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04/02/2021 11:13:53 AM
DEEDS 1/4

This Document Prepared By:
Gregory D. Harrelson, Esq.
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To
Ronald Steven Birmingham
Cheryl L. Birmingham
2208 Old Cahaba Pl
Helena, AL 35080

WARRANTY DEED

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

That in consideration of Five Hundred Fifteen Thousand and 00/100 Dollars (\$515,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Greene Properties, LLC, an Alabama limited liability company, (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Ronald Steven Birmingham and Cheryl L. Birmingham, husband and wife, (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" Legal Description

Subject to:

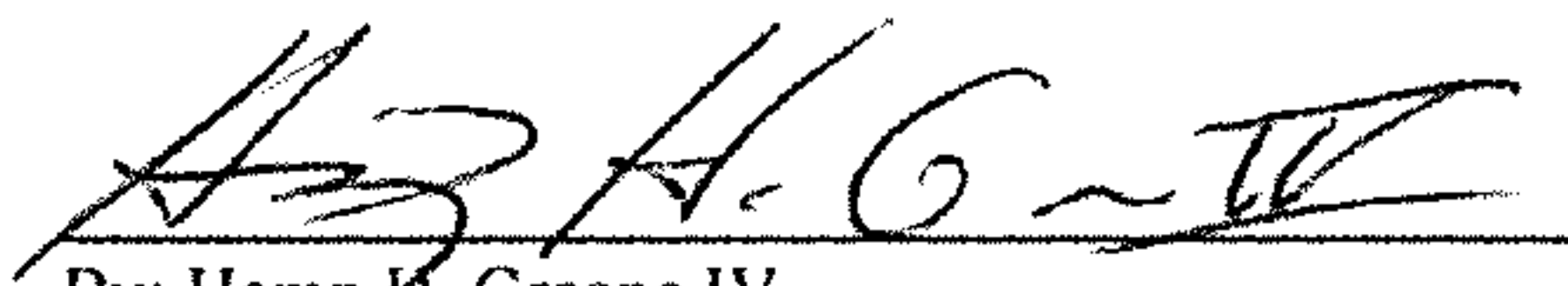
1. Ad valorem taxes due and payable October 1, 2021 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$412,000.00 of the purchase price was paid with the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said Grantee, their heirs, 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 Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized agent, has hereunto set its hand and seal this the 10th day of March, 2021.

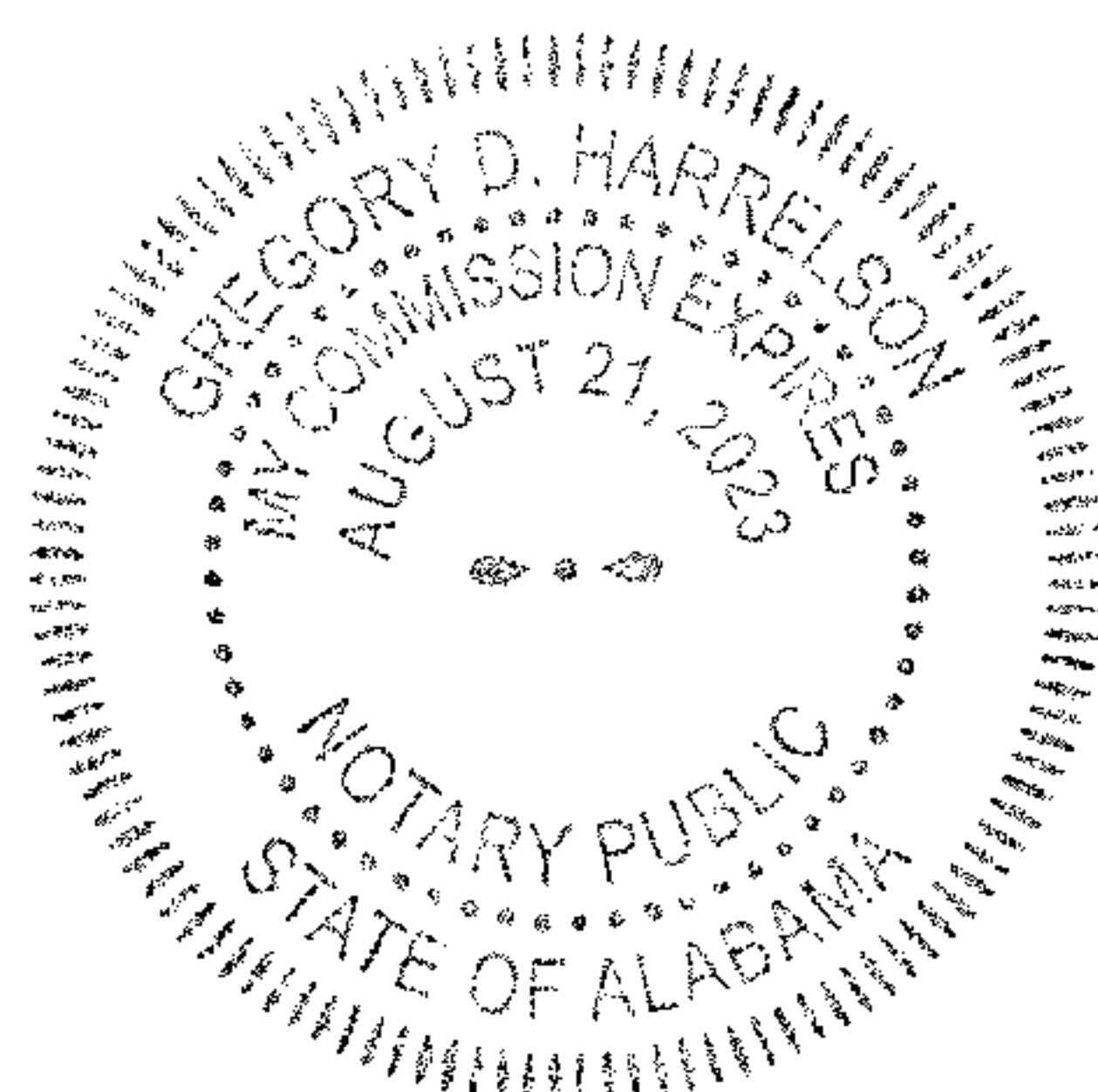
Greene Properties, LLC

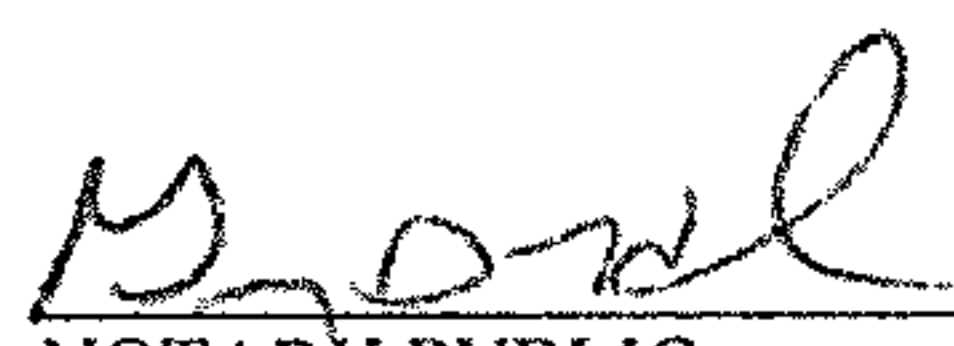

By: Hamp H. Greene IV
Its: Member/Manager

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hamp H. Greene IV, whose name as Member/Manager of Greene Properties, 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 conveyance, he, as such Member/Manager and with full authority executed the same voluntarily for and as the act of Greene Properties, LLC on the day the same bears date.

Given under my hand and official seal, this 10th day of March, 2021.




NOTARY PUBLIC

My Commission Expires: 8/21/23

EXHIBIT "A"

Legal Description:

PARCEL A:

A parcel of land located in Section 23, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Section 23; thence run S 87°57'56" E along the South line of the Northeast Quarter of said Section 23 for 1,336.34' to a stone corner marking the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence continue S 87°57'56" E along the South line of the Northeast Quarter of said Section 23 for 1,095.57' to the point of intersection with the West bank of Kelly Creek; thence run along the meanderings of said West bank on a chord bearing N 01°36'05" E for a chord distance of 730.93' to the point of intersection with the West bank of Muddy Branch; thence run along the meanderings of said West bank on a chord bearing N 24°20'17" W for a chord distance of 559.58'; thence run N 84°06'54" W for 9.55' to a 1/2" steel rod; thence continue N 84°06'54" W for 1,625.74' to the point of intersection with the North line of the Southwest Quarter of the Northeast Quarter of said Section 23; thence run N 88°15'45" W along the North line of the Southwest Quarter of the Northeast Quarter of said Section 23 for 576.06' to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 23; thence run N 00°45'28" E along the East line of the Northeast Quarter of the Northwest Quarter of said Section 23 for 142.05' to the point of intersection with the South bank of a branch; thence run along the meanderings of said South bank on a chord bearing S 56°24'18" W for a chord distance of 856.20'; thence run S 00°32'06" W for 562.42' to a 1/2" rebar; thence run S 00°32'17" W for 851.18' to the point of intersection with the North right-of-way of Shelby County Road No. 59; thence run S 81°09'40" E along said right-of-way for a chord distance of 708.44' to the point of intersection with the East line of the Northeast Quarter of the Southwest Quarter of said Section 23; thence run N 00°45'28" E along said East line for 514.86' to the point of beginning

Said parcel being subject to any easements of record over or across said parcel.

PARCEL B:

A part of the Northeast Quarter of the Southeast Quarter of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a stone corner representing the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 23; thence run S 87°57'37" E, along the North line of the Northeast Quarter of the Southeast Quarter of said Section 23, for 1,095.72' to the point of intersection with the West bank of Kelly Creek; thence run S 22°48'59" W along said West bank for 664.89' to the point of intersection with the East line of said Section 23; thence run S 01°03'53" W along said section line for 14.10' to a 1/2" rod set; thence continue S 01°03'53" W along said

section line for 287.37' to a 1/2" rod set; thence continue S 01°03'53" W along said section line for 134.62' to the point of intersection with the centerline of Spring Branch; thence run S 87°48'57" W along the meandering centerline of said Spring Branch for a chord distance of 307.81'; thence run N 48°57'55" W along the meandering centerline of said Spring Branch for a chord distance of 434.52'; thence run S 77°45'07" W along the meandering centerline of said Spring Branch for a chord distance of 62.45'; thence run S 12°05'33" W along the meandering centerline of said Spring Branch for a chord distance of 189.64'; thence run N 85°39'46" W along the meandering centerline of said Spring Branch for a chord distance of 70.18'; thence run N 60°25'48" W along the meandering centerline of said Spring Branch for a chord distance of 327.14'; thence run S 54°56'26" W along the meandering centerline of said Spring Branch for a chord distance of 162.36'; thence run S 69°30'01" W along the meandering centerline of said Spring Branch for a chord distance of 150.03' to the point of intersection with the West line of the Northeast Quarter of the Southeast Quarter of said Section 23; thence run N 01°06'51" E along said West line for 204.58' to a 1/2" steel rod set in center of an old road; thence run N 47°14'28" E for 450.66' to a 1/2" steel rod set; thence run N 48°00'39" W for 429.64' to the point of intersection with the West line of the Northeast Quarter of the Southeast Quarter of said Section 23; thence run N 01°06'51" E along said West line for 194.20' to the point of beginning.

AND ALSO an easement for ingress, egress, and utilities, together with the right to cut timber in said easement area, and to construct and maintain a road way in said easement, located in the Northwest Quarter of the Southeast Quarter of Section 23, Township 18 South, Range 2 East, Shelby County, Alabama, the East boundary of which being more particularly described with reference to a survey line as follows:

Commence at a 1/2" rebar representing the Southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 23; thence run N 01°06'51" E, along the East line of the Northwest Quarter of the Southeast Quarter of said Section 23 for 162.15' to the point of intersection with the centerline of Shelby County Road No. 59, and the point of beginning of said survey line; thence continue N 01°06'51" E along the same line for 181.47' to the point of intersection with the centerline of Spring Branch; thence continue N 01°06'51" E along the same line for 60.00' to the end of said survey line. Said easement being sixty feet in width, lying West of and adjacent to said survey line.

Real Estate Sales Validation Form

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

Grantor's Name Greene Properties, LLC
 Mailing Address 3771 West Jackson Blvd
Birmingham, AL 35213

Grantee's Name Ronald Steven Birmingham
 Mailing Address Cheryl L. Birmingham
2208 Old Cahaba Pl
Helena, AL 35080

Property Address See Legal Description attached
to Deed

Date of Sale 03/10/2021

Total Purchase Price \$ 515,000

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 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 3/10/21

Print Hamp H. Greene, IV

Sign H-H-G IV

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2021 11:13:53 AM
 \$546.00 CHERRY
 20210402000164780

Ann S. Boyd

Form RT-1