

20201013000464180 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
10/13/2020 10:54:47 AM FILED/CERT

THIS INSTRUMENT PREPARED BY AND UPON
RECORDING SHOULD BE RETURNED TO:

Butch Ellis, Esq.
Ellis, Head, Owens & Justice
Post Office Box 587
Columbiana, Alabama 35051

SEND TAX NOTICE TO:

Clayton Land Investments, LLC
100 Applegate Court
Belham, AL 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 30th day of September, 2020 by **Clayton Land Investments, LLC**, an Alabama limited liability company ("Grantor"), in favor of **Shelby County, Alabama**, an Alabama municipality ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration and construction and use of Public Road Highway Improvements, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the "Property") situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

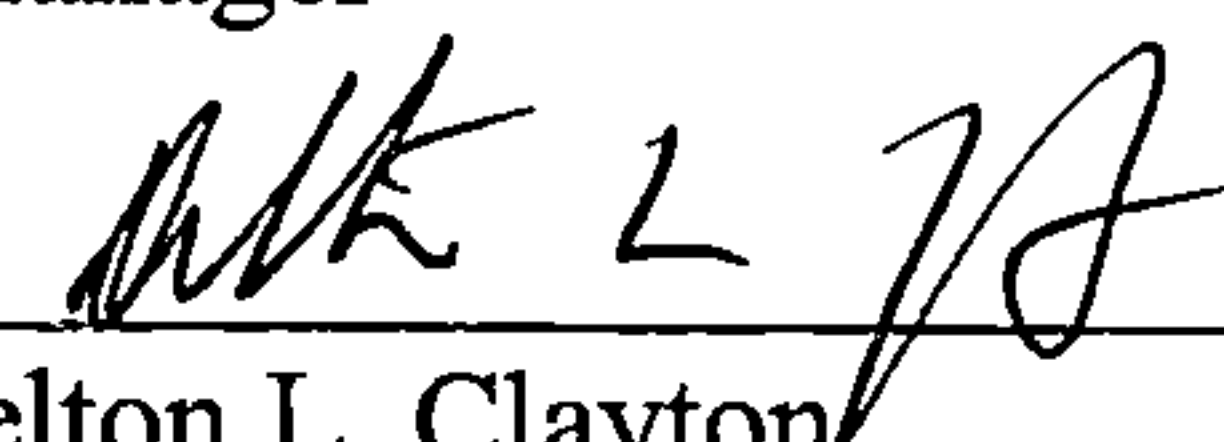
The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 30th
day of September, 2020, but to be effective as of the day and year first above written.

CLAYTON LAND INVESTMENTS, LLC,
an Alabama limited liability company

By: Clayton Management, LLC,
an Alabama limited liability company
Its Sole Manager

By: 
Delton L. Clayton
Its Manager

STATE OF ALABAMA)
 :
SHELBY COUNTY)

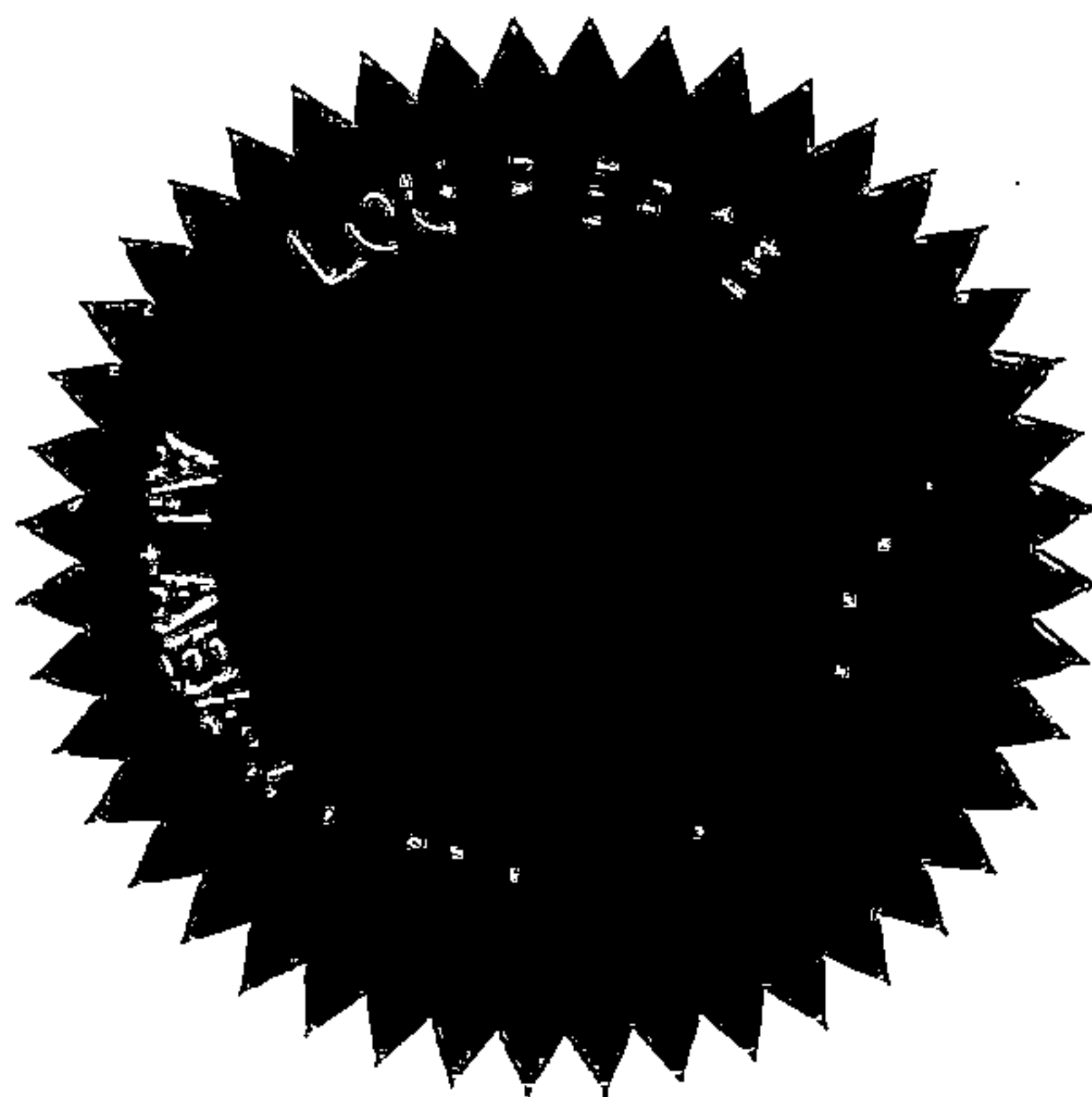
I, the undersigned, a notary public in and for said county in said state, hereby certify that Delton L. Clayton, the Manager of Clayton Management, Inc., an Alabama corporation whose name as Sole Manager of Clayton Land Investments, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 30th day of September, 2020.


Notary Public

[NOTARIAL SEAL]

My commission expires: 10-11-20




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Exhibit A

3.09 acres parcel described as follows:

A parcel of land-situated in the Northwest one-quarter of the Southwest one-quarter of Section 5, Township 22 South Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southeast corner of Lot 9 of the Amended Map of Ivanhoe Subdivision as recorded in Map Book 6, Page 70 in the Office of the Judge of Probate, Shelby County, Alabama, said point also being on the Northern-most right of way line of Shelby County Highway No. 22 (80' Right of Way); thence run South 87 Degrees 33 Minutes 11 Seconds West along the South line of said Subdivision and the Northern most line of said right of way line for a distance of 278.60 feet; thence leaving said Subdivision and right of way line and run South 00 Degrees 11 Minutes 14 Seconds West for a distance of 79.99 feet to the Point of Beginning of the parcel herein described, said point also being on the Southern-most right of line said Highway 22; thence run North 87 Degrees 30 Minutes 33 Seconds East along said right of way line for a distance of 63.41 feet; thence leaving said right of way, run South 88 Degrees 50 Minutes 06 Seconds East for a distance of 156.83 feet; thence run South 87 Degrees 30 Minutes 33 Seconds West for a distance of 174.72 feet; thence run South 38 Degrees 21 Minutes 01 Seconds West for a distance of 139.99 feet to a point on a curve turning to the right, said curve having a radius of 786.00 feet, a central angle of 28 Degrees 12 Minutes 17 Degrees 21 Minutes, a chord bearing of South 17 Degrees 21 Minutes 41 Seconds West, and a chord length of 383.02 feet; thence run along the arc of said curve for a distance of 386.92 feet; thence run South 58 Degrees 09 Minutes 10 Seconds West for a distance of 59.85 feet to a point on a curve turning to the right, said curve having a radius of 761.00 feet, a central angle of 06 Degrees 34 Minutes 52 Seconds, a chord bearing of South 38 Degrees 47 Minutes 00 Seconds West, and a chord length of 87.36 feet; thence run along the arc of said curve for a distance of 87.41 feet; thence run South 42 Degrees 04 Minutes 27 Seconds West for a distance of 44.14 feet to a point ndtw5 on a curve turning to the left, said curve having a radius of 750.00 feet, a central angle of 41 Degrees 07 Seconds West, and a chord length of 87.36 feet; thence run along the arc of said curve for a distance of 87.41 feet; thence run South 42 Degrees 04 Minutes 27 07 Minutes 25 Seconds, a chord bearing of South 21 Degrees 30 Minutes 44 Seconds West, and a chord length of 526.83 feet; thence run along the arc of said curve for a distance of 538.31 feet; thence run South 12 Degrees 24 Minutes 49 Seconds West for a distance of 50.17 feet to a point on the Eastern-most right of way line of Shelby County Road No. 12 (80' Right of Way); thence run North 04 Degrees 11 Minutes 20 Seconds West along said right of way line for a distance of 358.91 feet to a point on a curve turning to the right, said curve having a radius of 850.00 feet, a central angle of 19 Degrees 51 Minutes 27 Seconds, a chord bearing of North 32 Degrees 08 Minutes 43 Seconds East, and a chord length of 293.12 feet; thence leaving said right of way line run along the arc of said curve for a distance of 294.59 feet; thence run North 42 Degrees 04 Minutes 27 Seconds East for a distance of 4.14 feet to a point on a curve turning to the left, said curve having a radius of 661.00 feet, a central angle of 38 Degrees 48 Minutes 54 Seconds, a chord bearing of North 22 Degrees 39 Minutes 59 Seconds East, and a chord length of 439.28 feet; thence run along the arc of said curve for a distance of 447.79 feet; thence run North 52 Degrees 47 Minutes 27 Seconds West for a distance of 151.81 feet to a point on a curve turning to the right, said curve having a radius of 11,509.16 feet, a central angle of 00 Degrees 59 Minutes 53 Seconds, a chord bearing of South 89 Degrees 26 Minutes 22 Seconds West, and a chord length of 200.47 feet; thence run along the arc of said curve for a distance of 200.47 feet; thence run North 54 Degrees 09 Minutes 03 Seconds West for a distance of 17.06 feet; thence run North 88 Degrees 45 Minutes 30 Seconds East for a distance of 501.37 feet to the point of beginning. Said parcel contains 134,376 square feet, or 3.09 acres more or less.

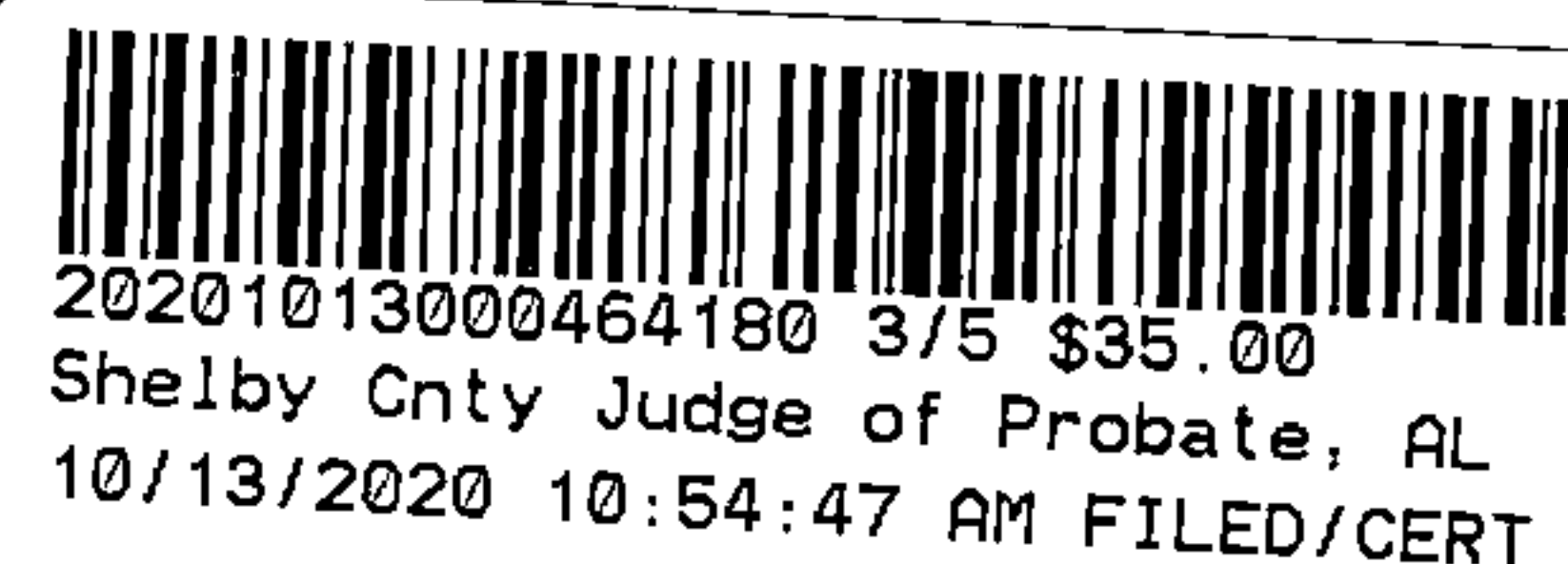


Exhibit B

Permitted Exceptions

1. The lien of all ad valorem real estate taxes and assessments not yet due and payable as of the date hereof.
2. All matters of record.



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Real Estate Sales Validation Form

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

Grantor's Name	<u>Clayton Land Investments</u>	Grantee's Name	<u>Shelby County, Alabama</u>
Mailing Address	<u>100 Applegate Court</u>	Mailing Address	<u>P.O. Box 467</u>
	<u>Pelham, Alabama 35124</u>		<u>Columbiana, Alabama 35051</u>

See Attachment "A"	Date of Sale	<u>September 30, 2020</u>
	Total Purchase Price	<u>\$</u>
	or	
	Actual Value	<u>\$</u>
	or	
	Assessor's Market Value	<u>\$63,346.00</u>

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: Deed
☐ 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: <u>10/13/ 2020</u>	Print _____
Date: _____	Print _____
☐ Unattested	Sign <u>[Signature]</u>
(verified by) _____	(Grantor/Grantee/Owner/Agent) circle one
☐ Unattested	Sign _____
(verified by) _____	(Grantor/Grantee/Owner/Agent) circle one

