

SEND TAX NOTICE TO:  
Madison Earl Development, LLC  
3649 Forest Tree  
Trussville AL 35173

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**STATUTORY WARRANTY DEED**

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STATE OF ALABAMA  
COUNTY OF JEFFERSON

Know all men by these presents: That in consideration of **TWO HUNDRED AND SEVENTY THOUSAND AND NO/100 (\$270,000)** to the undersigned **FIRST FINANCIAL BANK** (hereinafter referred to as "Grantor") by **MADISON EARL DEVELOPMENT, LLC** (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, grantor does, by these presents hereby grant, bargain, sell and convey unto grantee in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

A parcel of land lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 2 West, the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 2 West, the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 20 South, Range 1 West, and the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a 3 inch open top pipe of said Section 7; thence the Southeast corner of the top pipe found at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 South 00°32'38" East a distance of 1331.69 feet to a 1 inch open top pipe found at said 1/4 - 1/4; thence South 89°32'37" West along the South line of said 1/4 - 1/4 a distance of 1320.00 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence North 89°24'58" West along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 12 a distance of 84.91 feet to a 5/8 inch capped rebar set "SMW LS 19753" on the Easterly right of way of County Highway 36; thence leaving said South line and along said right of way the following courses and distances: with a curve to the right having an arc length of 213.97 feet, a radius of 432.78 feet, and a chord bearing and distance of North 32°44'23" East for 211.80; feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence North 46°54'13" East a distance of 502.37 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence with the curve to the left having an arc length 1394.23 feet, a radius of 560.87 feet and a chord bearing and distance of North 24°03'56" West for 1061.98 feet to a 5/8 inch capped rebar set SMW LS 19753; thence South 84°43'14" West a distance of 377.28 feet to a 5/8 inch capped rebar set SMW LS 19753; thence leaving said right of way North 00°18'36" East parallel to the West line of the SW 1/4 of the SW 1/4 of said Section 6 a distance of 96.00 feet to a 5/8 inch capped rebar set SMW LS 19753; thence North 51°24'16" East a distance of 514.02 feet to a 5/8 inch capped rebar set SMW LS 19753 on said West line; thence North 57°19'02" East a distance of 1506.26 feet to a 5/8 inch capped rebar set SMW LS 19753 on the North line of the SW 1/4 of the SW 1/4 of said Section 6; thence South 89°36'10" East along said North line a distance of 55.08 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence leaving said North line South 00°14'05" West along the West line of said 1/4 - 1/4 a distance of 1344.67 feet to the point of beginning.

**SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.**

\$229,500.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, heirs and assigns forever.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this  
24TH day of SEPTEMBER 2020

FIRST FINANCIAL BANK

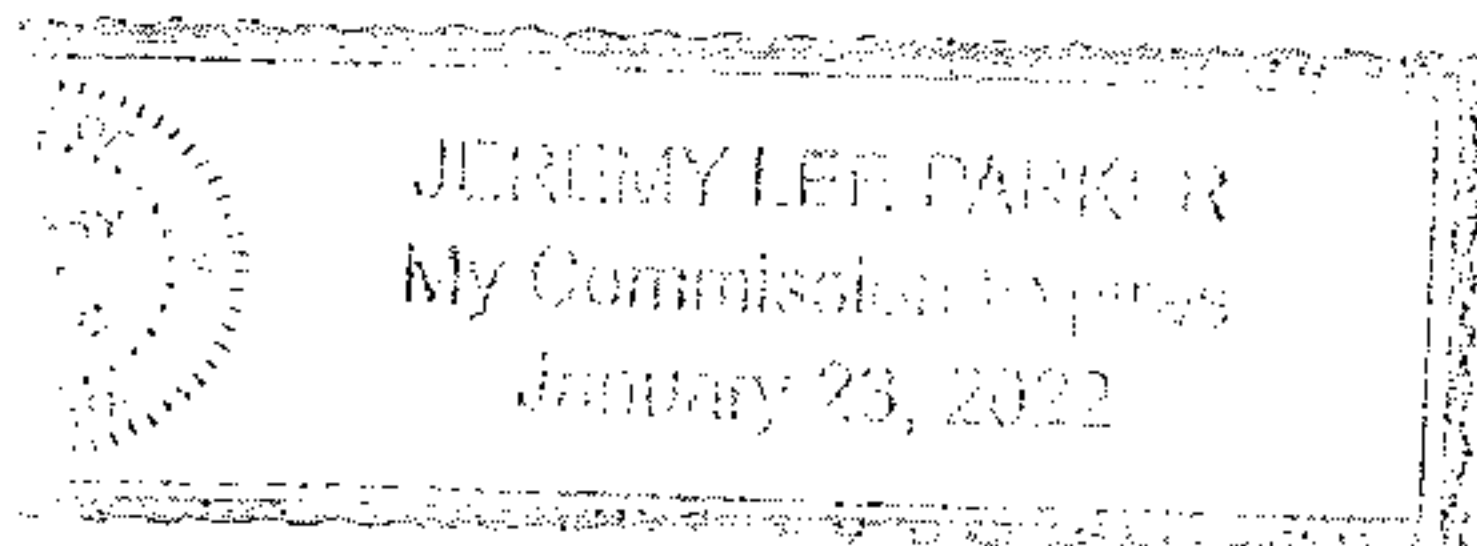
Stacie Langford

BY: Stacie Langford  
Its: Managing Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that **Stacie Langford**, whose name as **Managing Member** of **First Financial Bank** 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of September 2020



[Signature]  
Notary Public  
My Commission Expires:

Prepared by:  
Parker Law Firm, LLC  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216

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

Grantor's Name	First Financial Bank	Grantee's Name	Madison Earl Development LLC
Mailing Address	1630 4 <sup>th</sup> Ave N Bessemer AL 35020		3649 forest Tree Trussville AL 35173
Property Address	121 & 131 Pickle dr Chelsea AL 35043	Date of Sale	September 24 , 2020
		Total Purchase Price	\$270,000.00
		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
 ☐ Appraisal  
☐ Sales Contract
 ☐ Other to \_\_\_\_\_  
☒ 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.

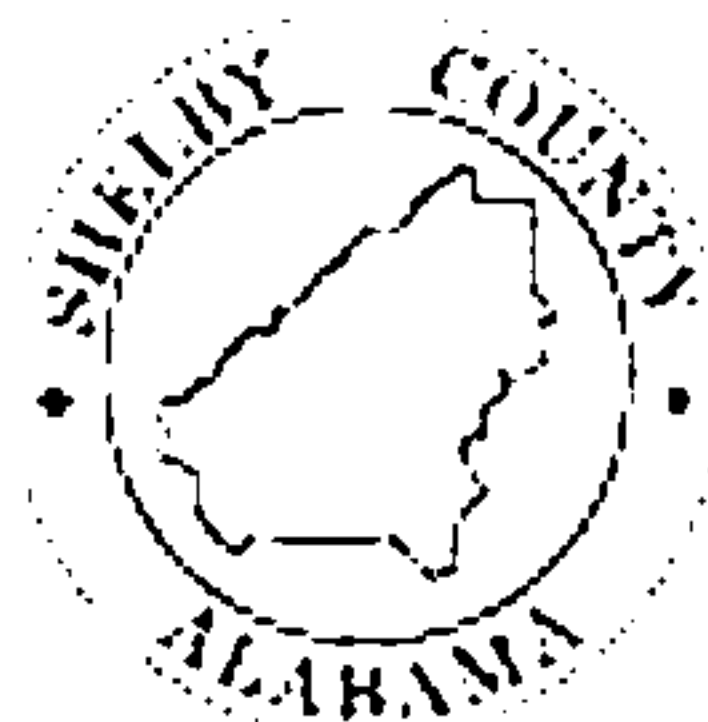
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 9 24 -2020

(verified by)

Print Shane Langhorne  
 Sign: \_\_\_\_\_  
 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**  
**10/05/2020 10:02:45 AM**  
**\$68.50 CHARITY**  
**20201005000449140**

Allen S. Beryl