

20201204000554890
12/04/2020 10:12:09 AM
DEEDS 1/4

SEND TAX NOTICE TO:
DS Land Investment, LLC
2541 Westminster Circle
BIRMINGHAM, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF Shelby

Know all men by these presents: That in consideration of **TWO HUNDRED AND FIFTY THOUSAND AND NO/100 (\$250,000)** to the undersigned **FIRST FINANCIAL BANK** (hereinafter referred to as "Grantor") by **DS LAND INVESTMENT, 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:

.

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

212,500.00 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.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described here in since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF I/WE have hereunto set MY/OUR hand(s) and seal(s), this
20TH of November, 2020

First Financial Bank

Stacie Langford
BY: Stacie Langford
Its: XXXXXXXXXX Authorized signor

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 Authorized signor 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, he, 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 20th day of November 2020

[Signature]
Notary Public
My Commission Expires:

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

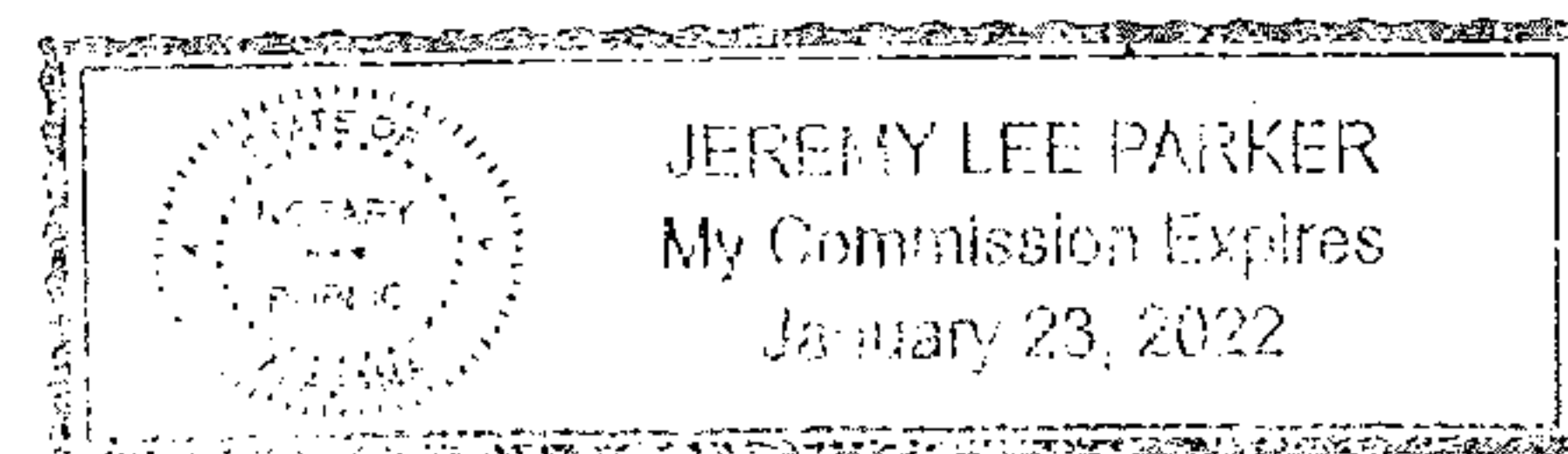


EXHIBIT "A"

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 2, Township 24 North, Range 15 East, said point being the point of beginning; thence S 06°50'02" W along the west line of said 1/4 section, a distance of 2456.45 feet to the NW corner of the NW 1/4 of the SE 1/4 of said Section 2; thence S 06°51'51" W along the West line of said 1/4 1/4 section, a distance of 1228.31 feet to the NW corner of the SW 1/4 of the SE 1/4 of said Section 2; thence S 06°49'24" W along the West line of said 1/4 1/4 section, a distance of 1260.20 feet to the SW corner of the SW 1/4 of the SE 1/4; thence N 86°30'33" E, along the South line of said 1/4 1/4 section, a distance of 1303.27 feet to the SE corner of the SW 1/4 of the SE 1/4 of said Section 2; thence N 06°32'44" E along the East line of said 1/4 1/4 section, a distance of 613.13 feet; thence N 86°46'34" E, a distance of 168.48 feet to the westerly right of way line of Shelby County Highway #71 (80 foot right of way); thence N 06°11'50" E and along said ROW, a distance of 438.09 feet to a point of curve to the left having a radius of 5000.00 feet, a central angle of 04°29'07" and subtended by a chord which bears N 03°57'16" E, a chord distance of 391.32 feet; thence northerly along the arc and along said right of way, a distance of 391.42 feet; thence N 01°42'43" E, and along said right of way, a distance of 1759.44 feet to a point of curve to the right having a radius of 1000.00 feet, a central angle of 39°31'11" and subtended by a chord which bears N 21°28'18" E, a chord distance of 676.16 feet; thence northerly along the arc and along said right of way, a distance of 689.75 feet; thence northwesterly along the shoreline of Lay Lake, a distance of 1800 feet more or less to the North line of said Section 2, said line being subtended by a chord which bears N 40°12'03" W, a distance of 1327.78 feet; thence S 88°01'31" W, along the North line of said Section 2, a distance of 467.71 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the NW corner of the NE 1/4 of Fractional Section 2, Township 24 North, Range 1 East, Shelby County, Alabama; thence N 88°01'31" E along the North line of said section, a distance of 462.64 feet; thence S 01°58'29" E, a distance of 128.73 feet to the point of beginning; thence S 41°43'57" W, a distance of 498.07 feet; thence S 47°17'46" W, a distance of 50.24 feet; thence S 06°50'02" W, a distance of 734.37 feet; thence S 83°09'58" E, a distance of 844.22 feet; thence S 01°42'43" W, a distance of 614.90 feet; thence S 88°17'17" E, a distance of 236.03 feet; thence N 01°42'43" E, a distance of 342.65 feet to a point of curve to the right having a radius of 1000.00 feet, a central angle of 39°31'11" and subtended by a chord which bears N 21°28'18" E, a chord distance of 676.16 feet; thence northerly along the arc a distance of 691.40 feet; thence northwesterly along the meanders of Lay Lake (Spring Creek), a distance of 1300 feet more or less, said meanders subtended by the following described closure line; thence N 44°10'05" W, a distance of 1232.50 feet to the point of beginning.

LESS AND EXCEPT:

Commencing at a rebar at the NW corner of the NE ¼ - NE ¼ of Section 2, Township 24 North, Range 15 East, Shelby County Alabama, thence S 6°50'18" W a distance of 1966.54 feet to a point; thence S 88°17'17" E a distance of 261.88 feet to a point, which is the point of BEGINNING; thence N 1° 29'35" W a distance of 187.99 feet to a point; thence N 89°58'42" E a distance of 491.07 feet to a point; thence S 50°15'18" E a distance of 328.32 feet to a point; thence S 88°17'17" E a distance of 300.03 feet to a point; thence S 1° 42'43" W a distance of 100 feet down the Eastern ROW of Shelby County Road 71 to a point; thence N 88°17'17" W a distance of 1033.35 feet to a point; thence N 1°30'37" W a distance of 99.89 feet; to the point and place of BEGINNING.

Real Estate Sales Validation Form

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	DS land Investment, LLC
Mailing Address	1630 4 th AV N Bessemer AL 35020		2541 Westminster Circle Birmingham, AL 35242
Property Address	111 Acres Hwy 71 Shelby AL 35143	Date of Sale	November 20, 2020
		Total Purchase Price	\$250,000.00
		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: 11-20/2020

(verified by)

Print:

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
12/04/2020 10:12:09 AM
\$68.50 CHARITY
20201204000554890

Allin S. Bayal