

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

**20210504000222760
05/04/2021 03:34:52 PM
DEEDS 1/4**

**Crayton-Columbiana Ventures, LLC
Attn: Walt Crayton
2300 Center Avenue
New Bern, North Carolina 28562**

LIMITED WARRANTY DEED

For the consideration of One Million and 00/100 (\$1,000,000.00) Dollars and other valuable considerations, **COLUMBIANA SQUARE, LLC**, an Alabama limited liability company ("Grantor"), hereby grants, bargains, sells and conveys to **CRAYTON-COLUMBIANA VENTURES, LLC**, a North Carolina limited liability company ("Grantee"), the following described real property situated in **Columbiana, Shelby County, Alabama** (the "Property"):

Property Legal Description:

A parcel of land located in the NE 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows:

Commence at the NE corner of the NW 1/4 of said Section 26; thence in a Northerly direction along the projection of the Easterly line of said Section 26, a distance of 2.82 feet to a point on the Westerly right of way line of Joiner Town Road said point also being an old rebar corner which is also the SE corner of the Elliot Lot described in Deed Book 12, page 496; thence 137°14'28" right in a Southeasterly direction along said right of way line, a distance of 30.06 feet to the point of beginning; thence continue along last described course and said right of way line, a distance of 40.09 feet; thence 93°46'21" right in a Southwesterly direction a distance of 200.73 feet; thence 93°46'21" left in a Southeasterly direction a distance of 77.68 feet; thence 21°21'23" left in a Southeasterly direction a distance of 171.49 feet to a point on the Westerly right of way line of Alabama Highway No. 25; thence 90° right in a Southwesterly direction and along said right of way line, a distance of 497.95 feet; thence 90° right in a Northwesterly direction a distance of 328.00 feet; thence 90° left in a Southwesterly direction a distance of 20.00 feet; thence 90° right in a Northwesterly direction a distance of 325.09 feet; thence 90° right in a Northeasterly direction a distance of 467.05 feet to a point on the Southeasterly right of way line of Southern Railway; thence 30°06'20" right in a Northeasterly direction a distance of 235.48 feet to a point on the West line of said Elliot Lot; thence 81°15'03" right in a Southeasterly direction along said West line of the Elliot Lot, and parallel with the Westerly right of way line of Joiner Town Road, a distance of 146.98 feet; thence 93°46'21" right in a Southwesterly direction a distance of 10.02 feet; thence 93°46'21" left, in a Southeasterly direction a distance of 130.06 feet; thence 86°13'39" left in a Northeasterly direction a distance of 200.73 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.

A handwritten signature in black ink, appearing to be 'Walt Crayton', is located in the bottom right corner of the document.

together with all improvements, buildings, structures, and fixtures located thereon; all easements, if any, benefitting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interest in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches, and flumes located on or appurtenant to the Property.

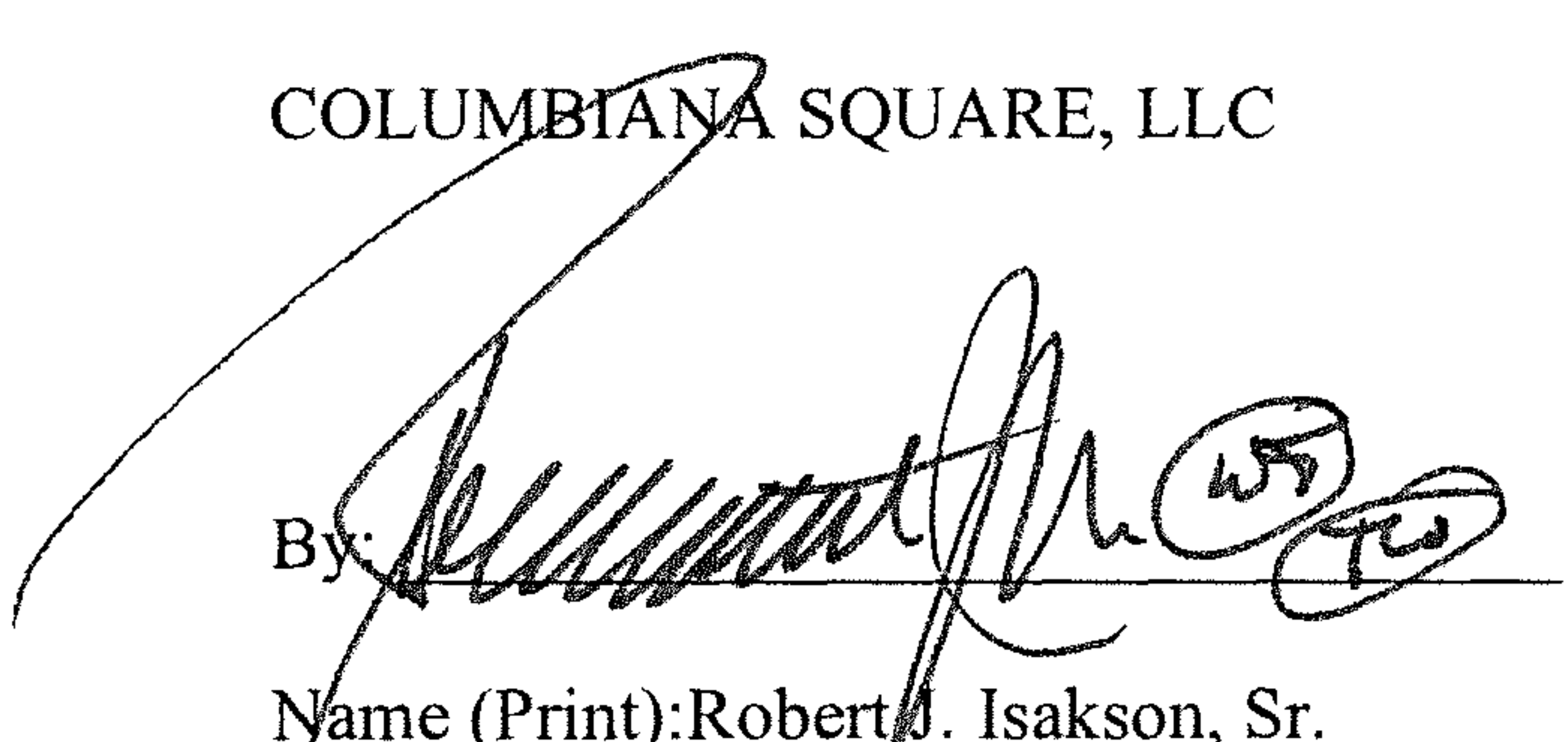
SUBJECT to any taxes and assessments not yet due and payable, any valid easements, restrictions, covenants, encumbrances, or instruments of public record, and any encroachments visible upon the Property.

Grantor warrants the title to the Property against all acts of Grantor and any persons claiming by, through or under Grantor, but no other.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized and empowered representative as of the ____ day of April 2021.

GRANTOR:

COLUMBIANA SQUARE, LLC

By: 

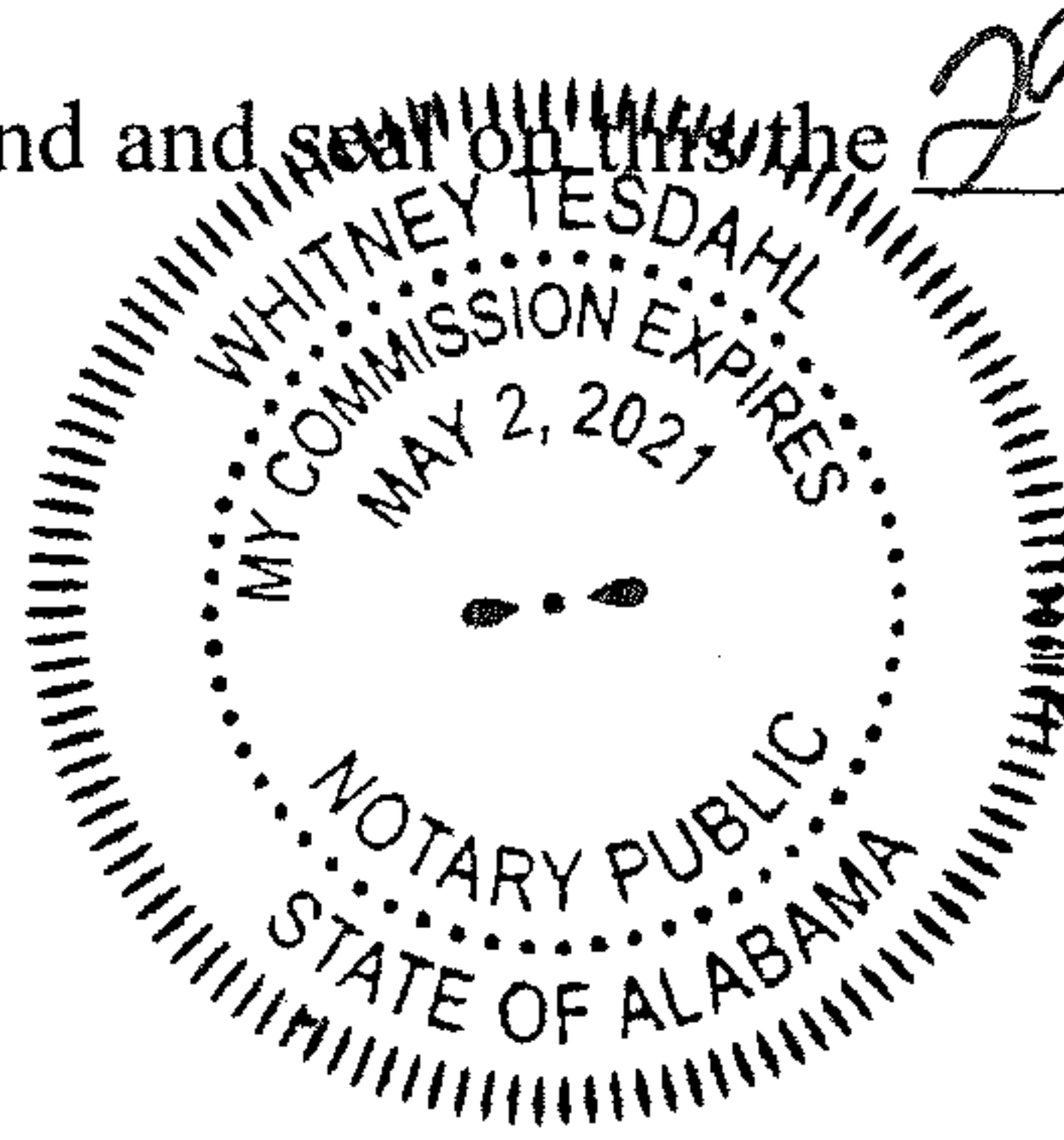
Name (Print): Robert J. Isakson, Sr.

Title: Manager

STATE OF ALABAMA)
COUNTY OF MOBILE)

I, the undersigned Notary Public in and for said State and County, do hereby certify that **Robert J. Isakson, Sr.**, whose name is signed as **Manager of Columbiana Square, LLC** to the foregoing Limited Warranty Deed, and who is known to me, acknowledged before me on this date that being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 29 day of April 2021.



Whitney Tesdahl
NOTARY PUBLIC

Prepared by:

Columbiana Square, LLC
157 N. Conception Street
Mobile, Alabama 36603

Grantor's Address:

Columbiana Square, LLC
157 N. Conception Street
Mobile, Alabama 36603

Grantee's Address

Crayton-Columbiana Ventures, LLC
2300 Center Avenue
New Bern, North Carolina 28562

A large, stylized handwritten signature, likely of Robert J. Isakson, Sr., located at the bottom right of the document.

Real Estate Sales Validation Form

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

Grantor's Name	Columbiana Square, LLC	Grantee's Name	Crayton-Columbiana Ventures, LLC
Mailing Address	157 N. Conception Street Mobile, Alabama 36603	Mailing Address	2300 Center Avenue New Bern, N. Carolina 28562
20210504000222760 05/04/2021 03:34:52 PM DEEDS 4/4			
Property Address	235-325 Columbiana Square Columbiana, Alabama 35051	Date of Sale	May 3, 2021
		Total Purchase Price	\$1,000,000.00
		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 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 4/29, 2021

Unattested

(verified by)

Print: Robert J. Isakson, Sr.

Sign:

Grantor/Grantee/Owner/Agent (circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/04/2021 03:34:52 PM
\$170.00 CHERRY
20210504000222760

Allen S. Bayl

Form RT-1