

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

That in consideration of the sum **Four Hundred Forty Seven Thousand Five Hundred Dollars and No Cents (\$447,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we **C & G Properties, LLC, whose mailing address is 108 Cottonwood Dr. Florence AL 35634**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brown Lands, LLC, whose mailing address is P.O. Box 758 Columbiana, AL 35051**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which 21665 Hwy 25, Columbiana, AL 35051**; to wit;

Commence at the NW corner of the NW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence South 87°12'30" East along the North line of said 1/4-1/4 section a distance of 682.95 feet; thence South 24°49'34" East a distance of 1358.30 feet to the point of beginning and the East line of a 15 foot utility easement lying 15 feet Westerly and parallel to described line; thence continue along the last described course and along said easement a distance of 290.78 feet to the Northerly right of way of Alabama Highway 25 and the end of said easement and a point on a curve to the left having a central angle of 05°16'14" and a radius of 3185.22 feet, said curve subtended by a chord bearing South 62°32'19" West and a chord distance of 292.90 feet; thence along the arc of said curve and along said right of way a distance of 293.00 feet to the Westerly line of a 15 foot utility easement lying 15 feet Easterly and parallel to described line; thence North 30°5'48" West along said easement and leaving said right of way a distance of 225.00 feet to the Southerly right of way of Norfolk Southern Railroad and the end of said easement and a point on a curve to the left having a central angle of 06°22'12" and a radius of 2910.00, said curve having chord bearing of North 50°48'46" East and a chord distance of 323.36 feet; thence along the arc of said curve and along said right of way a distance of 323.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of December, 2020.

C & G Properties, LLC

By: Wade Gilchrist

Its: Authorized Member

STATE OF ALABAMA
MADISON COUNTY

I, Joel P. Jaubino, a Notary Public in and for the said County in said State, hereby certify C & G Properties, LLC, By: Wade Gilchrist, Its: Authorized Member, whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

Notary Public, State of Alabama

Joel P. Jaubino

My Commission Expires: 2/9/22

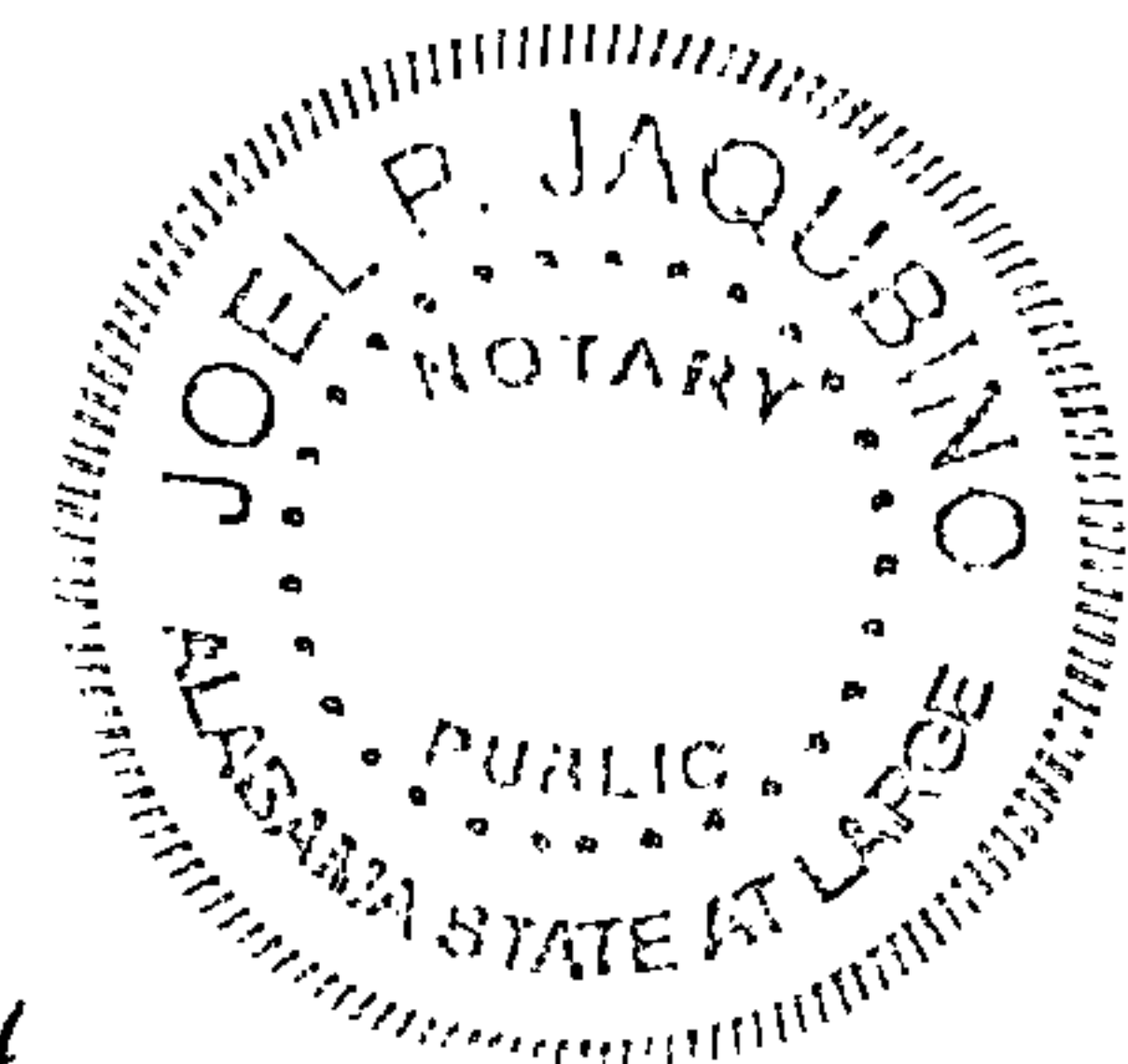
This Instrument Prepared by:

Joel P. Jaubino, Bold Title, LLC

108 Longwood Dr. SE, Huntsville, AL 35801

Grantee's address: P.O. Box 758 Columbiana AL 35051

Grantor's address: 108 Cottonwood Dr. Florence AL 35634



Real Estate Sales Validation Form

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

Grantor's Name C & G Properties, LLC
Mailing Address 108 Cottonwood Dr
Florence, AL 35034

Grantee's Name Brown Land s, LLC
Mailing Address PO Box 758
Columbiana AL 35051

Property Address 21665 Hwy 25
Columbiana, AL 35051

Date of Sale December 28, 2020
Total Purchase Price \$447,500.00

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

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.

Shelby County, AL 01/07/2021
State of Alabama
Deed Tax: \$447.50

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 of 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 28, 2020

Print Joe Inquabino

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20210107000012600 2/2 \$472.50
Shelby Cnty Judge of Probate, AL
01/07/2021 02:37:43 PM FILED/CERT

Form RT-1