

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

*This instrument was prepared by:*  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Lawler and Son Farm, LLC  
2027 Hwy 25  
Montevalle AL 35115

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED DOLLARS and NO/00 (\$271,500.00), to the undersigned grantor, *Lawler Properties, LLC* (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, *Lawler and Son Farm, LLC* (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

Subject to taxes due for 2020 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by William Philip Lawler, Sr., Managing Member, who is authorized to execute this conveyance, hereto set its signature and seal, this 2<sup>nd</sup> day of October, 2020.

LAWLER PROPERTIES, LLC

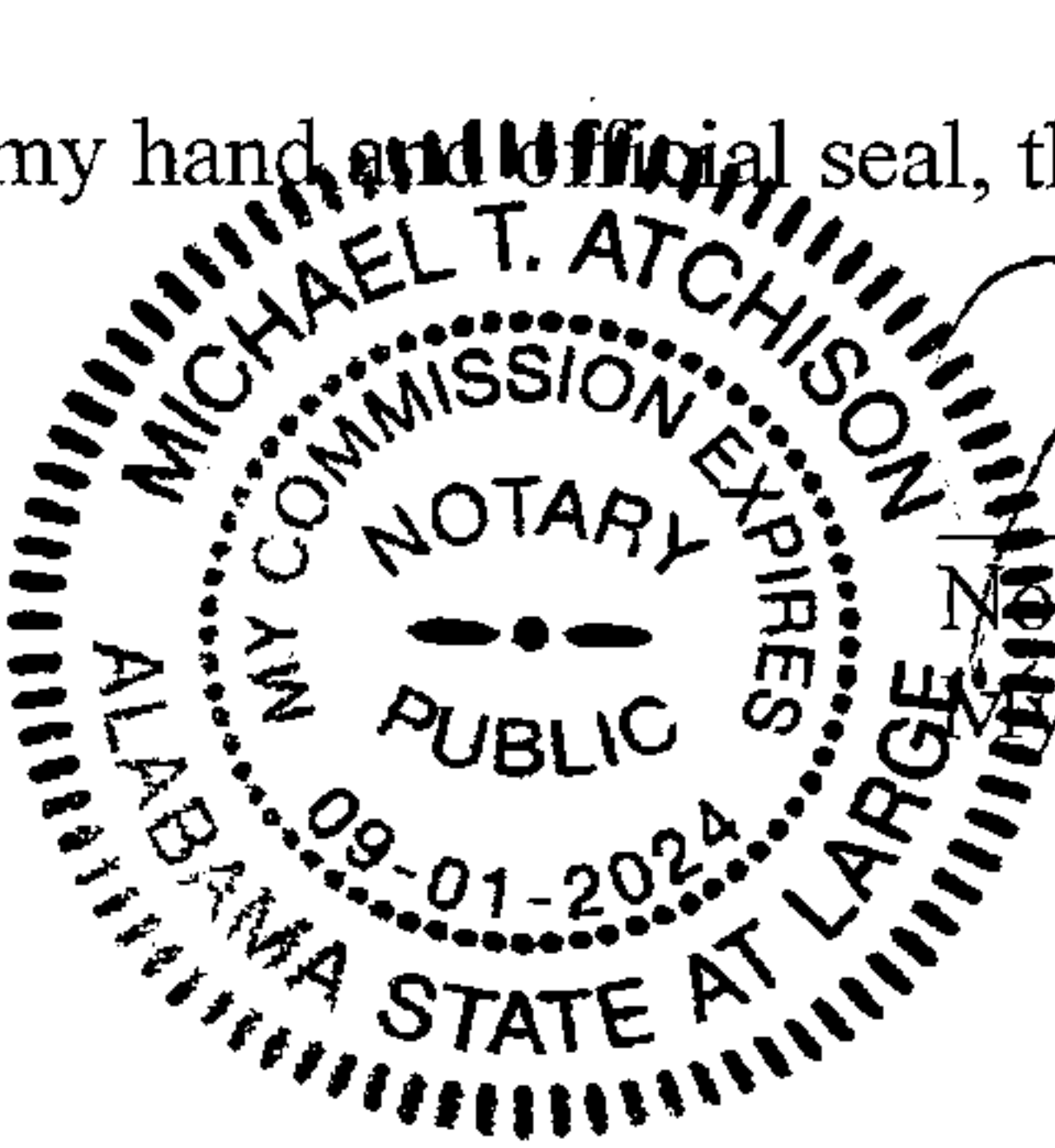
*William Philip Lawler, Sr.*  
By: WILLIAM PHILIP LAWLER, SR.

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *WILLIAM PHILIP LAWLER, SR.*, Managing Member of *Lawler Properties, LLC*, 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, they, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 2<sup>nd</sup> day of October, 2020.

*Michael T. Atchison*  
Notary Public  
Commission Expires: 9-1-24



**EXHIBIT "A" – LEGAL DESCRIPTION**

Parcel 1

Commence at the NW Corner of the NE ¼ of said Section 6, Township 24 N, Range 13E; thence N 89°00'00" E along the North line of said ¼ - ¼ section a distance of 309.3"; thence S 3°52'47" E a distance of 837.19' to the Point of Beginning; thence continue S 3°52'47" E a distance of 1053.75' to a capped rebar on the Northerly right of way line of Alabama Highway 25; thence N 84°27'30" E along said right of way a distance of 397.11' to a concrete monument; thence S 78°33'26" E along said right of way a distance of 52.11' to a 3/8" rebar; thence N 82°52'04" E along said right of way a distance of 11.95'; thence N 04°03'55" W a distance of 295.23'; thence N 86°14'30" E a distance of 323.75'; thence N 55°45'27" W a distance of 472.26'; thence N 45°01'43" W a distance of 623.16' to the Point of Beginning.

Parcel 2

Also, Commence at the NW Corner of the NE ¼ of said Section 6, Township 24 N, Range 13 E; thence N 89°00'00" E along the North line of said ¼ - ¼ section a distance of 309-3'; thence S 3°52'47" E a distance of 296.88' to a point on the South right of way line of a railroad spur, said point being the Point of Beginning; thence continue S 3°52'47" E a distance of 132.97' to the Northeast corner of Circle K Industries, LLC parcel (Inst. #201503250000930001); thence S 86°07'30" W along the North line of said parcel a distance of 203.15' more or less to the intersection of said North line with the South right of way line of said railroad spur; thence N 53°02'48" E along said right of way a distance of 243.58' to the Point of Beginning.

Parcel 3

Also, Commence at the NW Corner of the NE ¼ of said Section 6, Township 24 N, Range 13 E; thence N 89°00'00" E along the North line of said ¼ - ¼ section a distance of 309-3'; thence S 3°52'47" E a distance of 296.88' to a point on the South right of way line of a railroad spur, said point being the Point of Beginning; thence continue Southerly 567.31' to the NW Corner of parcel 2; thence Southeasterly along the NE line of Parcel 2 for 30'; thence run Northerly to the South right of way of railroad spur; thence run SW 30' to the Point of Beginning.

## Real Estate Sales Validation Form

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

Grantor's Name Lawler Properties  
 Mailing Address 7027 Hwy 25  
Montevallo AL 35115

Grantee's Name Lawler and Son Farm, LLC  
 Mailing Address 7025 Hwy 25  
Montevallo AL 35115

Property Address 7027 Hwy 25  
Montevallo AL 35115

Date of Sale 9-2-20  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 271,500.00

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 tax value  
☐ 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 10-2-20

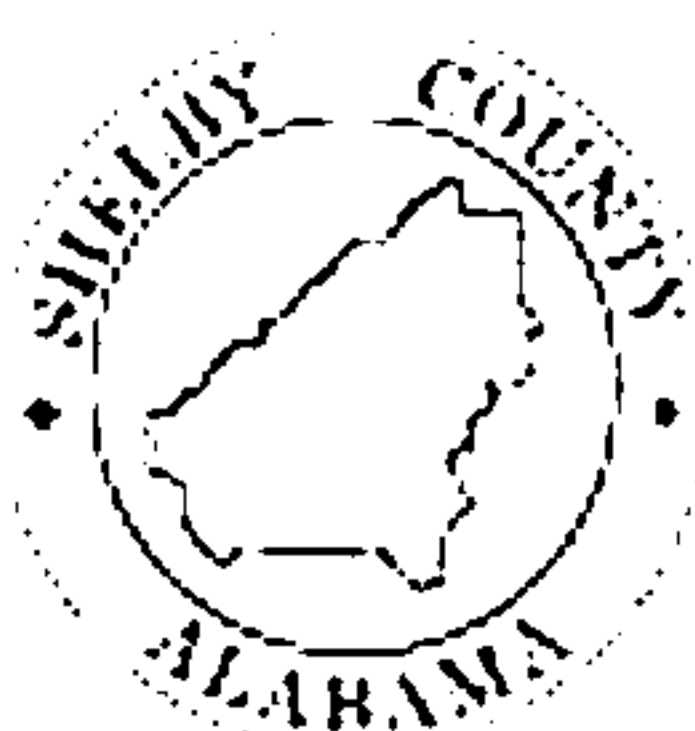
Print William Philip Lawler, Sr.

Unattested \_\_\_\_\_

(verified by)

Sign William Philip Lawler, Sr.  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/02/2020 10:24:44 AM  
 \$299.50 CHERRY  
 20201002000446300

*Allen S. Bayl*