

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

Send Tax Notice to:
S&M Development LLC
100 Carrington LN
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT HUNDRED TEN THOUSAND (\$810,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **William B. Cashion**, an unmarried man (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, **S&M Development LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, 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:

Township 21 South, Range 3 West, Shelby County, Alabama
Section 18:

That part of the Southwest 1/4 of the Northeast 1/4 (SW 1/4 of NE 1/4) South of Shelby County Road 260; That part of the Southeast 1/4 of the Northwest 1/4 (SE 1/4 of NW 1/4) South of Shelby County Road 260; The Northwest 1/4 of the Southeast 1/4 (NW 1/4 of SE 1/4); The Northeast 1/4 of the Southwest 1/4 (NE 1/4 of SW 1/4) South of Shelby County Road 260; The Southeast 1/4 of the Southwest 1/4 (SE 1/4 of SW 1/4); The Southwest 1/4 of the Southwest 1/4 (SW 1/4 of SW 1/4) Less and Except the North 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 (N 1/2 of N 1/2 of SW 1/4 of SW 1/4).

Section 19:

The Northwest 1/4 of the Northwest 1/4 (NW 1/4 of NW 1/4) West of Clark Creek less and except a rectangular parcel of land lying in the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of said Section 19. Described as follows: Beginning at the Northwest corner of said Section 19; thence in a Southerly direction with a bearing of South 18 deg. 31 min. East a distance of 1120.1 feet to the point of beginning; thence in a Westerly direction with a bearing of South 79 deg. 17 min. 30 sec. West a distance of 216.0 feet to a point; thence on a Southerly direction with a bearing of South 10 deg. 42 min. 30 sec. East a distance of 276.0 feet to a point; thence in a Easterly direction with a bearing of North 79 deg. 17 min. 30 sec. East a distance of 216.0 feet to a point; thence in a Northerly direction with a bearing of North 10 deg. 42 min. 30 sec. West a distance of 276.0 feet to the point of beginning; That part of the Northeast 1/4 of the Northwest 1/4 (NE 1/4 of NW 1/4) lying North and West of Clark Creek; That part of the Southwest 1/4 of the Northwest 1/4 (SW 1/4 of NW 1/4) West of Clark Creek.

Township 21 South, Range 4 West, Shelby County, Alabama.
Section 24:

The North 1/2 of the Northeast 1/4 (N 1/2 of NE 1/4); The Southwest 1/4 of the Northeast 1/4 (SW 1/4 of NE 1/4); The Southeast 1/4 of the Northeast 1/4 (SE 1/4 of NE 1/4) West of Clark Creek; The Northwest 1/4 of the Southeast 1/4 (NW 1/4 of SE 1/4); The Northeast 1/4 of the Southeast 1/4

(NE 1/4 of SE 1/4) West of Clark Creek; The Southwest 1/4 of the Southeast 1/4
(SW 1/4 of SE 1/4) North and West of Clark Creek; The Southeast 1/4 of the
Southeast 1/4 (SE 1/4 of SE 1/4) North and West of Clark Creek.

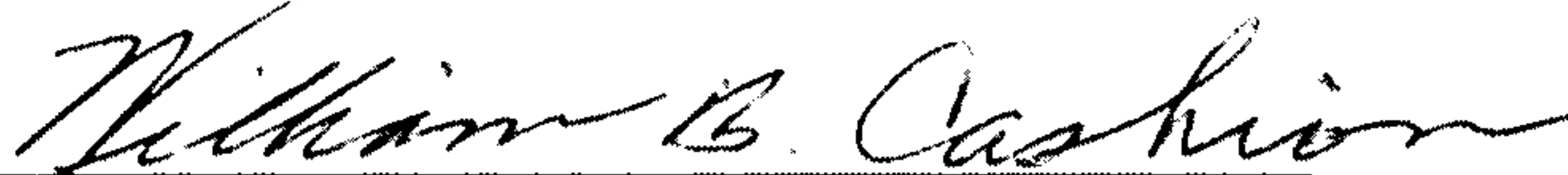
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of
way, if any, of record.

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.

The purchase of the herein described real property is being financed in whole or in part by the
proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this
the 12 day of August, 2020.


William B. Cashion


STATE OF ALABAMA
JEFFERSON COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **William B. Cashion**,
whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this
day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day
the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of
August, 2020.


Notary Public

My Commission Expires: _____ **My Commission Expires:**
June 15, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 02:27:29 PM
\$230.50 JESSICA
20200812000346280

Allen S. Bayl

20200812000346280 08/12/2020 02:27:29 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name William B. Cashion
Mailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023

Grantee's Name S&M Development LLC
Mailing Address 100 Carrington LN
Calera, AL 35040

Property Address 458 acres HWY 260
Maylene, AL 35114

Date of Sale 08/12/2020
Total Purchase Price \$810,000.00
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 08/12/2020

Print Justin Smitherman

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1