

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

[illegible]

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars (\$100.00) in hand paid to **ROY W. GILBERT, JR. and wife, JUDITH L. GILBERT** (“Grantors”) by **JONATHAN L. WRIGHT** (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate (the “Property”) situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto.

This conveyance is subject to the following restrictive covenant for the benefit of the Gilbert Parcel, which is described on the attached **Exhibit A**, and the owners and occupants thereof and their heirs, successors, and assigns, and which shall run with and bind the land: The Property shall not be developed or improved without the prior written consent of the owners of the Gilbert Parcel, for so long as the Gilbert Parcel is owned by Grantors or either of them or any of their lineal descendants, or ten (10) years from the date of this conveyance, whichever first occurs.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever; subject, however, to the matters as set forth hereinabove or on **Exhibit B** attached hereto.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address: Roy W. Gilbert, Jr. and Judith L. Gilbert
5410 Saddlecreek Lane
Birmingham, AL 35242

Grantee's Name and Mailing Address: Jonathan L. Wright
5430 Saddlecreek Lane
Birmingham, AL 35242

Property Address:

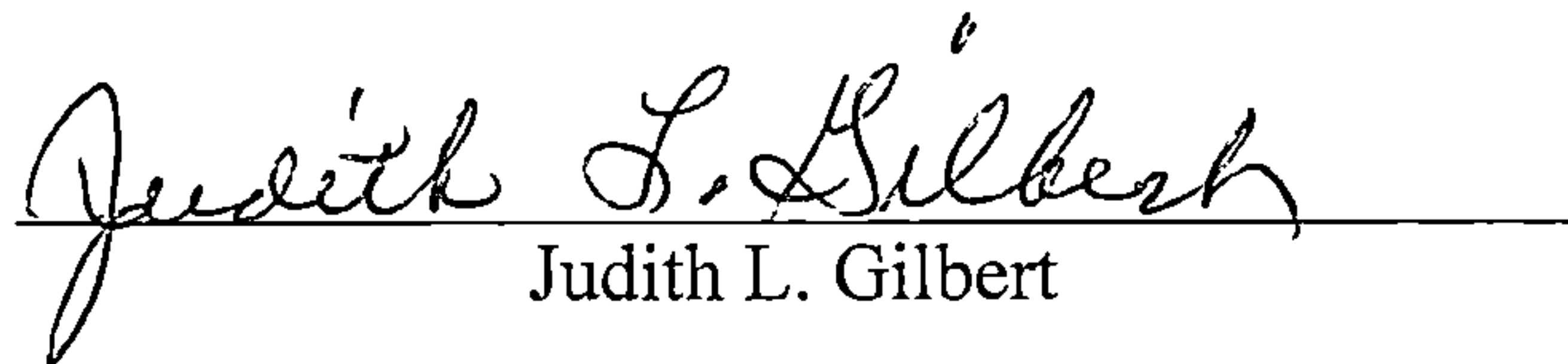
See Exhibit A

Purchase Price:


\$3,800,000.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 26th day of June, 2020.


Roy W. Gilbert, Jr.


Judith L. Gilbert

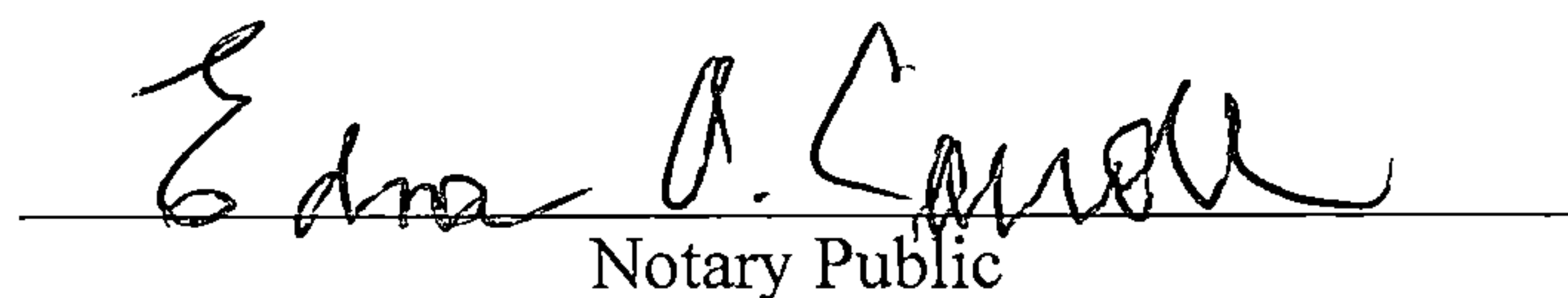
STATE OF ALABAMA)
 :
JEFFERSON COUNTY)


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Shelby Cnty Judge of Probate, AL
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I, the undersigned, a notary public in and for said county in said state, hereby certify that Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 26th day of June, 2020.




Notary Public

My commission expires: 5/16/2022

EXHIBIT A

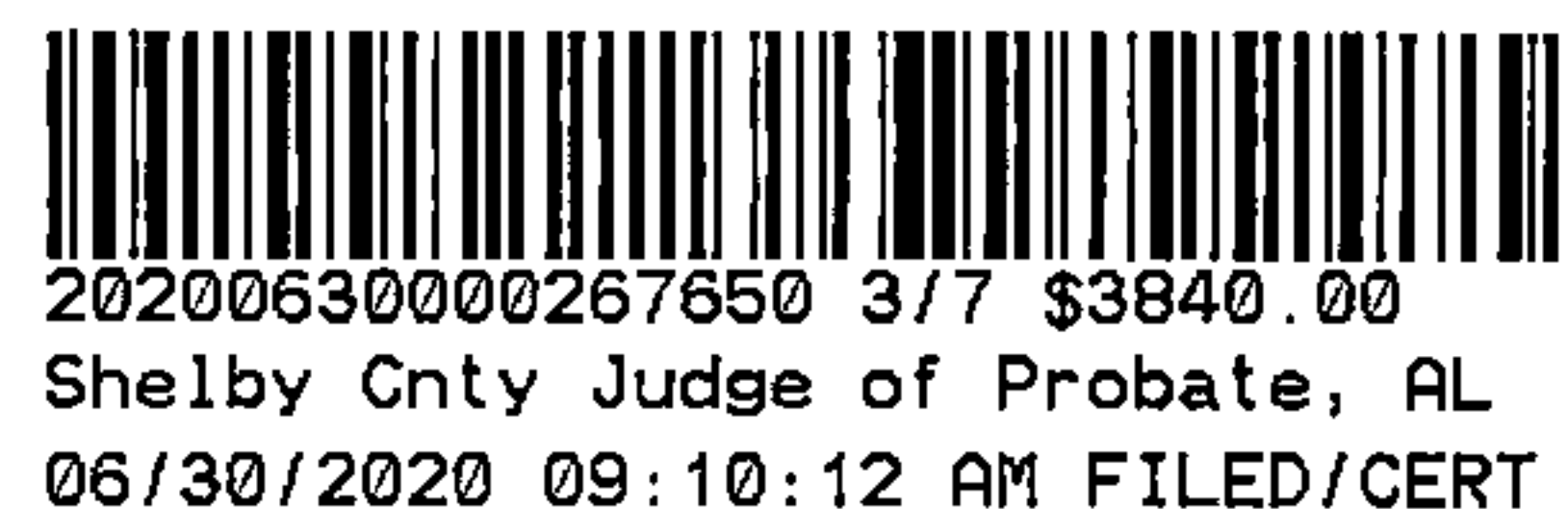
**(to Statutory Warranty Deed (the "Deed") from
Roy W. Gilbert, Jr. and Judith L. Gilbert to Jonathan L. Wright)**

PARCEL I

Land to the North touching Legacy Drive

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21, run North 01 degrees, 31 minutes, 32 seconds East along an assumed bearing and also along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 97.91 feet to an iron pin found; thence run North 77 degrees 45 minutes 35 seconds West for a distance of 104.02 feet to an iron pin found; thence run North 39 degrees 37 minutes 23 seconds West for a distance of 121.41 feet to a PK nail found at the Point of Beginning; thence run South 32 degrees 53 minutes 00 seconds West for a distance of 426.15 feet to an iron pin found; thence run South 11 degrees 39 minutes 27 seconds East for a distance of 188.46 feet to an iron pin found; thence run North 82 degrees 47 minutes 06 seconds West for a distance of 36.11 feet to an iron pin set; thence run North 27 degrees 36 minutes 12 seconds West for a distance of 376.15 feet to an iron pin set on the South line of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21; thence run North 16 degrees 49 minutes 52 seconds East for a distance of 83.81 feet to an iron pin set; thence run North 52 degrees 14 minutes 30 seconds West for a distance of 251.06 feet to a LDW iron pin found; thence run North 06 degrees 27 minutes 39 seconds West for a distance of 156.01 feet to a LDW iron pin found; thence run North 05 degrees 56 minutes 53 seconds East for a distance of 181.90 feet to a LDW iron pin found; thence run North 00 degrees 27 minutes 42 seconds West for a distance of 149.40 feet to a LDW iron pin found; thence run North 27 degrees 07 minutes 14 seconds West for a distance of 95.93 feet to a LDW iron pin found; thence run North 13 degrees 19 minutes 38 seconds West for a distance of 67.43 feet to a LDW iron pin found; thence run North 31 degrees 22 minutes 25 seconds East for a distance of 69.14 feet to an iron pin set on the Southeast Right-of-Way line of Legacy Drive in Greystone Legacy 1st. Sector as recorded in map book 26 on page 79A in the office of the Judge of Probate, Shelby County, Alabama said iron pin being on a curve to the left having a radius of 428.30 feet, a central angle of 08 degrees, 52 minutes, 29 seconds and a chord bearing of South 42 degrees 29 minutes 52 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 66.34 feet to an iron pin found; thence run North 43 degrees 03 minutes 53 seconds East along said Right-of-Way for a distance of 20.00 feet to an iron pin set on a curve to the left having a radius of 408.30 feet, a central angle of 22 degrees, 23 minutes, 08 seconds and a chord bearing of South 58 degrees 07 minutes 41 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 159.52 feet to an iron pin found; thence run South 18 degrees 53 minutes 55 seconds East for a distance of 187.01 feet to an iron pin found; thence run South 38 degrees 34 minutes 14 seconds East for a distance of 365.38 feet to an iron pin found; thence run South 39 degrees 37 minutes 24 seconds East for a distance of 187.20 feet to the Point of Beginning. Containing 7.336 acres, more or less.



PARCEL II
Lots 1 & 2 less 2 acres

Lots 1 & 2, Gilbert Family Estates Subdivision, as recorded in Map Book 8 on Page 51 in the Office of the Judge of Probate, Shelby County, Alabama.

Less and Except the following parcel (herein referred to as the "Gilbert Parcel"):


A part said Lots 1 & 2 and situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an iron pin found at the Northwest corner of said Lot 2 also being the Northeast corner of said Lot 1; thence run South 20° 05' 38" West along the line between said Lots 1 & 2 for a distance of 35.77 feet to an iron pin set with SSI cap; thence run South 59° 11' 29" West for a distance of 57.84 feet to an iron pin set with SSI cap; thence run South 04° 53' 51" West for a distance of 72.00 feet to an iron pin set with SSI cap; thence run South 21° 30' 02" West for a distance of 126.10 feet to an iron pin set with SSI cap; thence run South 01° 33' 39" West for a distance of 65.12 feet to an iron pin found with SSI cap; thence run South 08° 57' 28" West for a distance of 35.64 feet to an iron pin set with SSI cap; thence run South 22° 35' 14" East for a distance of 82.93 feet to an iron pin set with SSI cap; thence run South 30° 08' 36" East for a distance of 90.00 feet to an iron pin set with SSI cap; thence run North 41° 26' 12" East for a distance of 284.83 feet to an iron pin set with SSI cap; thence run North 19° 55' 17" West for a distance of 98.90 feet to an iron pin set with SSI cap; thence run North 05° 08' 04" East for a distance of 185.16 feet to an iron pin Found with SSI cap on the North line of said Lot 2; thence run North 82° 47' 06" West along the said North line for a distance of 127.78 feet to the Point of Beginning. Said Less and Except containing 2.00 acres more or less.

PARCEL III
Small Parcel South of the Lots 1 & 2

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 28, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3" capped iron locally accepted to be the Northwest corner of said Quarter-Quarter Section; thence run East along the North line of said Quarter-Quarter Section for a distance of 431.72 feet to the Northwest corner of Lot 6A in a resurvey of Lots 5 & 6 Greystone 8th. Sector, Phase I, as recorded in Map Book 23 on Page 15 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 155 degree, 17 minutes, 58 seconds and run in a Southwesterly direction along the Northwest line of said Lot 6A and Lot 7 in Greystone 8th. Sector, Phase I, as recorded in Map Book 21 on Page 151 in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 237.64 feet to a point; thence turn an angle to the left of 35 degrees, 37 minutes, 31 seconds and run in a Southwesterly direction along the Northwest line of said Lot 7 for a distance of 68.34 feet to a point; thence turn an angle to the right of 101 degrees, 24 minutes, 44 seconds and run in a Northwesterly direction for a distance of 241.45 feet to the Point of Beginning. Said Parcel containing 29,522 Square feet, more or less.


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PARCEL IV

“Acreage Lot” of Bishop’s Court Survey, as recorded in Map Book 28 on Page 8 in the Office of the Judge of Probate, Shelby County, Alabama

PARCELS I, II, III AND IV ARE CONVEYED SUBJECT TO a thirty (30) foot wide perpetual easement for ingress, egress and utilities which shall run with and bind the land, for the benefit of the above excepted and described Gilbert Parcel and the owners, occupants, guests and invitees thereof, described as follows:

A 30 foot wide easement for ingress and egress situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, lying 15 either side of a centerline being more particularly described as follows:

Commence at the Southeast corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21, run North 01 degrees, 31 minutes, 32 seconds East along an assumed bearing and also along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 97.91 feet to an iron pin found; thence run North 77 degrees 45 minutes 35 seconds West for a distance of 104.02 feet to an iron pin found; thence run North 39 degrees 37 minutes 23 seconds West for a distance of 121.41 feet to a PK nail found; thence run South 32 degrees 53 minutes 00 seconds West for a distance of 426.15 feet to an iron pin found; thence run South 33 degrees 20 minutes 44 seconds East for a distance of 234.73 feet to an iron pin found; thence run North 82 degrees 47 minutes 06 seconds West for a distance of 127.78 feet to an iron pin set; thence run North 27 degrees 36 minutes 12 seconds West for a distance of 363.84 feet to the Point of Beginning of the centerline of said easement; thence run North 26 degrees 42 minutes 06 seconds East along said centerline for a distance of 49.71 feet to a point on a curve to the left having a central angle of 76 degrees 13 minutes 00 seconds, a radius of 78.30 feet, and a chord bearing of North 11 degrees 24 minutes 24 seconds West; thence run in a Northwesterly direction along said centerline and also along the arc of said curve for a distance of 104.16 feet to a point; thence run North 49 degrees 30 minutes 54 seconds West along said centerline for a distance of 108.81 feet to a point; thence run North 58 degrees 11 minutes 07 seconds West along said centerline for a distance of 111.73 feet to a point; thence run North 53 degrees 36 minutes 54 seconds West along said center line for a distance of 48.80 feet to a point; thence run North 03 degrees 23 minutes 01 seconds West along said center line for a distance of 102.62 feet to a point; thence run North 06 degrees 41 minutes 49 seconds East along said center line for a distance of 179.39 feet to a point; thence run North 02 degrees 28 minutes 18 seconds East along said center line for a distance of 72.79 feet to a point; thence run North 03 degrees 53 minutes 19 seconds West along said center line for a distance of 72.71 feet to a point; thence run North 24 degrees 22 minutes 40 seconds West along said centerline for a distance of 128.60 feet to a point on a curve to the right having a central angle of 59 degrees 47 minutes 45 seconds, a radius of 106.88 feet, and a chord bearing of North 13 degrees 42 minutes 28 seconds East; thence run in a Northeasterly direction along said centerline and also along the arc of said curve for a distance of 111.54 feet to a point; thence run North 47 degrees 22 minutes 28 seconds East along said centerline for a distance of 24.23 feet more or less to the Southeast Right-of-Way line of Legacy Drive in Greystone Legacy 1st Sector as recorded in Map Book 26 on Page 79A in the Office of the Judge of Probate, Shelby County, Alabama and the end of said easement.


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PARCELS I, II, III AND IV ARE ALSO CONVEYED SUBJECT TO a 30 foot wide easement for ingress, egress and utilities situated in the NE ¼ of the NE ¼ of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, being 15 feet either side of the centerline of the easement dedicated and shown in Lots 1 and 2, Gilbert Family Estates Subdivision, as recorded in Map Book 8 on Page 51 in the Office of the Judge of Probate, Shelby County, Alabama.

PARCELS I, II, III AND IV ARE ALSO CONVEYED SUBJECT TO easements for any utilities which currently extend across any one or more of Parcels I, II, III, and IV, and which serve or connect to the Gilbert Parcel, which shall be 15 feet in width and shall extend 7 ½ feet on either side of the line of any such utility, as presently constructed, for the benefit of the above excepted and described Gilbert Parcel and the owners, occupants, guests and invitees thereof, which easements shall be perpetual and shall bind and run with the land.

PARCELS I, II, III AND IV ARE ALSO CONVEYED LESS AND EXCEPT AND DO NOT INCLUDE any portion of the Ingress-Egress Easement dedicated pursuant to the record map of Lots 1 & 2, Gilbert Family Estates Subdivision, as recorded in Map Book 8, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama, which extends outside of the boundaries of the lands included within the description of Parcels I, II, III, and IV, as described hereinabove; and Grantee shall have no right or interest with respect to that portion of said Ingress-Egress Easement.




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EXHIBIT B

**(to Statutory Warranty Deed (the "Deed") from
Roy W. Gilbert, Jr. and Judith L. Gilbert to Jonathan L. Wright)**

1. Ad valorem taxes for the tax year 2020 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages; it being the intention that Grantors hereby convey to Grantee such title as Grantors have in the mineral, mining and other subsurface interests, if any, without warranty.
3. The interests of others in any part of the Property lying within any road right-of-way.
4. Restrictions appearing of record in Inst. No. 2001-10755.
5. Easement recorded in Inst. No. 1995-6008.
6. Right-of-way granted to Alabama Power Company recorded in Volume 138, Page 588, and Volume 246, Page 849.
7. Easement granted Alabama Power Company recorded in Volume 351, Page 1, and Real 20, Page 888.
8. Right-of-way granted to South Central Bell Telephone Company recorded in Real 21, Page 312.
9. Matters of record in the Office of the Judge of Probate of Shelby County, Alabama.
10. Matters which would be disclosed by an accurate survey or inspection of the Property.
11. 30 foot wide easement for ingress, egress and utilities reserved for the benefit of the Gilbert Parcel as more particularly described on the immediately preceding *Exhibit A* attached to the Deed.
12. 15 foot wide easements for utilities reserved for the benefit of the Gilbert Parcel as more particularly described on the immediately preceding *Exhibit A* attached to the Deed.
13. Use restrictions described in the Deed for the benefit of the Gilbert Parcel as more particularly described in the Deed.
14. The Obligation to Purchase and First Right to Negotiate Agreement executed and recorded simultaneously with the Deed.

Shelby County, AL 06/30/2020
State of Alabama
Deed Tax: \$3800.00


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