

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
MATTHEW MCSWEENEY and
SUSIE MCSWEENEY

2470 CAHABA VALLEY ROAD
INDIAN SPRINGS VILLAGE, AL
35124

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Million Five Hundred Thousand and 00/100 (\$5,500,000.00) to the undersigned Grantors, GLENN C. SIDDLE and WIFE, LUCY P. SIDDLE, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto MATTHEW MCSWEENEY and SUSIE MCSWEENEY, (herein referred to as Grantees), 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, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 2470 CAHABA VALLEY ROAD, INDIAN SPRINGS VILLAGE, AL 35124

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

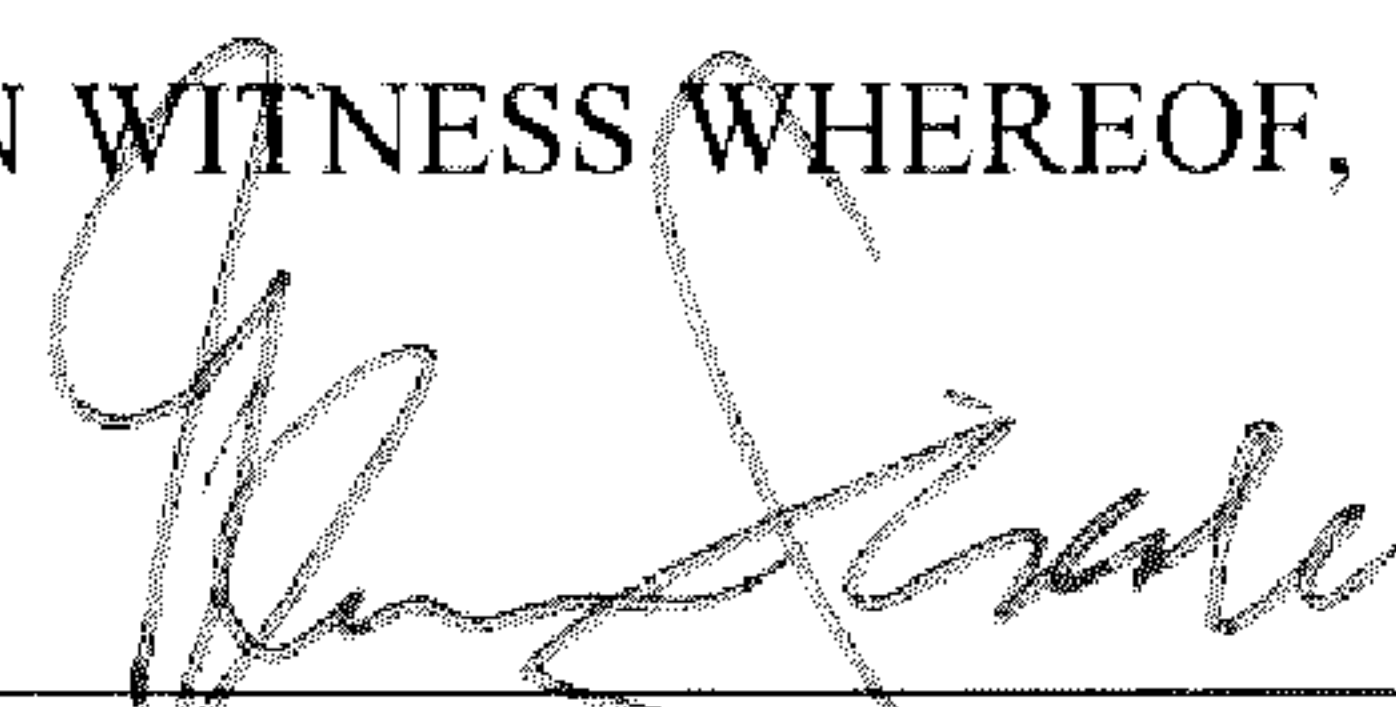
Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Easement to Shelby County Governmental Utility Services Corp. recorded In Inst. No. 2008-21084.
5. Right-of-way granted to Shelby County recorded In Volume 135, Page 10.
6. Right-of-way granted to Alabama Power Company recorded In Volume 101, Page 524, Volume 186, Page 184, Volume 134, Page 74, Volume 191, Page 187, Volume 186, Page 177 and Inst. No. 2005-5814.
7. Less and except any part of subject property lying within a creek.
8. Riparian rights associated with the creek under applicable State and/or Federal law.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 17th day of July, 2020.



GLENN C. SIDDLE

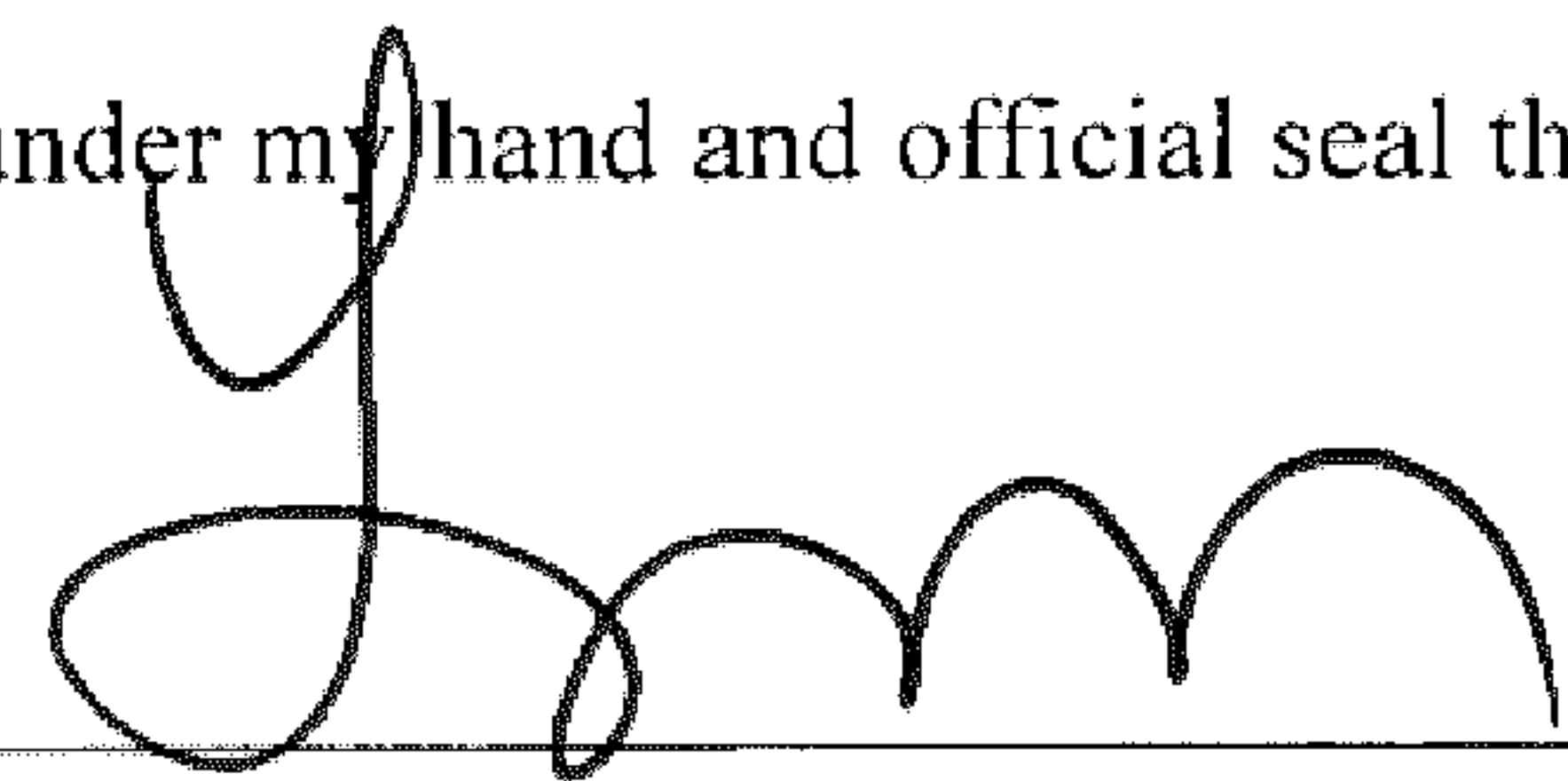


LUCY P. SIDDLE

STATE OF ALABAMA
JEFFERSON COUNTY

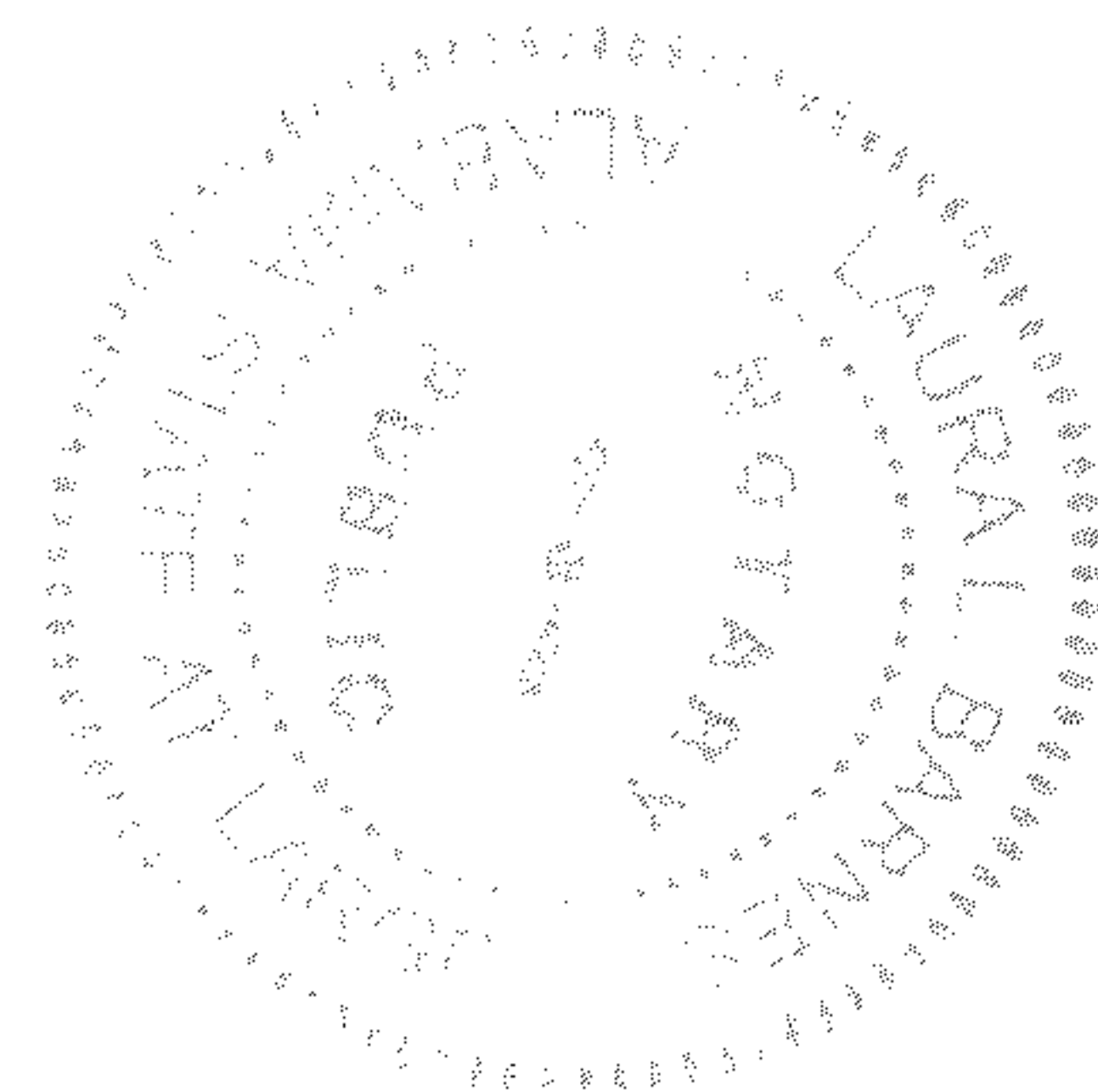
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GLENN C. SIDDLE and LUCY P. SIDDLE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 2020.



NOTARY PUBLIC

2/4/2024



LEGAL DESCRIPTION

PARCEL I: 20200710000287150 07/10/2020 12:33:13 PM DEEDS 3/6

A parcel of land situated in the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the southeast corner of the SE ¼ of the SW ¼ of said Section 28 and run 590.00 feet in a westerly direction along the south line thereof to the point of beginning; thence continue for 815.00 feet, more or less, in a westerly direction along the south line of said Section 28 to its point of intersection with the centerline of Cahaba Valley Creek; thence run northwesterly, northeasterly and easterly along the center of said Cahaba Valley Creek to a point, said centerline of Cahaba Valley Creek being westerly northwesterly and northerly of a traverse line of the meander described as beginning with its point of intersection with the south line of said Section 28 at a point 1385.15 feet west of the southeast corner of the SE ¼ of SW ¼ of said Section 28; thence turn 59°10'45" from the south line of said Section 28 and run 142.40 feet in a northeasterly direction along said traverse line to a point; thence turn 78°39' to the left and run 225.19 feet in a northwesterly direction along said traverse line to a point; thence turn 30°44' to the right and run 71.68 feet in a northwesterly direction along said traverse line to a point; thence turn 9°54' to the right and run 88.80 feet in a northwesterly direction along said traverse line to a point; thence turn 7°31' to the left and run 184.50 feet in a northwesterly direction along said traverse line to a point; thence turn 27°32' to the left and run 73.42 feet in a northwesterly direction along said traverse line to a point; thence turn 69°26' to the right and run 44.75 feet in a northeasterly direction along said traverse line to a point; thence turn 34°24' to the right and run 160.89 feet in a northeasterly direction along said traverse line to a point; thence turn 26°10' to the left and run 79.89 feet in a northeasterly direction along said traverse line to a point; thence turn 29°57' to the left and run 180.41 feet in a northeasterly direction along said traverse line to a point; thence turn 22°20' to the right and run 334.74 feet in a northeasterly direction along said traverse line to a point; thence turn 32°05' to the right and run 48.84 feet in a northeasterly direction along said traverse line to a point; thence turn 35°07' to the right and run 217.75 feet in an easterly direction along said traverse line to a point; thence turn 133°36'30" to the left and run 30.00 feet in a northwesterly direction to the centerline of said Cahaba Valley Creek to a point; thence continue for 261.08 feet along the last described course to a point; thence turn 3°33' to the left and run 151.20 feet in a northwesterly direction to a point; thence turn 4°05' to the right and run 99.76 feet in a northwesterly direction to a point; thence turn 2°17'30" to the right and run 175.41 feet in a northwesterly direction to a point; thence turn 90°46' to the right and run 522.19 feet in a northeasterly direction to a point; thence turn 89°59' to the left and run 209.89 feet in a northwesterly direction to a point on the southeasterly right of way of Cahaba Valley Road; thence turn 89°59' to the right and run 384.22 feet in a northeasterly direction along the southwesterly right of way of Cahaba Valley Road to a point; thence turn 90°30' to the right and run 175.98 feet in a southeasterly direction to a point; thence turn 31°16' to the right and run 2417.33 feet in a southerly direction to the point of beginning of the parcel herein described.

PARCEL II:

A parcel of land situated in the N ½ of the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the SE ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 West; thence run West along the South line of said ¼ - ¼ section for 590.00 feet; thence turn 86°38'04" right and run Northerly for 2419.05 feet; thence turn 31°17'49" left and run northwesterly for 175.98 feet to a point on the southwesterly right of way line of Shelby County Highway No. 119; thence turn 90°29'24" left and run southeasterly along said right of way for 384.23 feet; thence turn 00°15'31" left and run southwesterly along said road right of way for 219.79 feet to the point of beginning; thence turn 00°21'05" right and run southwesterly along said road right of way for 303.03 feet; thence turn 90°15'49" left and run southeasterly 209.98 feet; thence turn 89°44'19" left and run northeasterly 302.06 feet; thence turn 89°59'47" left and run northwesterly for 209.96 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel A: 20200710000287150 07/10/2020 12:33:13 PM DEEDS 4/6

Part of the SW ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a northerly direction along the east line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet northerly of the point of commencement, turn an angle to the right of 164°04'22" and run in a southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe; thence turn an angle to the left of 104°09'42" and run in a northeasterly direction for a distance of 107.30 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the right of 8°54'34" and run in a northeasterly direction for a distance of 322.35 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 8°55'23" and run in a northeasterly direction for a distance of 122.0 feet to an existing iron rebar set by Weygand; thence continue in a northeasterly direction along last mentioned course for a distance of 33.14 feet, more or less, to the center line of an existing creek; thence turn an angle to the left of 99°29'06" and run in a northwesterly direction along the centerline of an existing creek for a distance of 50.69 feet thence turn an angle to the left of 80°30'54" and run in a southwesterly direction for a distance of 15.64 feet to an existing iron rebar set by Weygand; thence continue in a southwesterly direction along last mentioned course for a distance of 449.60 feet, more or less, to the point of beginning.

Parcel B:

Part of the SW ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a northerly direction along the east line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet northerly of the point of beginning, turn an angle to the right of 164°04'22" and run in a southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe; thence turn an angle to the right of 118°02'07" and run in a northwesterly direction for a distance of 23.83 feet to an existing iron rebar set by Weygand and being on the east right-of-way line of Indian Trail, said east right-of-way line being on a curve and said curve being concave in a westerly direction and having a central angle of 1°49'55" and a radius of 474.59 feet; thence turn an angle to the right (73°13'35" to the chord of said curve) and run in a northerly direction along the arc of said curve and along the east right-of-way line of said Indian Trail for a distance of 15.17 feet to an existing iron rebar set by Weygand; thence turn an angle to the right (82°48'31" from the chord of last mentioned curve) and run in a northeasterly direction for a distance of 18.11 feet, more or less, to the point of beginning.

PARCEL C:

Part of the SW ¼ of the SW ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an existing #4 iron rebar being the SE corner of Lot 6, Block 5, Indian Springs Ranch, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 29, and looking in a northerly direction along the east line of said Lot 6 at an existing #5 iron rebar which is 109.46 feet northerly of the point of commencement, turn an angle to the right of 164°04'22" and run in a southeasterly direction for a distance of 24.79 feet to an existing 1" iron pipe being the point of beginning; thence turn an angle to the left of 104°09'32" and run in a northeasterly direction for a distance of 107.30 feet to

an existing iron rebar set by Weygand; thence turn an angle to the right of $8^{\circ}54'34''$ and run in a northeasterly direction for a distance of 322.35 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of $171^{\circ}04'37''$ and run in a southwesterly direction for a distance of 483.05 feet to an existing iron rebar set by Weygand and being on the east right-of-way line of Indian Trail; said right-of-way line being curved and said curve being concave in a westerly direction and having a central angle of $9^{\circ}18'19''$ and a radius of 474.59 feet; thence turn an angle to the right ($120^{\circ}59'21''$ to the chord of said curve) and run in a northerly direction along the curved east right-of-way line of said Indian Trail for a distance of 77.08 feet to an existing iron rebar set by Weygand; thence turn an angle to the right ($101^{\circ}12'18''$ from the chord of last mentioned curve) and run in a southeasterly direction for a distance of 23.83 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2020 12:33:13 PM
\$5537.00 JESSICA
20200710000287150

20200710000287150 07/10/2020 12:33:13 PM DEEDS 6/6

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name:	GLENN C. SIDDLE and LUCY P. SIDDLE	Grantee's Name:	MATTHEW MCSWEENEY and SUSIE MCSWEENEY
Mailing Address:	2470 CAHABA VALLEY ROAD INDIAN SPRINGS VILLAGE, AL 35124	Mailing Address:	2470 CAHABA VALLEY ROAD INDIAN SPRINGS VILLAGE, AL 35124
Property Address:	2470 CAHABA VALLEY ROAD INDIAN SPRINGS VILLAGE, AL 35124	Date of Sales	July 17th, 2020
		Total Purchase Price:	(\$5,500,000.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>x</u>	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: July 17th, 2020

Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested

(verified by)

Matt McSweeney

Susie McSweeney
SM