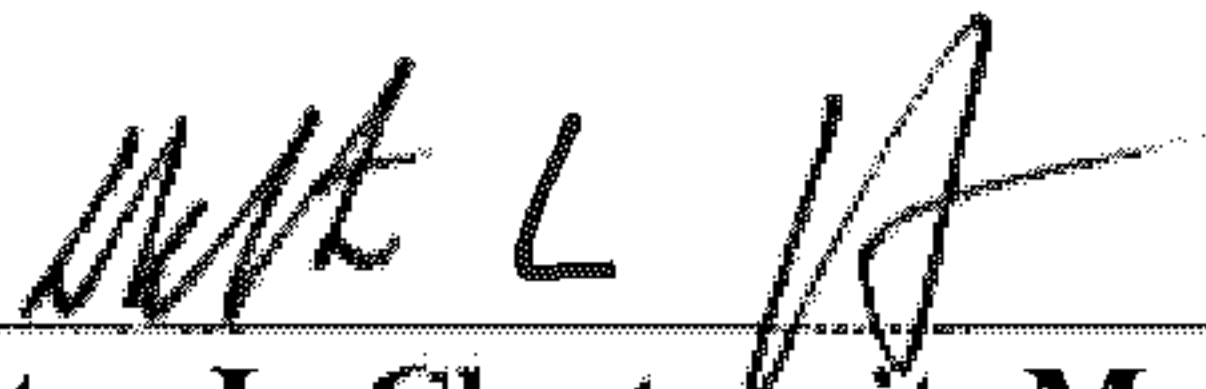
SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.
- 3.

TO HAVE AND TO HOLD, to the said Grantee (s), their heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said **Camp Branch Properties, LLC**, by **Delton L. Clayton, its Manager**, who is authorized to execute this conveyance, has hereto set its signature and seal this the 15th day of June, 2020.

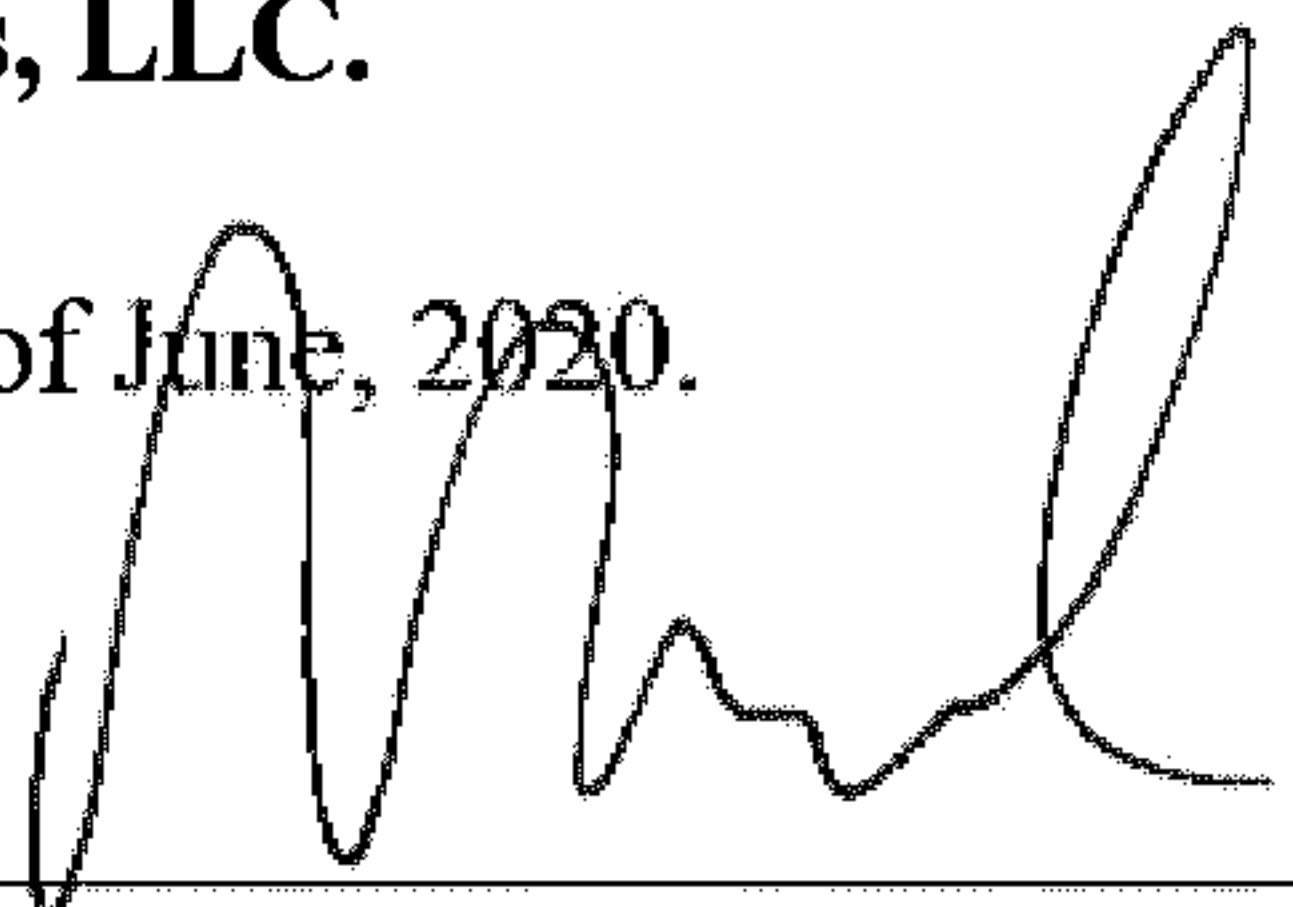
Camp Branch Properties, LLC

By: 
Delton L. Clayton, its Manager

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Delton L. Clayton, as Manager of Camp Branch Properties, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said **Camp Branch Properties, LLC**.

Sworn to and subscribed before me this the 15th day of June, 2020.


Notary Public
My Commission Expires: 7/28/21

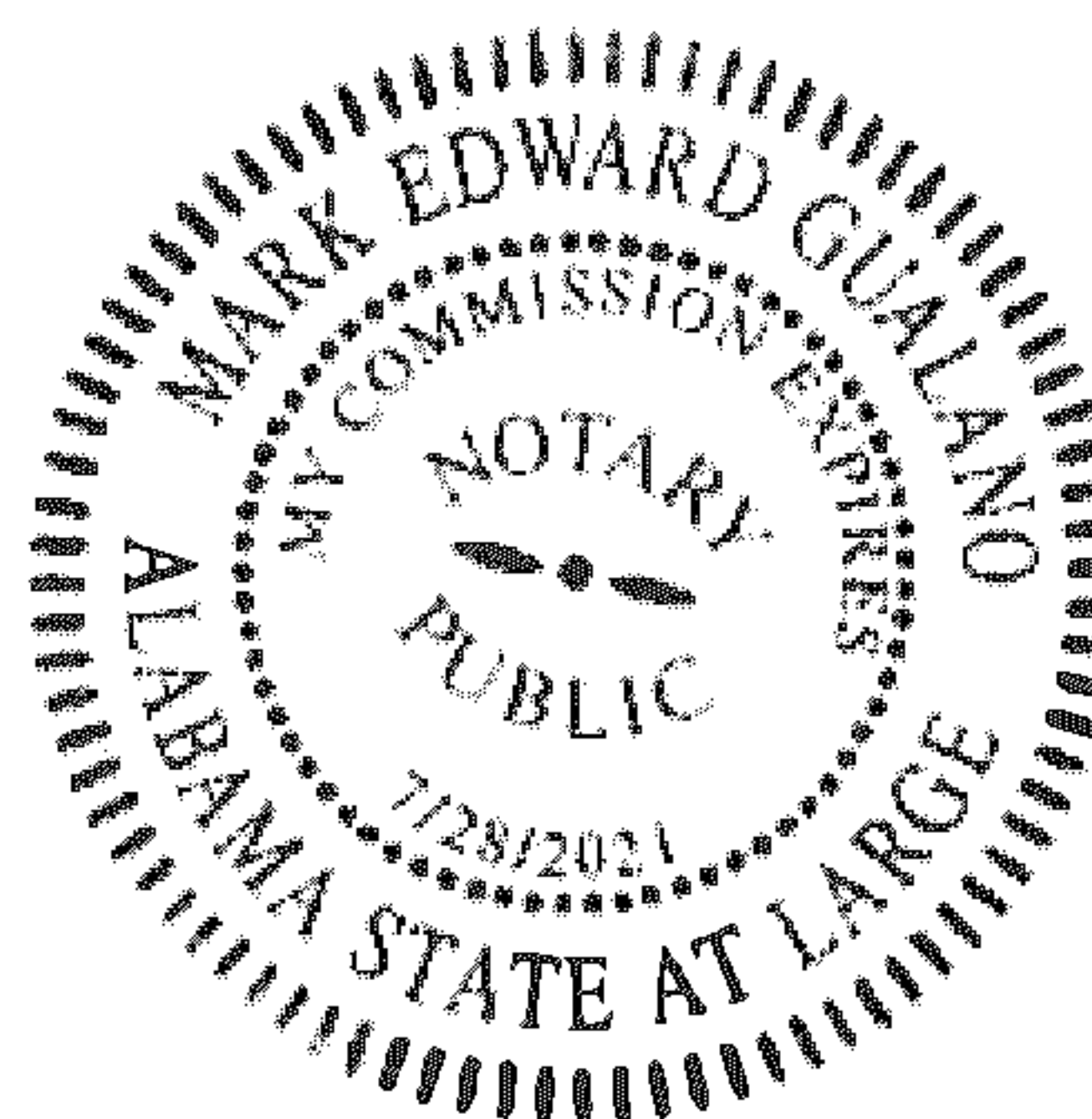


EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 2020274

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A parcel of land situated In the NW 1/4 of Section 6, Township 22 South, Range 1 West, and the SW 1/4 of Section 31, Township 21 South, Range 1 West. Shelby County, Alabama and being more particularly described as follows:

Begin at the SW Corner of the NW 1/4 of said Section 6, sold point being the POINT OF BEGINNING; thence N.00° 14'32"W, a distance of 2,407.14 feet to the centerline of Camp Branch; thence N.18°49'16"E, and along said centerline, a distance of 69.48 feet to the point of curve of a non tangent curve to the right, having a radius of 133.43 feet, a central angle of 30°14'33" and subtended by a chord which bears N50°46'45"E, a Chord distance of 69.61; thence along said curve and centerline, on arc distance of 70.43 feet to the point of curve of a non tangent curve to the left having a radius of 379.33 feet, a central angle of 18°58'06" and subtended by a chord which bears- N29°49'30"E, a chord distance of 125.01 feet; thence along said curve and centerline, an arc distance of 125.58 feet; thence N.25°00'44"E, along said centerline, a distance of 109.61 feet to the point of curve of a non tangent curve to the right, having a radius of 88.38 feet, a central angle of 74°27'49" and subtended by a chord which bears N09°30'42"E, a chord distance of 106.95 feet; thence along said curve and centerline an arc distance of 114.86 feet; thence N.46°44'36"E, along said centerline, a distance of 96.37 feet to the point of curve of a non tangent curve to the right, having a radius of 216.63 feet, a central angle of 66° 59'24" and subtended by a chord which bears N53°43'48"E, a chord distance of 239.10 feet; thence along said curve and centerline an arc distance of 253.29 feet; thence N68°54'09"E, along said centerline, a distance of 131.67 feet to the point of curve of a non tangent curve to the right, having a radius of 3038.45 feet, a central angle of 04°44'02" and subtended by a chord which bears N69°37'38"E, a chord distance of 250.97 feet; thence along said curve and centerline an arc distance of 251.04 feet; thence N.81°54'54"E., along said centerline, a distance of 78.85 feet; thence N.88°29'53"E. and leaving said centerline, a distance of 930.13 feet to the point of curve of a non tangent curve to the right, having a radius of 500.00 feet, a central angle of 60°31'13" and subtended by a chord which bears S51°43'58"E. a chord distance of 503.93 feet; thence along said curve and centerline an arc distance of 528.14 feet thence S64°34'54"W., a distance of 437.48 feet; thence S.64°33'54"W., a distance of 619.50 feet; thence S.61°55'3"E., a distance of 443.55 feet; thence S.21° 59'29"W., a distance of 2,292.56 feet to the point of a non tangent curve to the right having a radius of 400.99 feet, a central angle of 12°49'09" and subtended by a chord which bears S18°45'22"E, a chord distance of 89.53; thence along said curve an arc distance of 89.72 feet; thence S.88°24'55"W., a distance of 824.36 feet to the POINT OF BEGINNING.
[21-9-31-0-000-006.004 / 29-3-06-0-000-001.009 / 29-3-06-0-000-001.010] PARCEL 1

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A Parcel being described as follows to-wit:

Commence at the 1" open top pipe as the Southwest corner E 1/2 -SE 1/4 of Section 1 Township 22 South Range 2 West, Shelby County, Alabama; said point being the POINT OF BEGINNING.

From this POINT OF BEGINNING, thence proceed North 00°20'35" East for a distance of 2672.35' to a 2" open top pipe, said point being NW corner E 1/2 - SE 1/2 of Section 1 Township 22 South Range 2 West; thence proceed South 88° 24'55" East for a distance of 824.36' to a point, thence proceed on a curve to the right having, a radius of 400.99 feet, an arc length of 367.36 feet and whose long chord bears South 13°53'57" West, a distance of 354.65 feet to a point; thence proceed on a curve to the right having, a radius of 231.11 feet, an arc length of 158.07 feet and whose long chord bears South 59°40'02" West, a distance of 155.01 feet to a point; thence proceed South 79°15'42" East for a distance of 57.68' to a point; thence proceed on a curve to the right having a radius of 141.08 feet, an arc length of 142.26 feet and whose long chord bears South 45°15'50" West, a distance of 136.31 feet to a point; thence proceed South 20°09'22" West for a distance of 341.25' to a point; thence proceed South 10°44'36" West for a distance of 289.44' to a point; thence proceed South 44°08'10" East for a distance of 724.84' to a point; thence proceed South 36°38'46" West for a distance of 413.29' to a point; thence proceed on a curve to the left having, a radius of 1016.82 feet, an arc length of 856.07 feet and whose long chord bears South 82°49'17" West, a distance of 831.01 feet to a point; thence proceed South 61°39'19" West for a distance of 170.60' to a point; thence proceed South 28°20'41" East for a distance of 20.00 to a point; thence proceed South 61°39'19" West for a distance of 1026.21' to a point; Said point being the POINT OF BEGINNING.
[28-1-01-0-000-006.001 / 29-3-06-0-000-001.008] PARCEL 2

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Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 81 degrees 37 minutes 38 seconds East, a distance of 1,592.60 feet to the point of beginning; thence South 25 degrees 48 minutes West a distance of 646.70 feet; thence South 41 degrees 15 minutes 49 seconds west, a distance of 683.30 feet; thence South 34 degrees 22 minutes 5 seconds East a distance of 132.69 feet; thence North 36 degrees 39 minutes 5 seconds East, a distance of 160.21 feet; thence South 53 degrees 19 minutes 08 seconds East a distance of 194.04 feet; thence North 36 degrees 40 minutes 52 seconds East a distance of 353.06 feet; thence South 53 degrees 19 minutes 08 seconds East a distance of 370.04 feet to a point on the Northwesterly right of way of Alabama Highway 25 (80-foot right of way); thence North 36 degrees 40 minutes 52 seconds East along said right of way a distance of 29.43 feet to a point of curve to the right having a radius of 1,474.63 feet and a central angle of 10 degrees 56 minutes 01 seconds, said curve subtended by a chord bearing North 42 degrees 08 minutes 53 seconds East and a chord distance of 280.97 feet; thence Northeasterly along the arc of said curve and along said right of way a distance of 281.40 feet; thence North 03 degrees 48 minutes 21 seconds West and leaving said right of way, a distance of 69.12 feet; thence North 20 degrees 28 minutes 32 seconds west a distance of 889.81 feet to the point of beginning.

[29-3-06-0-000-005.009] PARCEL 3

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A parcel of land situated in the West 1/2 of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the E 1/2 of the SE 1/4 of Section 1, Township 22 South, Range 2 west, Shelby County, Alabama; thence South 88 degrees 44 minutes 53 seconds East a distance of 1,314.50 feet; thence North 88 degrees 28 minutes 50 seconds East a distance of 824.54 feet to the point of beginning; thence North 98 degrees 05 minutes 39 seconds East a distance of 187.58 feet; thence South 67 degrees 35 minutes 52 seconds East a distance of 292.36 feet; thence South 63 degrees 09 minutes 25 seconds East a distance of 329.06 feet; thence South 25 degrees 00 minutes 48 seconds west a distance of 646.70 feet; thence South 41 degrees 15 minutes 49 seconds West a distance of 683.30 feet; thence South 34 degrees 22 minutes 05 seconds East a distance of 132.69 feet; thence South 36 degrees 39 minutes 58 seconds West a distance of 237.22 feet; thence North 44 degrees 08 minutes 10 seconds West a distance of 724.84 feet to a point, said point lying on the Easterly line of a 60-foot ingress/egress, utility and drainage easement; thence North 10 degrees 44 minutes 36 seconds East and along said Easement, a distance of 289.44 feet; thence North 20 degrees 09 minutes 22 seconds East and along said easement a distance of 341.25 feet to a point, said point being a curve to the right, having a radius of 141.08 feet, a central angle of 57 degrees 46 minutes 36 seconds and subtended by a chord which bears North 45 degrees 15 minutes 50 seconds East and a chord distance of 136.31 feet; thence along the arc of said curve and said Easement, a distance of 142.26 feet; thence North 79 degrees 15 minutes 42 seconds East and along said Easement, a distance of 57.68 feet to a point, said point being the beginning of a curve to the left, having a radius of 231.11 feet, a central angle of 38 degrees 50 minutes 59 seconds and subtended by a chord which bears North 59 degrees 50 minutes 12 seconds East and a chord distance of 153.72 feet; thence along the arc of said curve and said Easement, a distance of 156.71 feet to a point of a compound curve, having a radius of 400.99 feet, a central angle of 52 degrees 32 minutes 58 seconds and subtended by a chord which bears North 14 degrees 03 minutes 55 seconds East and a chord distance of 355.02 feet; thence along the arc of said curve and said Easement, a distance of 367.77 feet to the point of beginning. According to survey of Robert C. Farmer, RLS 14729, dated March 11, 2003.

[29-3-06-0-000-005.008] PARCEL 4

Real Estate Sales Validation Form

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

Grantor's Name	<u>Camp Branch Properties, LLC</u>	Grantee's Name	<u>Marquee Oasis, LLC</u>
Mailing Address	<u>PO Box 602</u> <u>Helena, AL 35080</u>	Mailing Address	<u>4209 Woodbine Lane</u> <u>At Hoover, AL 35226</u>
Property Address	<u>Cty Rd 42, Hwy 25, Horton Cove Rd</u> <u>Calera, AL 35040</u>	Date of Sale	<u>June 15, 2020</u>
		Total Purchase Price	<u>\$1,250,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 of the assessor's current market value.

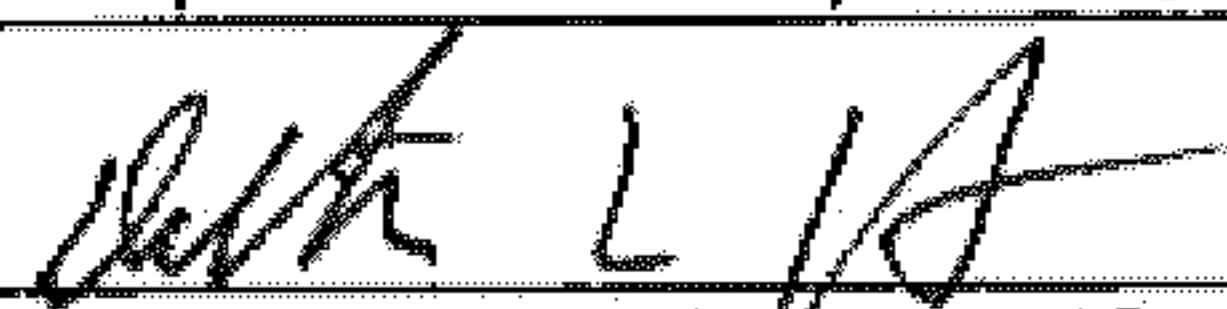
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 June 15, 2020

Print Camp Branch Properties, LLC

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2020 12:26:38 PM
\$284.00 CHERRY
20200616000245300

Allen S. Byrd

Form RT-1