

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS
BOARDMAN, CARR, PETELOS, WATKINS & OGLE P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043
The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Frogs Bottom Lake, LLC
227 Beech Hollow Road
Chelsea, Alabama 35043

STATE OF ALABAMA)
SHELBY COUNTY) **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Tommy Turpin and Marla Turpin**, husband and wife (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Frogs Bottom Lake, LLC**, a limited liability company (hereinafter referred to as GRANTEE) in fee simple the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description.

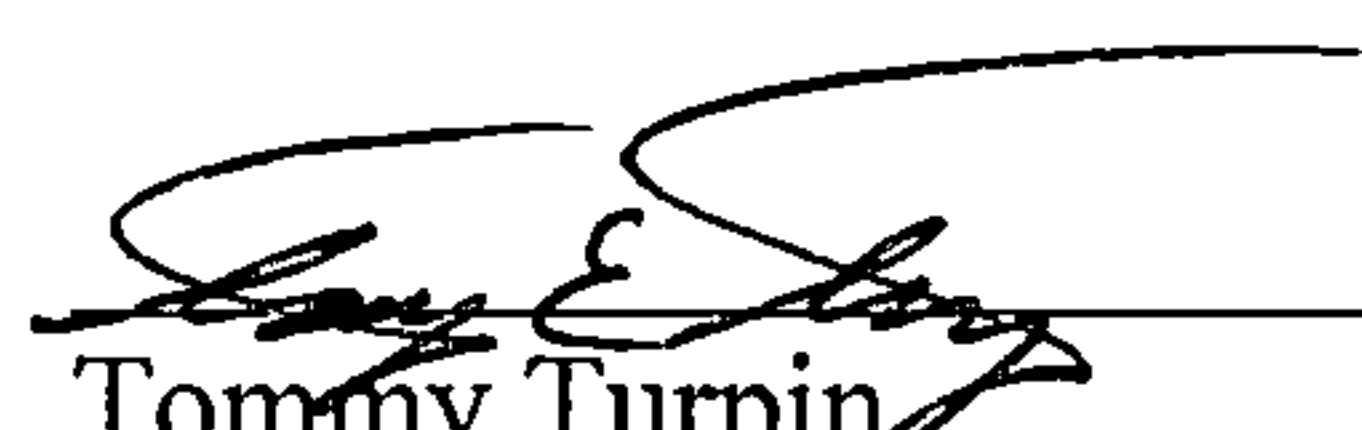
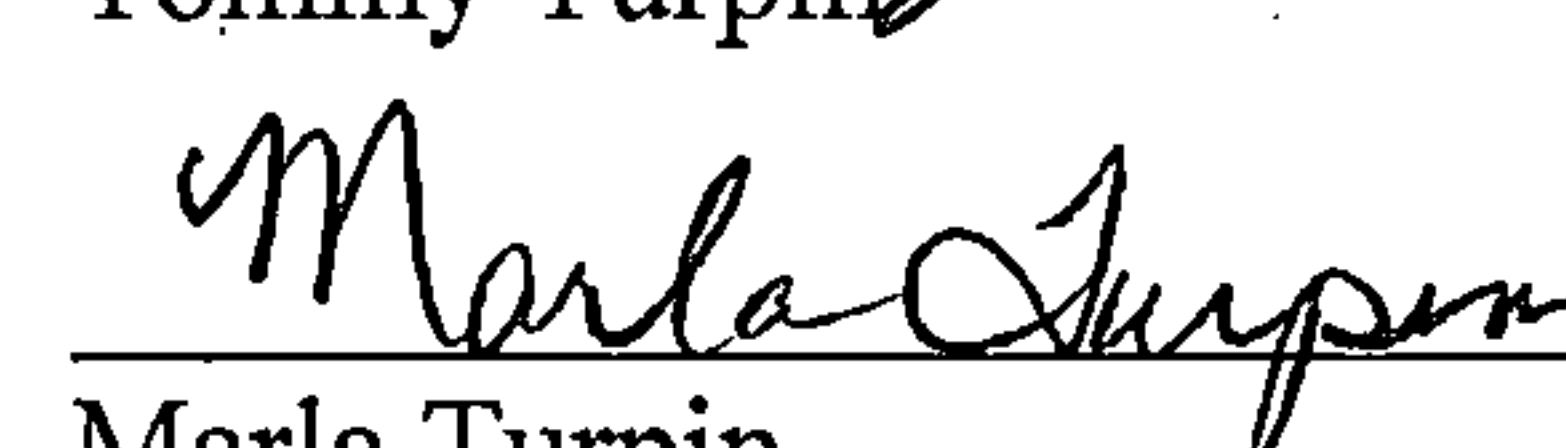
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

Note: The preparer of this deed has not researched the title to subject property.

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' successors, 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.

IN WITNESS WHEREOF, said GRANTORS, **Tommy Turpin and Marla Turpin**, husband and wife, have hereunto set their hands and seals this the 6 day of October, 2020.


Tommy Turpin

Marla Turpin

STATE OF ALABAMA)
COUNTY OF SHELBY)

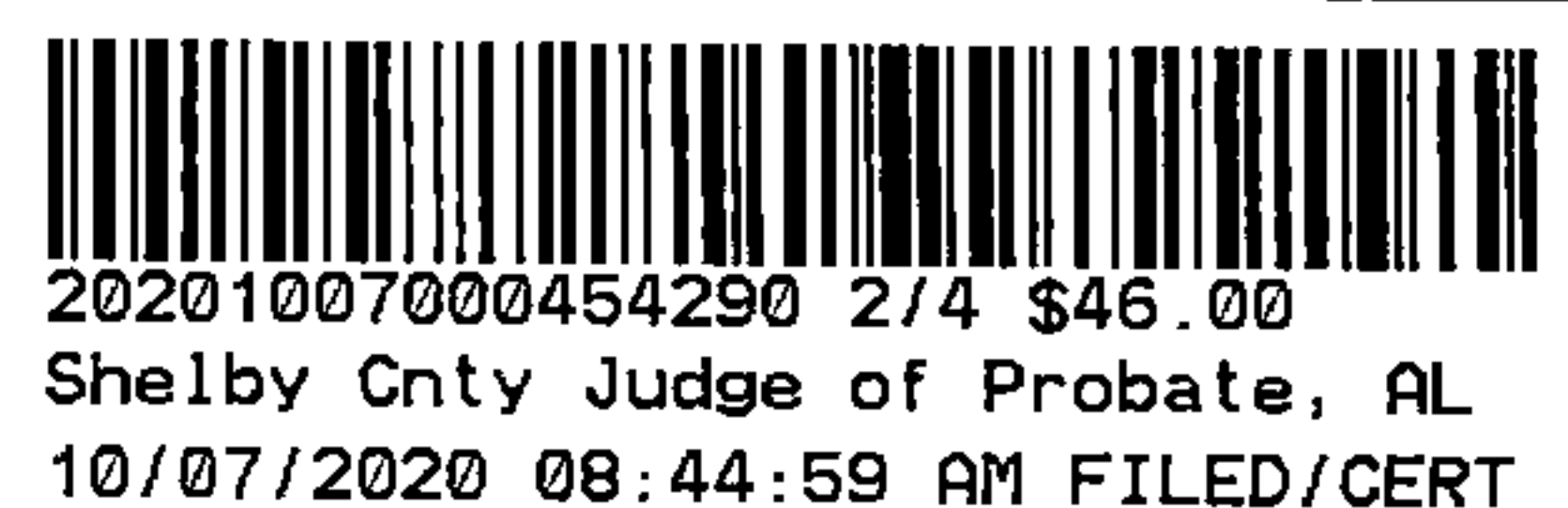
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tommy Turpin and Marla Turpin, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of October, 2020.


Notary Public
My Commission Expires: 4/27/2022

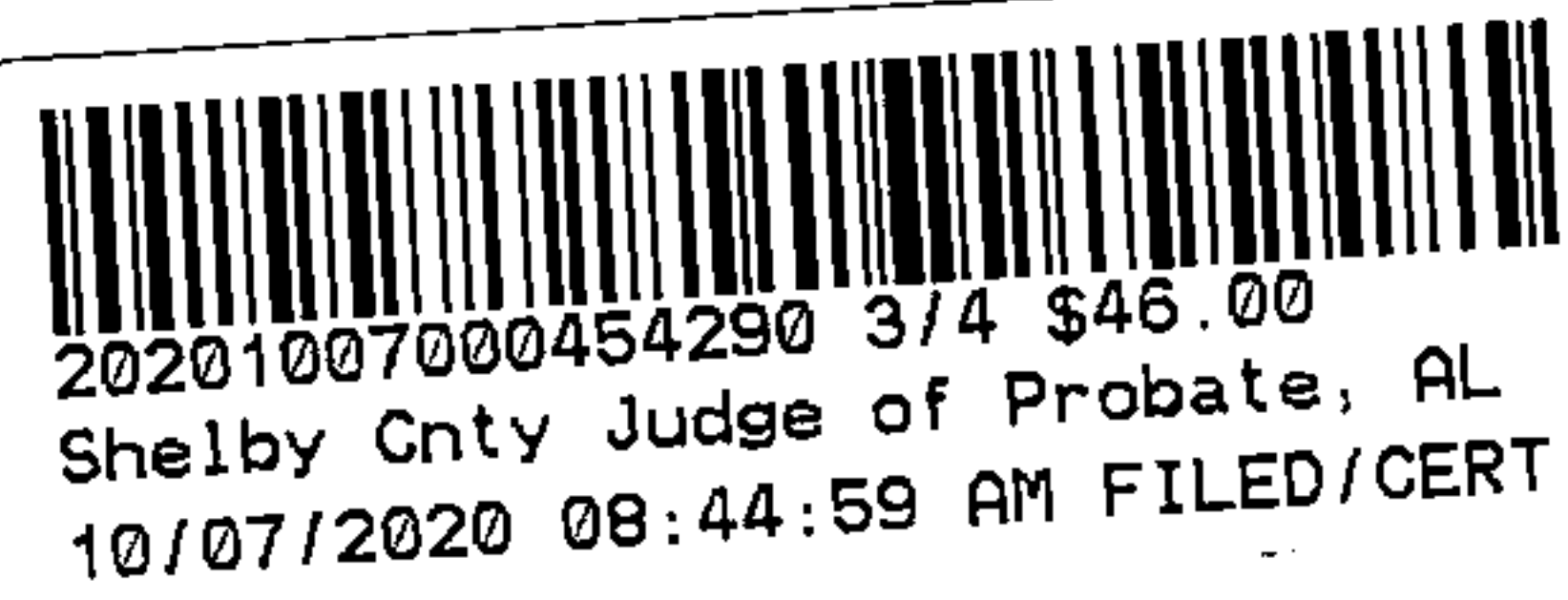
Exhibit A
Legal Description

Commence at a ¾" rebar in place being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 00° 21' 46" West along the East boundary of said quarter-quarter section for a distance of 160.38 feet to a ¾" rebar in place being located on the Westerly right-of-way of Chelsea Road; thence proceed North 11° 46' 08" West along the Westerly right-of-way of said road for a distance of 277.06 feet to a capped rebar in place (Edwards); thence proceed South 40° 22' 59" West for a distance of 121.44 feet; thence proceed South 53° 51' 14" West for a distance of 103.58 feet to the shore line of Frogs Bottom Lake; thence proceed North 39° 53' 20" West along the shore line of said lake for a distance of 151.99 feet (set ½" rebar CA-0114-LS); thence proceed North 17° 28' 48" West along the shore line of said lake for a distance of 64.48 feet to a capped rebar in place (Edwards); thence proceed North 12° 47' 02" West along the shore line of said lake for a distance of 223.19 feet to a ¾" rebar in place; thence proceed Northwesterly along the meandering shore line of said lake for a chord bearing and distance of North 52° 05' 39" West, 670.11 feet to the original Northwest corner of Lot No. 2 of The Lake as shown map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 16 at Page 124; thence proceed Northwesterly along the meandering shore line of said lake for a chord bearing and distance of North 77° 13' 59" West, 470.19 feet (set ½" rebar CA-0114-LS); to a point on the East boundary of Section 3, Township 20 South, Range 1 West, said point being the Southeast corner of Lot No. 1 of the Beech Hollow Subdivision as shown by said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 51 at Page 3; thence proceed South 80° 01' 36" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 122.30 feet; thence proceed South 19° 15' 20" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 116.43 feet to the Southeast corner of Lot No. 2 of said subdivision; thence proceed South 27° 30' 13" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 82.47 feet; thence proceed South 68° 10' 35" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 113.40 feet; thence proceed South 78° 11' 18" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 38.19 feet; thence proceed North 66° 48' 53" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 24.77 feet; thence proceed North 83° 10' 03" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 46.84 feet; thence proceed South 70° 35' 57" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 26.56 feet; thence proceed North 70° 36' 49" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 22.12 feet to the Southeast corner of Lot No. 3 of said subdivision; thence proceed North 86° 02' 20" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 72.65 feet; thence proceed North 66° 53' 40" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 88.31 feet; thence proceed South 35° 43' 36" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 62.93 feet to the Southeast corner of Lot No. 4 of said subdivision; thence proceed South 73° 27' 03" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 88.90 feet; thence proceed South 58° 22' 23" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 75.5 feet to the Southeast corner of Lot No. 5 of said subdivision; thence proceed South 44° 05' 40" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 67.24 feet; thence proceed South 73° 59' 13" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 99.30 feet; thence proceed South 61° 32' 49" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 112.09 feet to the Southeast corner of Lot No. 6 of said subdivision; thence proceed South 42° 46' 15" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 159.68 feet; thence proceed North 41° 39' 47" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 59.98 feet; thence proceed North 86° 53' 31" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 76.53 feet; thence proceed South 57° 48' 34" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 71.65 feet; thence proceed South 63° 50' 44" West along the full pool shore line of said lake and along the South boundary of a 20 foot easement for a distance of 103.19 feet to the Southwest corner of said Lot No. 6 and the termination of said 20 foot easement; thence proceed South 10° 10' 00" East for a distance of 687.94 feet to a point on the South boundary of the Southeast one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 1 West; thence



proceed North 88° 06' 48" East along the South boundary of said Southeast one-fourth of the Northeast one-fourth for a distance of 1310.75 feet to a fence intersection post being the Southeast corner of said quarter-quarter section, which point is also the Southwest corner of the Southwest one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 1 West; thence proceed North 88° 48' 35" East along the South boundary of said Southwest one-fourth of the Northwest one-fourth of said Section 2 and along a wire fence of said for a distance of 1356.36 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northwest one-fourth of Section 2, Township 20 South, Range 1 West and the Southeast one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 1 West, Shelby County, Alabama



Real Estate Sales Validation Form

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

Grantor's Name Tommy Turpin
Mailing Address Hwy 47
Columbiana, AL 35051

Grantee's Name Frogs Bottom Lake
Mailing Address 227 Beech Hollowed
Chelsea, AL 35043

Property Address lake
no address
available

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 15,000
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

Shelby County, AL 10/07/2020
State of Alabama
Deed Tax: \$15.00

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 10/6/2020

Print Dawn Rasco

Unattested

Sign

Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20201007000454290 4/4 \$46.00
Shelby Cnty Judge of Probate, AL
10/07/2020 08:44:59 AM FILED/CERT