

This instrument was prepared by
Scott Thornley
Maddox, Thornley & Sanders
318 19th Street, West
Jasper, Alabama 35501

LIMITED LIABILITY COMPANY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars and other good and valuable considerations including the covenant contained in Exception 3 below to the undersigned Grantor, in hand paid by Grantee the receipt whereof is acknowledged, **Raccoon MTN MLT, LLC, an Alabama limited liability company**, does by these presents grant, bargain, sell and convey unto **The Entrust Group, Inc. FBO Vicki T. Lavett IRA#** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

South ½ of the Southeast ¼ of the Southeast ¼ of Section 4 and the West ½ of the North ½ of the Northeast ¼ of the Northeast ¼ of Section 9, both in Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at an existing railroad rail being the locally accepted Southeast corner of said Section 4, run in a Northerly direction along the East line of said Section 4 for a distance of 665.0 feet to an existing iron rebar; thence turn an angle to the left of 86° 43' 13" and run in a Westerly direction for a distance of 153.11 feet to an existing old iron rebar; thence turn an angle to the left of 0° 39' 21" and run in a Westerly direction for a distance of 71.42 feet to an existing iron rebar; thence turn an angle to the right of 0° 26' 47" and run in Westerly direction for a distance of 1097.42 feet to an existing 2" capped pipe; thence turn an angle to the left of 93° 09' 51" and run in a Southerly direction for a distance of 662.17 feet to an existing 2" capped pipe; thence turn an angle to the right of 0° 22' 17" and run in a Southerly direction for a distance of 665.67 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 87° 09' 23" and run in an Easterly direction for a distance of 661.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 92° 57' 30" and run in a Northerly direction for a distance of 664.88 feet to an existing iron rebar set by Weygand and being on the South line of said Section 4; thence turn an angle to the right of 93° 01' 59" and run in an Easterly direction along the South line of said Section 4 for a distance of 660.51 feet, more or less, to the point of beginning.

Less and Except, the following described real property:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Beginning at an existing railroad rail being the locally accepted Southeast corner of said Section 4, run in a Westerly direction along the South line of said Section 4 for a distance of 660.51 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 86° 58' 01" and run in a Northerly direction for a distance of 75.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 93° 02' 03" and run in an Easterly direction for a distance of 660.26 feet to an existing iron rebar set by Weygand and being on the East line of the Southeast 1/4 of the Southeast 1/4 of said Section 4; thence turn an angle to the right of 86° 46' 36" and run in a Southerly direction along the East line of said 1/4 - 1/4 section for a distance of 75.0 feet, more or less, to the point of beginning. Containing 1.135 acres, more or less.

Subject to the following:

1. Restrictive Covenants filed at Instrument #20061227000626930.
2. Less and except any portion of the subject property which lies within a public road right of way.
3. Covenant and Agreement: Per the Second Section of the Agreement for Land Sale and Purchase by and between Grantor and Grantee, Grantee acknowledges that Grantor, may attempt in the future to have adjoining lands annexed into the Alabaster City Limits. In addition to the sales price, valuable consideration to Grantor in this sale is the agreement of Grantee to allow this property and other adjacent property owned by Farley Lavett to be annexed into the City Limits should the City allow. This agreement shall be included in the deed conveying the property and shall be binding upon Grantee and Farley Lavett, their successors and/or assigns.

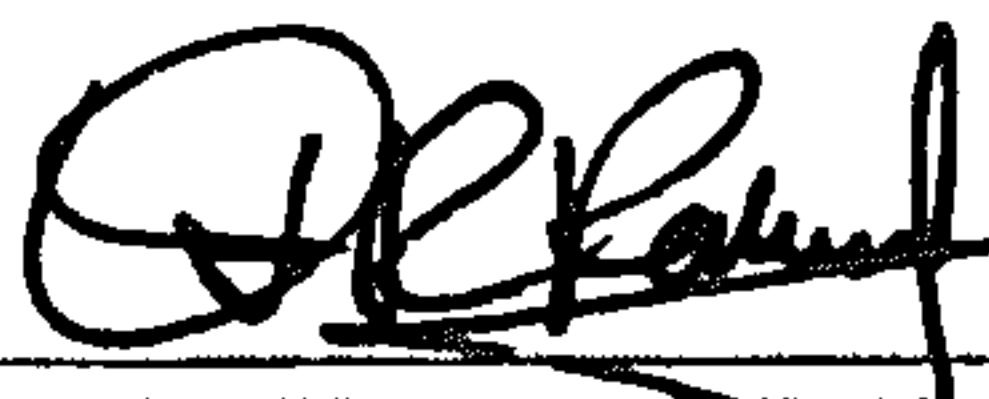
Pursuant to *Code of Alabama 1975 Section 40-22-1*, a Real Estate Validation Form Exhibit is attached hereto.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Grantor, for itself, its successors and assigns covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Raccoon MTN MLT, LLC, an Alabama limited liability company, by Otis R. Robison, its Managing Member, who is authorized to execute this conveyance, has set its signature and seal this 9th day of March, 2021.

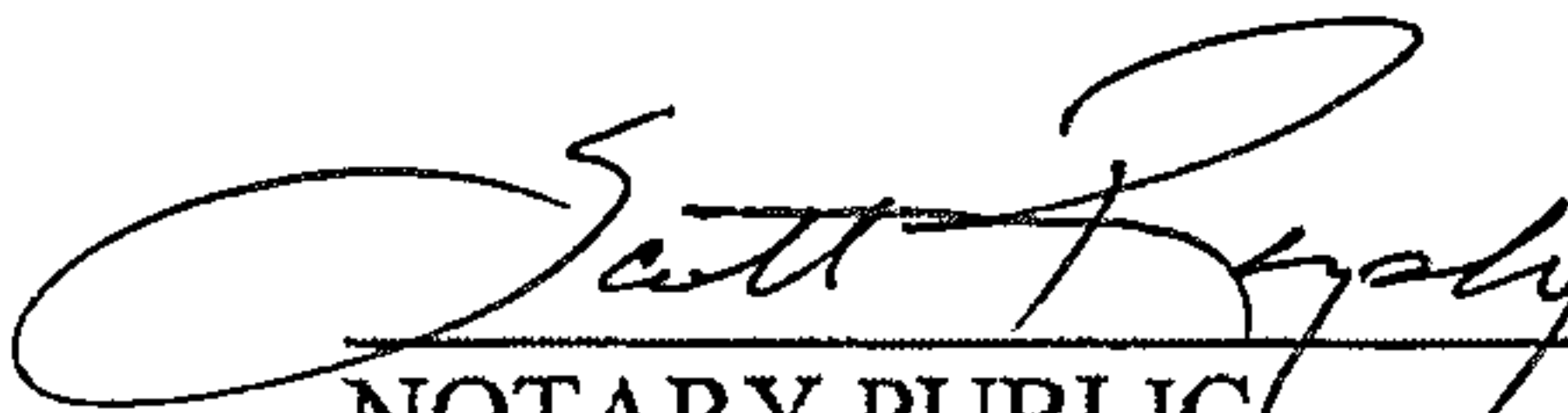
RACCOON MTN MLT, LLC

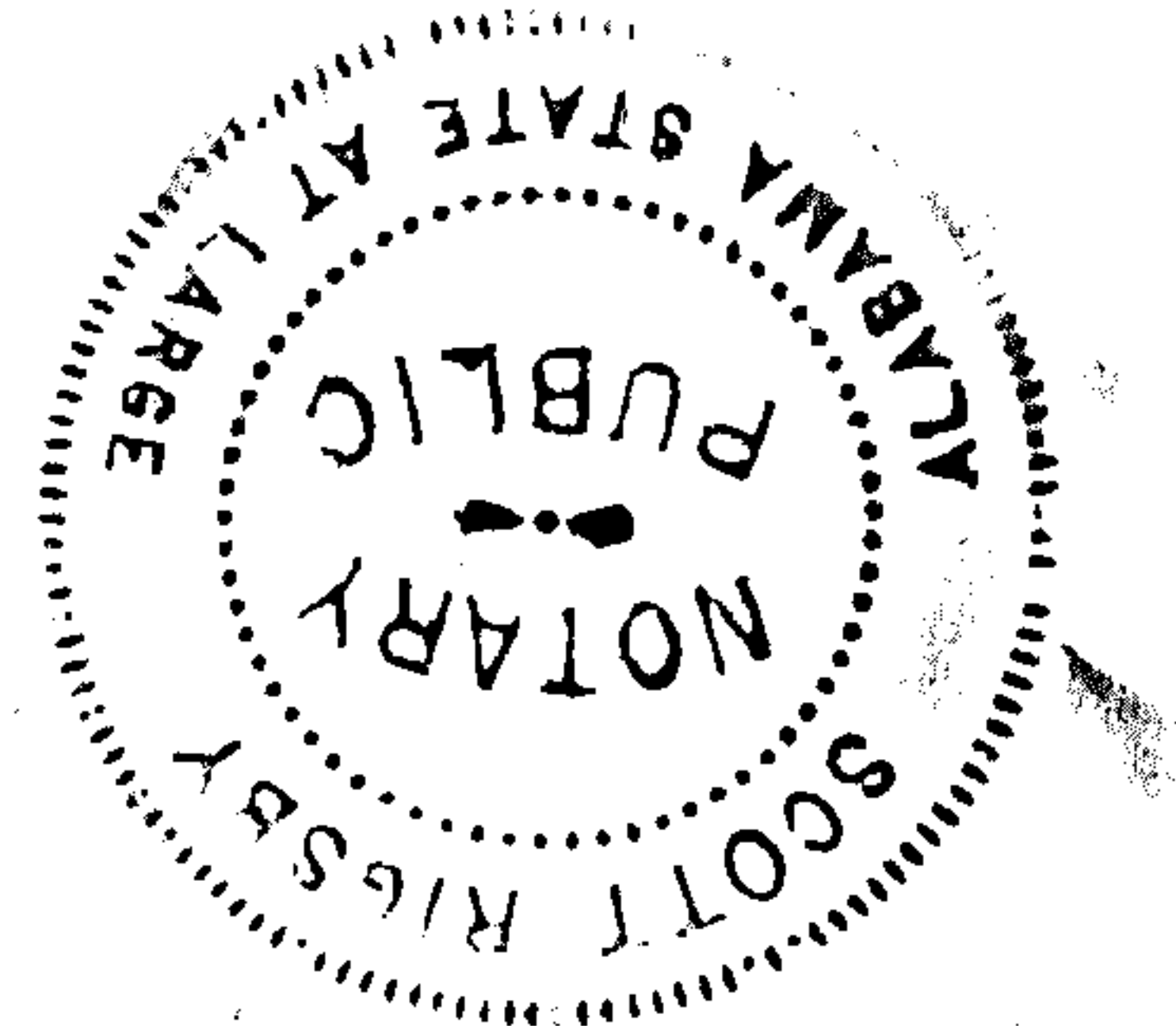
BY: 
OTIS R. ROBISON
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF Walker)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Otis R. Robison, whose name as Managing Member of Raccoon MTN MLT, LLC, an Alabama limited liability company**, 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, he, as such member in his representative capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 9th day of March, 2021.


NOTARY PUBLIC
My Commission Expires: 6/21/2024



REAL ESTATE SALES VALIDATION ATTESTATION

Seller/Grantor

Buyer/Grantee/Send Tax Notice To

Name: Raccoon MTN MLT LLC

Name: The Entrust Group Inc.
FBO Vicki T. Lockett IRA#
7230010255

Mailing Address: 7802 Hwy 78
Cordova, AL 35550

Mailing Address: 555 12th Street Suite 900
Oakland, CA 94607

Property Address: 29 acres +/-
(if available) Alabaster, AL 35007

Date of Sale: 3-11-21

Total Purchase Price \$ 353,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2021 12:15:36 PM
\$384.00 CHERRY
20210311000122010

Alexis Boyd

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

_____Bill of Sale
_____Sales Contract
X_____Closing Statement
_____Appraisal

_____Tax Assessor's Current
_____Market Value
_____Other

This Exhibit is attached to the foregoing instrument pursuant to *Code of Alabama 1975, §40-22-1*.

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: 3-11-21

Print: Scott Thorne

Circle One: (Grantor/Grantee/Owner/Agent)

Sign: *Scott Thorne*