

20201229000595450
12/29/2020 09:52:47 AM
DEEDS 1/5

This instrument was prepared by:

Joshua L. Hartman
J L Hartman, P.C.
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice To:

FASH FAMILY PARTNERSHIP,
LTD.
3022 Overhill Road
Birmingham, AL 35223

WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

That in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Barbara Wood Fash**, a married woman, do hereby grant, bargain, sell and convey unto the, **FASH FAMILY PARTNERSHIP, LTD.**, an Alabama limited partnership (herein referred to as Grantee), the following described real estate situated in County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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

Barbara Wood Fash is also known as Barbara W. Fash and Barbara Fash.

TO HAVE AND TO HOLD unto the said grantee, its successors and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

[Signature and Acknowledgement Page to Follow]

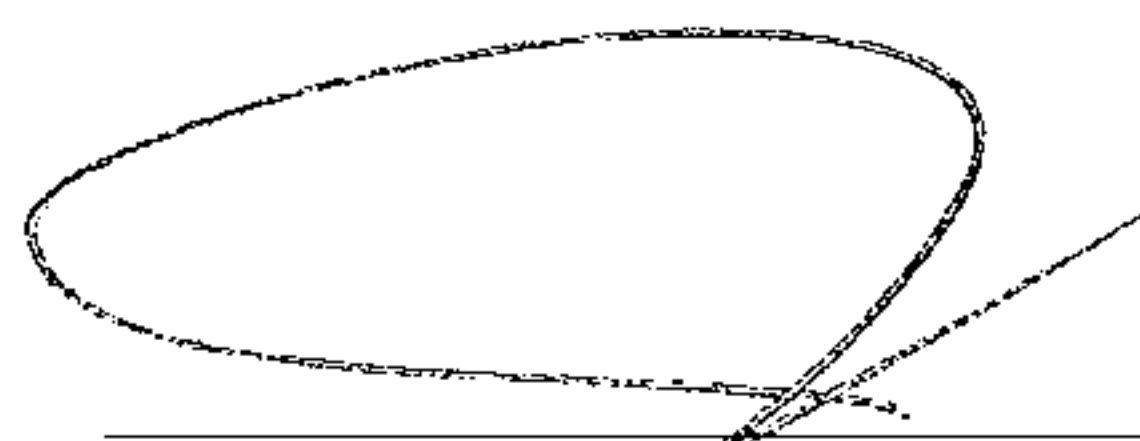
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28 day of December, 2020.


Barbara Wood Fash

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Wood Fash, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of December, 2020.



Notary Public

My Commission Expires:

JOSHUA LOUIS HARTMAN
Notary Public, Alabama State At Large
My Commission Expires March 19, 2024



Exhibit "A"
Property Description

PARCEL I:

The South 1/2 of the Northeast 1/4 of Section 8, Township 20, Range 2 East, being situated in Shelby County, Alabama.

LESS AND EXCEPT: A parcel of land in the South 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 20 South, Range 2 East, Shelby County, Alabama, described as follows:

From the accepted Northwest corner of the Southwest 1/4 of Northeast 1/4: of Section 8, Township 20 South, Range 2 East; run thence South 89 degrees 20 minutes 49 seconds East a distance of 626.58 feet to a point in the center of Morgan Creek; being the point of beginning of herein described parcel of land; thence continue South 89 degrees 20 minutes 48 seconds East a distance of 695.98 feet to the accepted Northwest corner of the Southeast 1/4 of Northeast 1/4 of said Section 8; thence South 89 degrees 20 minutes 48 seconds East a distance of 1322.56 feet to the accepted Northeast corner of said Southeast 1/4 of Northeast 1/4; thence South 00 degrees 56 minutes 32 seconds West a distance of 1323.81 feet to the accepted Northeast corner of the Northeast 1/4 of Southeast 1/4 of said Section 8; thence South 01 degrees 02 minutes 30 seconds West a distance of 1321.26 feet to the accepted Southeast corner of said Northeast 1/4 of Southeast 1/4; thence North 88 degrees 57 minutes 18 seconds West a distance of 1320.83 feet to the accepted Southwest corner of said Northeast 1/4 of Southeast 1/4; thence North 01 degrees 01 minutes 05 seconds East a distance of 1322.01 feet to the accepted Southeast corner of the Southwest 'A of Northeast Vo of said Section 8; thence North 88 degrees 55 minutes 20 seconds West and run 554.06 feet along the South boundary of said Southwest 1/4 of Northeast 1/4 to a point in the center of aforementioned Morgan Creek; thence run Northerly along the centerline of said Morgan Creek to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

[Tax Parcel ID: 17 3 08 0 000 006.000]

PARCEL II:

From a 2" pipe at the SW corner of Section 8, Township 20 South, Range 2 East, run thence North along the West boundary of said Section 8 a distance of 1725.09 feet to a 1/2" rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 888.50 feet to a 1/2" rebar at the NW corner of the SW 1/4 of said Section 8; thence turn 89 degrees 59 minutes 30 seconds right and run 1296.17 feet to a 1" rebar on the Westerly boundary of dead Hollow Road South (40' ROW ASSUMED); thence turn 72 degrees 43 minutes 14 seconds right and run 158.48 feet along said road boundary to a 1/2" rebar; thence turn 15 degrees 17 minutes 24 seconds left and run 190.26 feet along said road boundary to a

1/2" rebar; thence turn 12 degrees 29 minutes 09 seconds left and run 174.30 feet along said road boundary to a 1/2" rebar; thence turn 08 degrees 36 minutes 39 seconds right and run 63.93 feet along said road boundary to a 1/2" rebar; thence turn 56 degrees 29 minutes right and run 355.23 feet along said road boundary to a 1/2" rebar; thence turn 12 degrees 01 minute 46 seconds right and run 80.89 feet along said road boundary to a 1/2" rebar; thence turn 57 degrees 55 minutes 55 seconds right and run 1442.47 feet to the point of beginning of herein described parcel of land. According to the survey of Sam Hickey, dated September 1, 1998.

[Tax Parcel ID: 17 3 08 0 000 002.000]

PARCEL III:

The Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter; the Southwest Quarter of the Northeast Quarter, less 10 acres off of the North side thereof, the Northeast Quarter of the Southeast Quarter; the East half of the Southwest Quarter; the South half of the Southeast Quarter of the Northwest Quarter, all in Section 5, and the Northeast Quarter of the Northwest Quarter of Section 8, and all of said land lying and being in Township 20, Range 2 East, Shelby County, Alabama. Less and except any portion of the East 1/2 of Section 5 lying East of Dead Hollow Road.

[Tax Parcel ID: 17 3 05 0 000 005.000]

Real Estate Sales Validation Form

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

Grantor's Name Barbara Wood Fash
 Mailing Address 3022 Overhill Rd.
Birmingham, AL 35223
 Property Address SHELBY CO, AL

Grantee's Name FASH FAMILY PARTNERSHIP,
LTD.
 Mailing Address 3022 Overhill Rd.
Birmingham, AL 35223

Date of Sale December 28, 2020
 Total Purchase Price _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ 1,081,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/29/2020 09:52:47 AM
 \$1115.50 CHARITY
 20201229000595450

Allen S. Bayl

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
X Other: Tax Assessors Valuation

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: December 28th, 2020

Print: Barbara Wood Fash

Sign Barbara Wood Fash
 (Grantor)

_____ Unattested
 _____ (verified by)