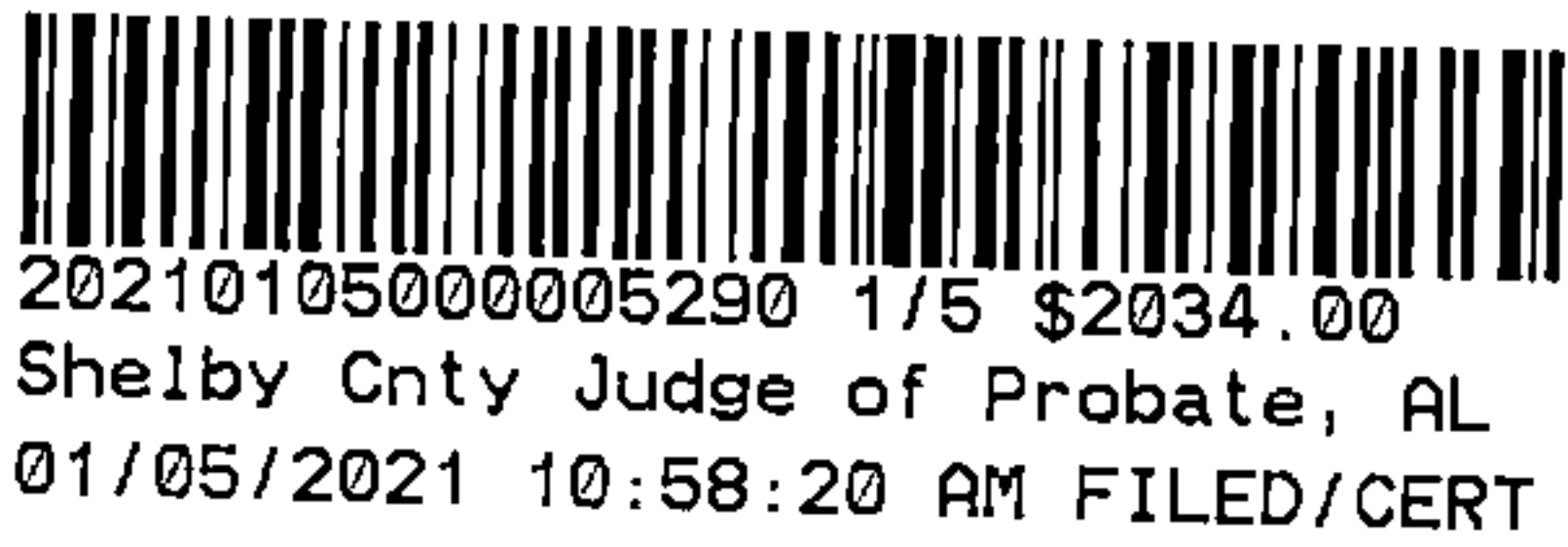


This instrument was prepared by:  
Jason E. Spinks  
3360 Davey Allison Blvd  
Hueytown, Al 35023

Send Tax Notice to: Duck Cove, L.L.C.  
100 Carrington Lane  
Calera, AL 35040



WARRANTY DEED

STATE OF ALABAMA

KNOWN ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That, in consideration of TWO MILLION DOLLARS and 00/100 (\$2,000,000.00), to the undersigned Grantor, WESTERN REI, L.L.C., (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto DUCK COVE, L.L.C., (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to wit;

See Attached Legal Description on Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD Unto the said Grantees, his/her heirs and assigns, forever with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

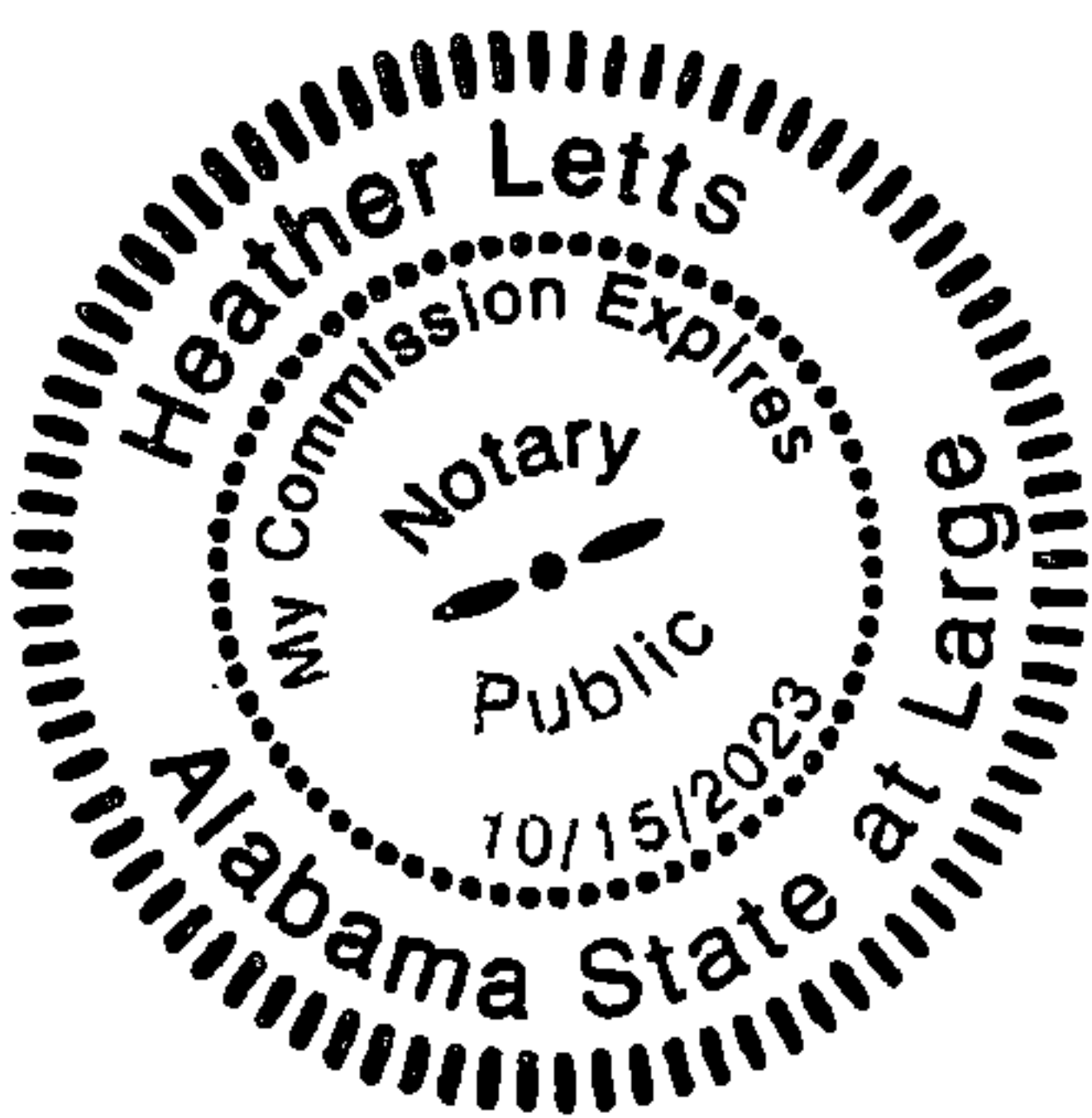
IN WITNESS WHEREOF, the said Grantor, has hereto set their signature and seal, this 31<sup>st</sup> day of Dec 2020.

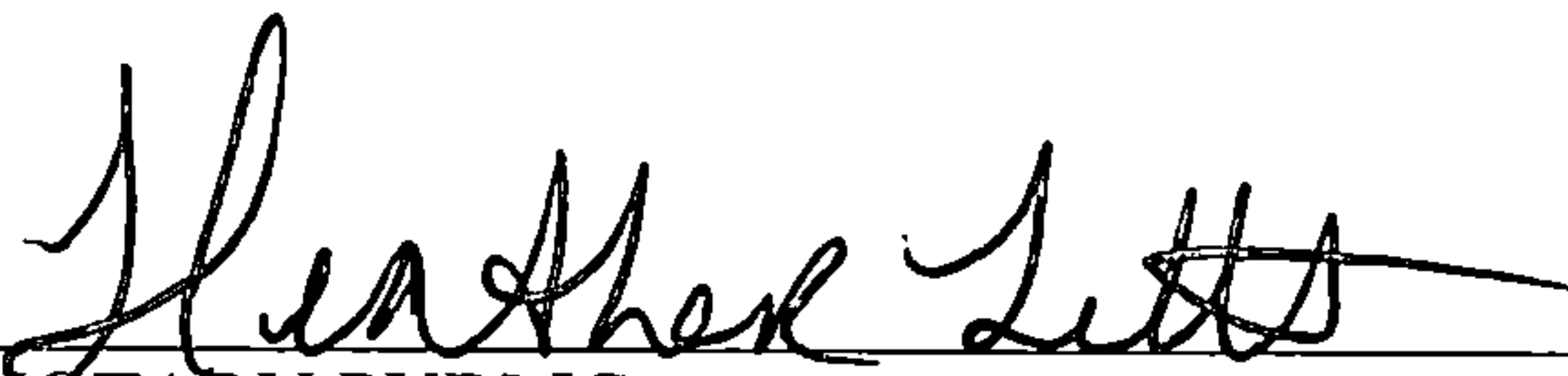
  
Jason E. Spinks, Managing Member Western REI, L.L.C.  
GRANTOR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason E. Spinks personally appeared before me and provided satisfactory evidence to be the person whose name is subscribed within the instrument and acknowledged to me that he executed the same in their authorized capacity as Managing Member of Western REI, L.L.C., and that by their signature on the instrument the person, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph is true and correct.

Given under my hand and official seal, this the 31<sup>st</sup> December, 2020.



  
NOTARY PUBLIC  
My Commission expires  
AFFIX SEAL



## SURFACE RIGHTS ONLY:

A part of the W 1/2 of the SW 1/4 of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows: As a point of beginning start at the Northwest corner of the SW 1/4 of the SW 1/4; thence run South 4 deg. 32 min. West and along the West boundary of the SW 1/4 of the SW 1/4 for a distance of 1281.19 feet to a point on the North shore of Wanshatchee Creek on Lay Lake; thence run South 81 deg. 15 min. East and along said North shore for a distance of 84.87 feet to a point; thence run South 25 deg. 27 min. West and along said North shore for a distance of 61.29 feet to its intersection with the South boundary of the SW 1/4 of the SW 1/4; thence run South 87 deg. 55 min. East and along the South boundary of said SW 1/4 of the SW 1/4 for a distance of 612.28 feet to a point; thence run North 3 deg. 51 min. East for a distance of 1358.02 feet to a point; thence run North 4 deg. 08 min. East for a distance of 528.44 feet to the center of a gravel road, said road having a 60-foot right of way; thence run North 86 deg. 48 min. West and along said gravel road for a distance of 355.95 feet to a point; thence run South 21 deg. 24 min. West for a distance of 576.76 feet to a point; thence run North 88 deg. 46 min. West for a distance of 132.00 feet to the point of beginning. According to survey of H. Joe Mullins, Ala. Reg. No. 12709, dated September, 1985.

ALSO, a part of the NW 1/4 of the SW 1/4 of Section 27, and part of the NE 1/4 of the SE 1/4 of Section 28, all in Township 24 North, Range 15 East, Shelby County, Alabama; said parcel being more particularly described as follows:

As a point of beginning start at the Southwest corner of the NW 1/4 of the SW 1/4 and run in an Easterly direction and along the South boundary of the NW 1/4 of the SW 1/4 for a distance of 132.06 feet to a point; thence with an interior angle of 110 deg. 10 min. right, run in a Northeasterly direction for a distance of 457.39 feet to a point, said point lying in the center of a drain; thence with an interior angle of 75 deg. 51 min. right, run in a Easterly direction and along the center of said drain for a distance of 255.77 feet to a point, said point lying on the 397 contour of Lay Lake; thence with an interior angle of 168 deg. 46 min. right, run in a Westerly direction and along said 397 contour for a distance of 11.16 feet to a point, said point lying on the dividing line of Sections 27 and 28; thence continue in a Westerly direction and along the same bearing for a distance of 80.67 feet to a point; thence with an interior angle of 162 deg. 52 min. right, run in a Southwesterly direction and along said 397 contour for a distance of 53.86 feet to a point; thence with an interior angle of 150 deg. 24 min. right, run in a Southwesterly direction and along said 397 contour for a distance of 69.11 feet to a point; thence with an interior angle of 170 deg. 34 min. right, run in a Southerly direction and along said 397 contour for a distance of 83.15 feet to a point; thence with an interior angle of 169 deg. 46 min. right, continue in a Southerly direction and along said 397 contour for a distance of 116.14 feet

## LEGAL DESCRIPTION CONTINUED:

to a point; thence with an interior angle of 170 deg. 32 min. right, continue in a Southerly direction and along said 397 contour for a distance of 95.54 feet to a point; thence with an interior angle of 186 deg. 41 min. right, continue in a Southerly direction and along said 397 contour for a distance of 98.90 feet to a point, said point lying on the South boundary of the NE 1/4 of the SE 1/4 of Section 28; thence with an interior angle of 74 deg. 24 min. right, run in an Easterly direction and along the South boundary of the NE 1/4 of the SE 1/4 for a distance of 266.31 feet to the point of beginning. According to survey of H. Joe Mullins, Ala. Reg. No. 12709, dated Nov., 1984. Situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL  
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## EXHIBIT A – LEGAL DESCRIPTION

Two 60' ingress, egress and utility easements situated in the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

EASEMENT: Begin at the SW corner of the SE ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the POINT OF BEGINNING of the southern line of a 60' ingress, egress and utility easement lying 60' to the North of and parallel to described southern line; thence East along the South line of said ¼ - ¼ section to the southwesterly right of way line of Shelby County Hwy 47 and the end of said easement.

EASEMENT B: Begin at the SW corner of the SE ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East, Shelby County, Alabama, said point also being the POINT OF BEGINNING of the southern line of a 60' ingress, egress and utility easement lying 60' to the North of and parallel to described southern line; thence West along the South line of the SW ¼ of the SW ¼ of Section 27, Township 24 North, Range 15 East for a distance of 80' to the END of said easement.

ALSO CONVEYED IS A 25' ACCESS EASEMENT DESCRIBED AS FOLLOWS:

A 25' access easement shown on survey of Solid Civil Design described as follows: A parcel of land located in the West ½ of the West 1/2 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, being a 25 foot access easement along an existing dirt road, being more particularly described as: Begin at the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 34, Township 24 North, Range 15 East, said point being a ¼ inch rebar, said point being the Point of Beginning; thence South 89 degrees 09 minutes 45 seconds West along the North line of said Section 34 for 56.54 feet; thence leaving said North section line, South 62 degrees 55 minutes 18 seconds West for 92.76 feet; thence South 89 degrees 30 minutes 56 seconds West for 330.95 feet; thence South 39 degrees 59 minutes 44 seconds West for 319.68 feet; thence North 66 degrees 37 minutes 13 seconds West for 219.45 feet; thence North 63 degrees 53 minutes 55 seconds West for 348.01 feet; thence North 31 degrees 18 minutes 39 seconds West for 20.73 feet to the North section line of said section; thence along said North section line, South 87 degrees 40 minutes 58 seconds West for 28.58 feet; thence, leaving said North section line, South 31 degrees 18 minutes 39 seconds East for 41.89 feet; thence South 63 degrees 54 minutes 11 seconds East for 356.51 feet; thence South 66 degrees 37 minutes 13 seconds East for 238.08 feet; thence North 39 degrees 59 minutes 44 seconds East for 326.78 feet; thence North 89 degrees 30 minutes 56 seconds East for 325.33 feet; thence North 62 degrees 55 minutes 18 seconds East for 149.38 feet to the said Point of beginning.

Also conveyed herein by Theron O. Cox is the reserved easement in Instrument No. 2013112200045898 and Instrument No. 2013112100045663.



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Shelby Cnty Judge of Probate, AL  
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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the found rebar located at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 24 North, Range 15 East; thence North 16 degrees 41 minutes 5 seconds East for a distance of 686.63 feet to a point; thence North 0 degrees 55 minutes 9 seconds East for a distance of 663.84 feet to a point; thence North 89 degrees 2 minutes 36 seconds West for a distance of 52.61 feet to a point the ROW of Shelby County Highway 311; thence South 54 degrees 14 minutes 9 seconds West for a distance of 152.62 feet along the ROW of Shelby County Highway 311; thence South 0 degrees 55 minutes 9 seconds West for a distance of 1236.66 feet leaving the ROW of Shelby County Highway 311 to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

EXHIBIT A  
Legal Description

Situated in the County of Shelby, State of Alabama, to-wit: Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama; thence run northerly along the East line of said 1/4-1/4 section 292.82 feet to the point of beginning of this Parcel 1; thence continue along the last described course 2,305.54 feet to the Northeast corner of the NW 1/4 of the SW 1/4 of said Section 21; thence 1 degrees 58 minutes 59 seconds right and continue northerly along the East line of the SW 1/4 of the NW 1/4 of said Section 21 for 589.18 feet to a point; thence 90 degrees 0 minutes left and run westerly 65.46 feet to a point on the waters edge at the 397 foot contour elevation; thence run southwesterly for 1,296 feet, more or less, along the 397 elevation line at the waters edge to a point that is 2,537.39 feet North of and 635.15 feet West of the Southeast corner of the SW 1/4 of the SW 1/4 of said Section 21; thence run southeasterly for 2,332.70 feet, more or less, to a point that is 292.82 feet North of and on the East line from the Southeast corner of the SW 1/4 of the SW 1/4 of Section 21, being the point of beginning.

**PARCEL I:**

N 1/2 of NE 1/4; the E 1/2 of NW 1/4; the SE diagonal half of the SW 1/4 of NW 1/4; the SW 1/4 of the NE 1/4; the NE 1/4 of SW 1/4; the W 1/2 of the SE 1/4; and the SE 1/4 of SE 1/4; all in Section 28, Township 24 North, Range 15 East, Shelby County, Alabama.

All of the above lands lying North of Waxahatchee Creek.

**PARCEL II:**

Beginning at the NE corner of the NW 1/4 of the NW 1/4 of Section 28, township 24 North, Range 15 East; Go South 125.22 feet, then Southwest 296.95 feet; ten North 285 feet to the section line and then East 250 feet back to the point of beginning, Shelby County, Alabama.



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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 Western REI L.L.C. Grantee's Name Duck Cove L.L.C.  
 Mailing Address 3360 Davey Allison Blvd Mailing Address 100 Carrington Lane  
Hueytown, AL 35040

Property Address Raw land Date of Sale 12/31/20  
 Total Purchase Price \$ 2,000,000.00  
 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  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

Shelby County, AL 01/05/2021  
 State of Alabama  
 Deed Tax: \$2000.00

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 1/5/21

Unattested

(verified by)

Print

Sign

JASON E. Spinks

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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 Shelby Cnty Judge of Probate, AL  
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