

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Steve Lee**, a married man, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by **Garden Street Communities Southeast, LLC, a Florida limited liability company** the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See attached Exhibit "A"

Address unavailable – vacant land

This property is not the homestead of the Grantor.

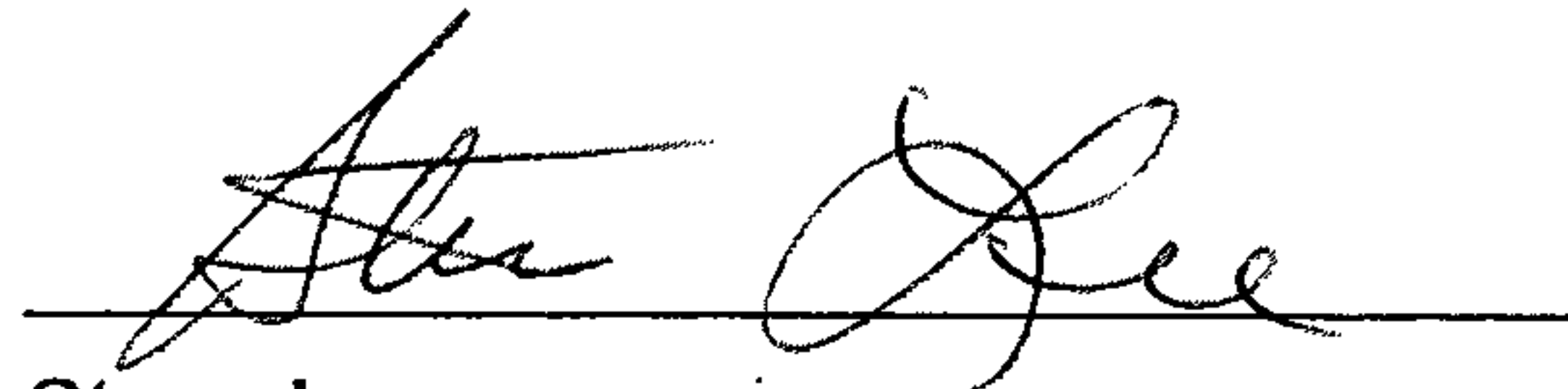
WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$550,000.00 and valuable considerations to the Grantor in hand paid by the Grantees

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto on this 11th day of March, 2021.

Witness

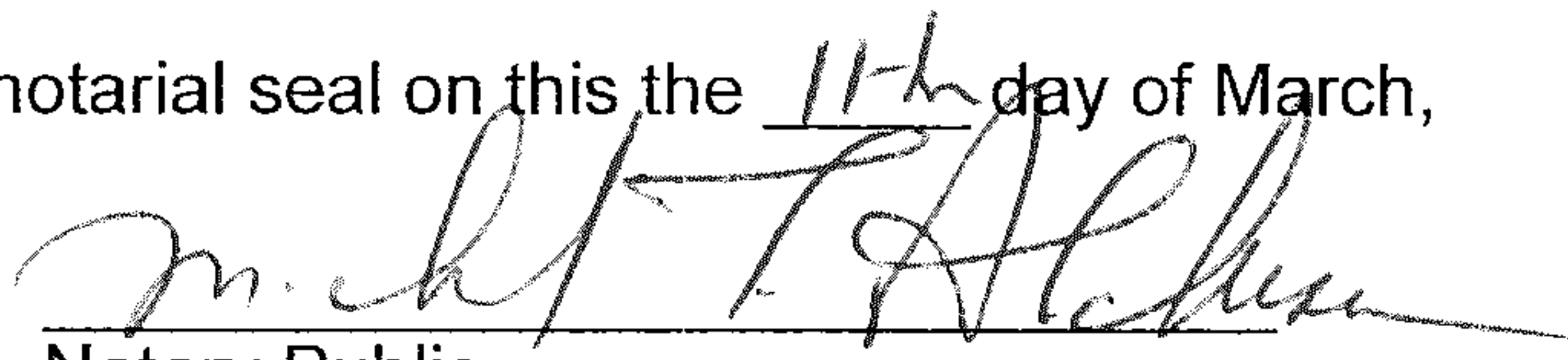

Steve Lee

Witness

STATE OF
COUNTY OF

I, the undersigned notary public, in and for said State and County, hereby certify that Steve Lee, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company, in its capacity as such manager on the day the same bears date.

Given under my hand and notarial seal on this the 11th day of March, 2021.


Notary Public
Printed Name
My Commission Exp.

Mailing Address of grantor:
16200 Highway 61
Wilsonville, AL 35186

Mailing Address of grantee:
3000 Gulf Breeze Parkway
Gulf Breeze, FL 32563

This instrument Prepared By
and Return To:
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring St.
Pensacola, FL 32502
10723-149791

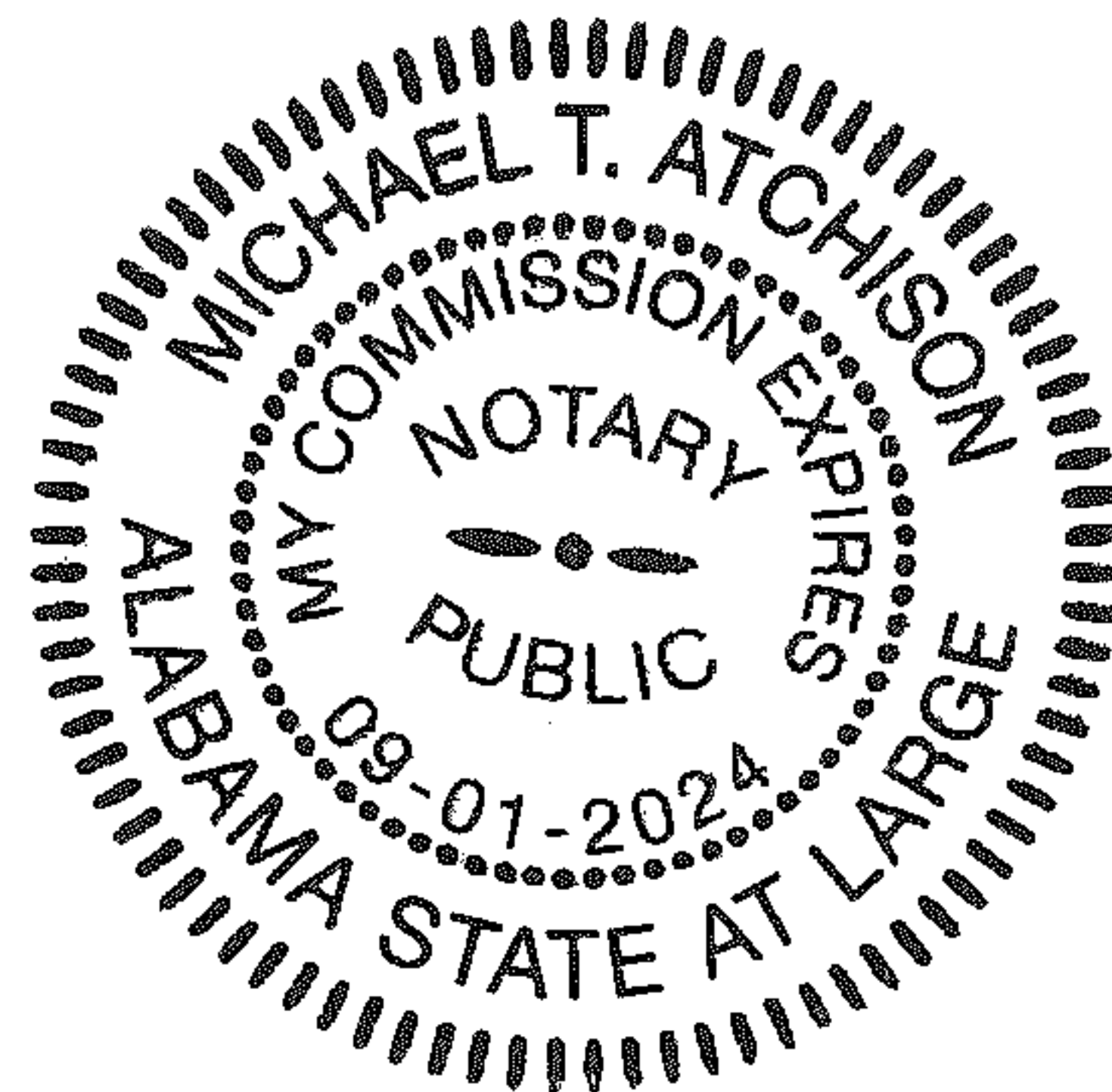


Exhibit "A"

Commence at a 1/2 inch iron pin in place being the Southeast corner of the Southeast One Fourth of the Northeast One Fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed North 01 degrees 00 minutes 35 seconds West along the East boundary of said Quarter-Quarter section for a distance of 239.39 feet to a capped rebar in place being located on the Northerly right of way of Shelby County Highway 24, said point also being the Point of Beginning. From this beginning point proceed Southwesterly along the Northerly right of way of said road and along the curvature of a concave curve right having a delta angle of 49 degrees 50 minutes 36 seconds and a radius of 523.97 feet for a chord bearing and distance of South 68 degrees 43 minutes 11 seconds West, 441.58 feet to the Point of Tangency of said curve (set 1/2 inch rebar CA-0114-LS); thence proceed North 88 degrees 13 minutes 12 seconds West along the Northerly right of way of said road for a distance of 584.77 feet (set 1/2 inch rebar CA-0114-LS); thence proceed Northeasterly along the flare back of said Shelby County Highway 24 and along the curvature of a concave curve right having a delta angle of 90 degrees and a radius of 25.00 feet for a chord bearing and distance of North 43 degrees 13 minutes 11 seconds West, 35.36 feet to the Point of Tangency of said curve and a point on the Easterly right of way of Revolutionary Way; thence proceed North 01 degrees 46 minutes 48 seconds East along Easterly right of way of Revolutionary Way for a distance of 227.39 feet to the Point of Tangency of a concave curve right having a delta angle of 89 degrees 54 minutes 06 seconds and a radius of 20.00 feet; thence proceed Northeasterly along the curvature of said curve for a chord bearing and distance of North 46 degrees 43 minutes 54 seconds East, 28.26 feet to the Point of Tangency of said curve; thence proceed North 01 degrees 51 minutes 26 seconds East for a distance of 50.00 feet to the Point of Curvature of a concave curve right having a delta angle of 90 degrees 06 minutes 15 seconds and a radius of 20.00 feet; thence proceed Northwesterly along the curvature of said curve for a chord bearing and distance of North 43 degrees 16 minutes 06 seconds West, 28.31 feet to the Point of Tangency of said curve, said point being on the Easterly right of way of Revolutionary Way; thence proceed North 01 degrees 49 minutes 42 seconds East along the Easterly right of way of Revolutionary Way for a distance of 110.81 feet to the Point of Curvature of a concave curve left having a delta angle of 01 degrees 05 minutes 14 seconds and a radius of 4776.41 feet; thence proceed Northwesterly along the Easterly right of way of said Revolutionary Way and along the curvature of said curve for a chord bearing and distance of North 01 degrees 41 minutes 34 seconds West, 90.64 feet to the Point of Tangency of said curve which is also the Point of Curvature of a concave curve left having a delta angle of 02 degrees 25 minutes 30 seconds and a radius of 4776.41 feet; thence proceed Northwesterly along the Easterly right of way of said Revolutionary Way and along the curvature of said curve for a chord bearing and distance of North 03 degrees 26 minutes 56 seconds West, 202.14 feet to the Point of Tangency of said curve which is also the Point of Curvature of a concave curve left having a delta angle of 00 degrees 54 minutes 12 seconds and a radius of 2334.36 feet; thence proceed Northwesterly along the Easterly right of way of said Revolutionary Way and along the curvature of said curve for a chord bearing and distance of North 04 degrees 18 minutes 46 seconds West, 36.80 feet to the Point of Tangency of said curve which is also the Point of Curvature of a concave curve left having a delta angle of 04 degrees 11 minutes 30 seconds and a radius of 1025.00 feet; thence proceed Northwesterly along the Easterly right of way of said Revolutionary Way and along the curvature of said curve for a chord bearing and distance of North 06 degrees 51 minutes 37 seconds West, 74.97 feet to the Point of Tangency of said curve; thence proceed North 08 degrees 51 minutes 04 seconds West along the Easterly right of way of said Revolutionary Way for a distance of 433.85 feet (set 1/2 inch

rebar CA-0114-LS);

Thence proceed North 80 degrees 49 minutes 17 seconds East for a distance of 591.00 feet to a 1/2 inch rebar in place; thence proceed North 23 degrees 49 minutes 17 seconds East for a distance of 109.00 feet (set 1/2 inch rebar CA-0114-LS); thence proceed North 08 degrees 29 minutes 12 seconds West for a distance of 373.00 feet (set 1/2 inch rebar CA-0114-LS); thence proceed North 81 degrees 30 minutes 48 seconds East for a distance of 120.69 feet (set 1/2 inch rebar CA-0114-LS); thence proceed South 52 degrees 28 minutes 53 seconds East for a distance of 483.50 feet to a point on the East boundary of the Northeast One Fourth of the Northeast One Fourth of said Section 35; thence proceed South 00 degrees 58 minutes 41 seconds East along the East boundary of said Northeast One Fourth of the Northeast One Fourth and along the East boundary of the Southeast One Fourth of the Northeast One Fourth for a distance of 665.78 feet to 1/2 inch rebar in place; thence proceed South 01 degrees 00 minutes 35 seconds East along the East boundary of the Southeast One Fourth of the Southeast One Fourth for a distance of 764.54 feet to the Point of Beginning.

The above described and is located in the Southeast One Fourth of the Northeast One Fourth and the Northeast One Fourth of the Northeast One Fourth of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/16/2021 10:16:54 AM
\$584.00 CHERRY
20210316000130290

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantee's Name Garden Street Communities
Southeast, LLC FKA Esplanade Communities of
Florida, LLC
Mailing Address 3000 Gulf Breeze Parkway
Gulf Breeze, Florida 32561

Grantor's Name Steve Lee
Mailing Address 16200 Highway 61
Wilsonville, Alabama 35186

Property Address 291 Highway 24, Montevallo,
Alabama 35115

Date of Sale 03/11/2021
Total Purchase Price \$550,000.00

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 _____ Appraisal
_____ Sales Contract _____ Other _____
☒ Closing Statement

If the conveyance document presented for recordation contains all 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 03/11/2021

Unattested

(verified by)

Print Steve Lee

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one