

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:
Lokey's Landing LLC
450 Gibson Farm Rd
Columbiana, AL
35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE MILLION FOUR HUNDRED SEVENTY EIGHT THOUSAND DOLLARS AND ZERO CENTS (\$1,478,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Albert Montgomery Lokey, Jr. and Mary Ellen Lokey, Trustees of the Lokey Revocable Living Trust Agreement dated 2nd day of June, 2006*, (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Lokey's Landing, LLC* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

- SUBJECT TO:
- 1. Ad valorem taxes due and payable October 1, 2020.
 - 2. 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of November 2020.

Lokey Revocable Living Trust Agreement
Dated 2nd day of June 2006

Albert Montgomery Lokey, Jr.
Albert Montgomery Lokey, Jr.
Trustee
Mary Ellen Lokey
Mary Ellen Lokey
Trustee

STATE OF TN
COUNTY OF Knox

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Albert Montgomery Lokey, Jr and Mary Ellen Lokey Trustees of the Lokey Revocable Living Trust Agreement dated 2nd day of June, 2006*, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2020.

Sydney L. Henderson
Notary Public
My Commission Expires: 10-01-2024

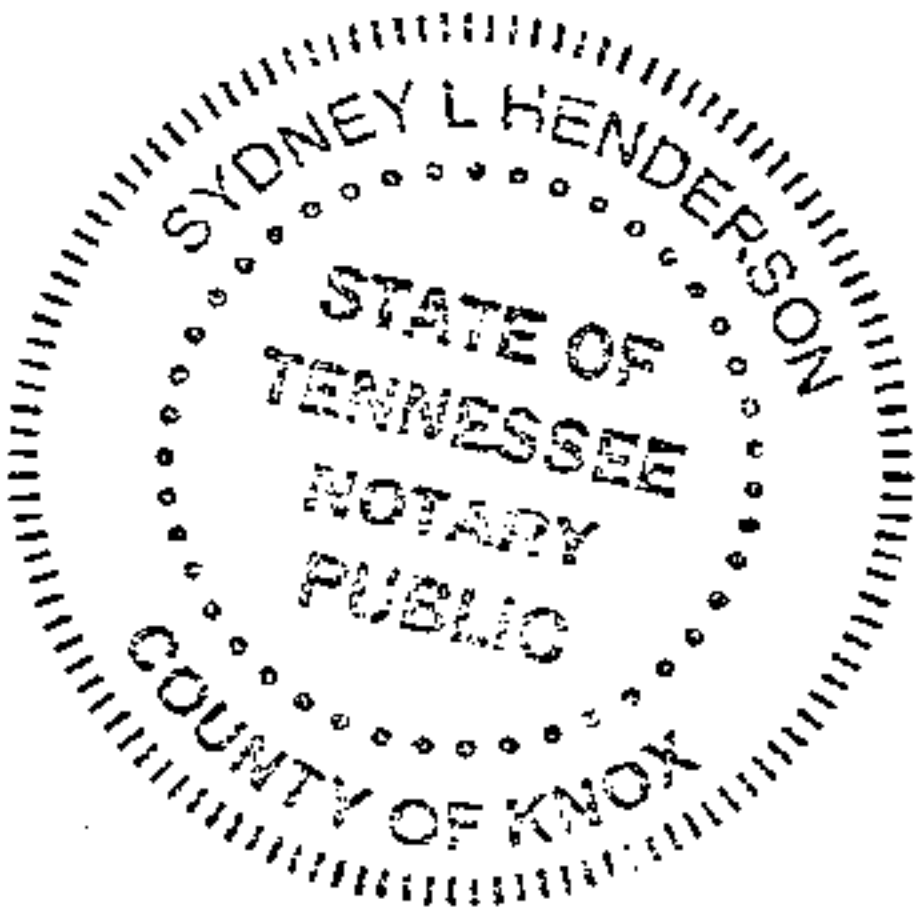


EXHIBIT "A" – LEGAL DESCRIPTION

NE ¼ of SE ¼ Section 14, Township 21 South, Range 1 East; N ½ of SW ¼ Section 13, Township 21 South, Range 1 East; NW ¼ of SE ¼ Section 13, Township 21 South, Range 1 East; the portion of NE ¼ of SE ¼ Section 13, Township 21 South, Range 1 East lying West of Brasher Branch also known as Sunrise Cove; S ½ of SW ¼ of NE ¼ Section 13, Township 21 South, Range 1 East, except for lots 1-A, 2-A, 3-A and 4-A and Road Easements of "Sunrise Cove" as shown by Subdivision Map recorded in Map Book 5, Page 31 in the Probate Office of 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	<u>Robert & Mary Ellen Lokee</u>	Grantee's Name	<u>Lokee's Landing LLC</u>
Mailing Address	<u>Lokee's Riverhome Trust</u>	Mailing Address	<u>400 Gibson Farm Rd</u>
	<u>Wilsonville AL</u>		<u>Columbiana, AL</u>
	<u>35186</u>		<u>35051</u>
Property Address	<u>Lokee Lane</u>	Date of Sale	
	<u>Wilsonville AL</u>	Total Purchase Price \$	
	<u>35186</u>	or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	<u>1,478,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Tax Value</u>
<input type="checkbox"/> 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 _____	Print <u>Mike T. Atchison</u>
<input type="checkbox"/> Unattested _____	Sign <u>Mike T. Atchison</u>
(verified by)	(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
12/02/2020 11:11:21 AM
\$1507.00 CHARITY
20201202000549730

Allen S. Bayl