

20210122000038030

01/22/2021 04:06:41 PM

DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison
Boulevard
Bessemer, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY THOUSAND FIVE HUNDRED AND 00/100 (\$370,500.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ratliff Partners, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

The North ½ of the Northeast ¼ of Section 4, Township 22 South, Range 1 West; situated in Shelby County, Alabama.
Less and except any portion of the subject property lying within a publicly dedicated road right of way.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in the North one-half of the Northeast quarter of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a ¾" crimp found locally accepted to be the Southeast corner of the Northeast quarter of the Northeast quarter of Section 4; thence run North 88 degrees, 08 minutes, 43 seconds West (an assumed bearing) along the South line of said Quarter Quarter Section for a distance of 1316.35 feet to an iron pin set with SSI cap on the East Right-of-Way line of Gould Road (a 50 foot R-0-W) said iron being also on a curve to the left having a central angle of 11 degrees, 38 minutes, 14 seconds, a radius of 388.65 feet, and a chord bearing of North 28 degrees, 17 minutes, 32 seconds West; thence run in a Northwesterly direction along said East Right-of-Way line and also along the arc of said curve for a distance of 78.94 feet to an iron pin set with SSI cap; thence run North 34 degrees, 06 minutes, 39 seconds West along said East Right-of-Way line for a distance of 227.92 feet to an iron pin set with SSI cap; thence run North 55 degrees, 53 minutes, 21 seconds East leaving said East Right-of-Way for a distance of 32.89 feet to an iron pin set with SSI cap; thence run South 55 degrees, 15 minutes, 52 seconds East for a distance of 408.79 feet to an iron pin set with SSI cap; thence run South 88 degrees, 08 minutes, 43


seconds East for a distance of 1,118.24 feet to an iron pin set with SSI cap on the East line of said Quarter Quarter Section; thence run South 00 degrees, 00 minutes, 00 seconds East along said East line for a distance of 50.02 feet to the Point of Beginning.

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

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 22nd day of January, 2021.


 Ratliff Partners, LLC
 By: Carl Lessman
 Its: Vice President

STATE OF ALABAMA
 Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Carl Lessman whose name as Vice President of **Ratliff Partners, LLC**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of January, 2021.

Notary Public

My Commission Expires:

1/6/25

JUSTIN SMITHERMAN
 Notary Public, Alabama State At Large
 My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form

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

Grantor's Name Ratliff Partners, LLC
 Mailing Address 1900 Crestwood Boulevard
STE 300
Irondale, AL 35210

Grantee's Name Western REI, LLC
 Mailing Address 3360 Davey Allison Boulevard
Bessemer, AL 35023

Property Address Approx 78 acres +/- at Hwy 25 & Gould
Road
Shelby, AL 35051

Date of Sale January 22, 2021
 Total Purchase Price \$370,500.00
 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. 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 January 22, 2021

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2021 04:06:41 PM
 \$398.50 JESSICA
 20210122000038030

Form RT-1

Alvin S. Byrd