This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: MV-21-26988 Send Tax Notice To: Jon Allen Keener Natalie Smith Keener 305 Spring Dr Shelby, AL 35143

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, DS Land Investment, LLC, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Jon Allen Keener and Natalie Smith Keener, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$112,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Members, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of March, 2021.

DS LAND INVESTMENT, LLQ

By Robert A. Crutchfield

Member

By James Boothe

Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Robert A. Crutchfield and James Boothe as Members of DS Land Investment, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my Rand and official seal this the 5th day of March, 2021.

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 01, 2021

EXHIBIT "A" LEGAL DESCRIPTION

A portion of DS Land Investment, LLC tract described in Instrument #202012040005547890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows: Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 637.74 feet to a capped rebar set and the point of beginning; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 621.89 feet to a railroad rail iron marking the NW corner of said 1/4-1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 789.09 feet to a capped rebar set; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71; thence along said right of way with a curve to the right having a radius of 5000.00 feet, an arc length of 143.88 feet, subtended by a chord bearing and distance of South 05 degrees 22 minutes 37 seconds West 143.87 feet to a point; thence South 06 degrees 11 minutes 55 seconds West a distance of 338.09 feet to a capped rebar set; thence leaving said right of way South 86 degrees 45 minutes 44 minutes West a distance of 768.00 feet to a capped rebar set; thence South 32 degrees 22 minutes 28 seconds West a distance of 140.00 feet to a capped rebar set; thence North 90 degrees 00 minutes 00 seconds West, a distance of 636.77 feet to the point of beginning.

Also, an ingress/egress easement described as follows:

A portion of DS Land Investment, LLC tract described in Instrument #202012040005547890, recorded in the Office of Probate for Shelby County, Alabama, being in the East 1/2 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows: Commence at a railroad rail iron marking the SW corner of the SW 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East; thence North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4-1/4 Section a distance of 637.74 feet to a capped rebar set; thence continue North 06 degrees 58 minutes 21 seconds East along the West line of said 1/4 - 1/4 Section a distance of 621.69 feet to a railroad rail iron marking the NW corner of said 1/4 - 1/4 Section; thence North 06 degrees 58 minutes 29 seconds East along the West line of the NW 1/4 of the SE 1/4 of Section 2 a distance of 166.52 feet to a capped rebar set; thence South 79 degrees 20 minutes 02 seconds East a distance of 787.09 feet to a capped rebar set and the point of beginning of an ingress/egress easement being 30-feet in width and lying 15-feet on each side of the following described centerline; thence South 88 degrees 05 minutes 42 seconds East a distance of 363.77 feet to a PK nail set in the center line of an asphalt drive; thence North 86 degrees 49 minutes 57 seconds East a distance of 296.18 feet to a PK nail set in the center line of an asphalt drive on the Western right of way of Shelby County Highway 71 and the point of ending.

According to survey of John M. Perez, Ala. Lic. No. 30354, dated January 13, 2021

Real Estate Sales Validation Form

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

Grantor's Name	DS Land Investment, LLC	Grantee's Name	Jon Allen Keener Natalie Smith Keener
Mailing Address	2541 Westminster Circle Birmingham, AL 35242	Mailing Address	
Property Address	0 Hwy 71 Shelby, AL 35143	Total Purchase Price or Actual Value	March 05, 2021 \$150,000.00
		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 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 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 <u>Code of Alabama 1975</u> § 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 <u>March 02, 20</u> ;	21	Print DS Land Inves	tment, LLC
Unattested		Sign	
	(verified by)	(G rantor/	Grantee/Owner/Agent) circle one
10 Contract	Filed and Recorded		

Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 03/05/2021 02:07:40 PM \$65.50 MISTI alli 5. Beyl

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Form RT-1