

**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**  
400 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 FIVE HUNDRED FORTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$1,545,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles W. Gibson and wife Frances L. Gibson**, (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 17<sup>th</sup> day of Nov, 2020.

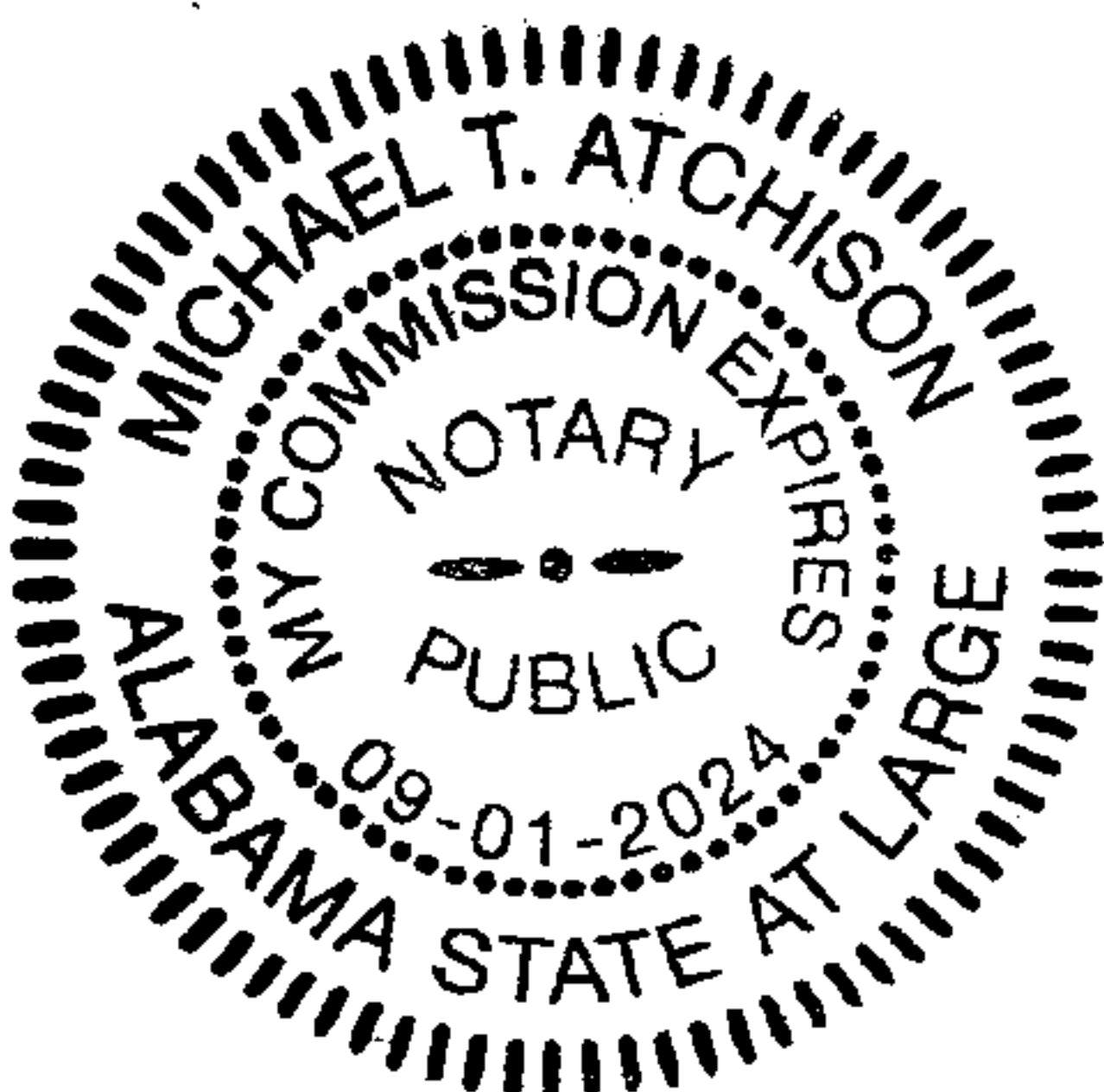
Charles W. Gibson  
**Charles W. Gibson**

Frances L. Gibson  
**Frances L. Gibson**

**STATE OF** Al  
**COUNTY OF** Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charles W. Gibson and Frances L. Gibson**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of Nov, 2020.



Michael T. Atchison  
Notary Public  
My Commission Expires:

**EXHIBIT "A" – LEGAL DESCRIPTION**

**Parcel 2:** N ½ of the NE ¼ of NE ¼ lying E of Bulley Creek, Section 23, Township 21 South, Range 1 East; N ½ of the NW ¼ of NW ¼, Section 24, Township 21 South, Range 1 East; N ½ of the NE ¼ of NW ¼, Section 24, Township 21 South, Range 1 East; SE ¼ of SE ¼, Section 14, Township 21 South, Range 1 East; SW ¼ of SW ¼, Section 13, Township 21 South, Range 1 East; SE ¼ of SW ¼, Township 21 South, Range 1 East, **EXCEPT AS DESCRIBED BELOW:**

1. Commence at the SW corner of SE ¼ of SW ¼, Section 13, Township 21 South, Range 1 East; thence proceed in a Northerly direction along the West boundary of said ¼ - ¼ for a distance of 370 feet, more or less, to the South margin of an unpaved road; thence run in an Easterly direction along said South margin of said unpaved road for 160 feet, more or less to the South corner post of a gate, being the point of beginning of the parcel of land herein described; thence run South 75 deg. East for 330 feet, more or less, to a

timber post in place, on the bank of the Coosa River; thence continue in the same direction to the point of intersection with the 397 elevation contour; thence run in a Northeasterly direction along said 397 contour for 750 feet, more or less; thence turn an angle of 100 deg. left and run 330 feet to the point of intersection with a fence; thence run in a Southwesterly direction along said fence for 220 feet, more or less; thence turn 30 deg. right and run 270 feet, more or less, to the intersection of an East-West fence line; thence run in a Westerly direction along said fence for 120 feet; thence run in a Southerly direction for 330 feet, more or less to the point of beginning. All located in the SE¼ of the SW¼, Section 13, Township 21 South, Range 1 East.

2. Property conveyed by and described in deed recorded as Instrument #20030508000285700 in the Probate Office of Shelby County, Alabama.

3. Property conveyed by and described in deed recorded as Instrument #20051107000578140 in the Probate Office of Shelby County, Alabama.

Subject to rights of Alabama Power Company for flooding as shown by Deed Book 250, page 443 in the Probate Office of Shelby County, Alabama; Subject to utility easements and road rights of way of record; and subject to the right of way given the heirs of C. W. Lokey, Sr. in Deed Book 259 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 Charles Praders Gibson  
 Mailing Address Lokee's Lane  
Wilsnville, AL  
35186

Grantee's Name Lokeelanding LLC  
 Mailing Address 400 Gibson Park Rd  
Columbiana, AL  
35051

Property Address Lokee's Lane  
Wilsnville, AL  
35186

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 1,545,000.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Value

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 Mike T. Atchison

Unattested \_\_\_\_\_

Sign Mike T. Atchison  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/02/2020 11:11:23 AM  
 \$1573.00 CHARITY  
 20201202000549750

Allen S. Bayl