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05/28/2021 09:06:36 AM
DEEDS 1/5

Send Tax Notices to:

Thornton Holdings, LLC
#2 Easy Street
Mountain Brook, Alabama 35223
Attention: William L. Thornton, III

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned, **Danny D. Stewart**, a married man, with a mailing address of 10931 County Road 50, Clanton, Alabama 35045, and **Melissa K. Stewart**, an unmarried woman, with a mailing address of 9687 Bradford Trafford Road, Warrior, Alabama 35180 (the "Grantors"), in hand paid by **Thornton Holdings, LLC**, an Alabama limited liability company (the "Grantee"), with a mailing address of #2 Easy Street, Mountain Brook, Alabama 35223, Attention: William L. Thornton, III, the receipt of which is hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantee that certain real estate situated in Shelby County, Alabama, and more particularly described as follows:

(See Exhibit "A" attached hereto)

SUBJECT TO exception, if any, listed on the attached Exhibit "A"

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

And subject to the foregoing, the Grantors do for themselves, their heirs, executors, administrators and assigns, covenant with Grantee, its successors and assigns, that they will warrant and their heirs, executors, administrators and assigns will warrant and forever defend the right and title to the said premises unto Grantee, its successors and assigns, against the claims of all persons owning, holding, or claiming by, through, or under the Grantors, which claims are based upon matters occurring subsequent to Grantors' acquisition of the premises, and prior to the time of delivery of this deed.

The property conveyed hereby does not constitute the homestead of the Grantors or a Grantor's spouse.

* * * * *

Pursuant to the provisions of Ala. Code §40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address:

Danny D. Stewart
10931 County Road 50
Clanton, Alabama 35045

Melissa K. Stewart
9687 Bradford Trafford Road
Warrior, Alabama 35180

Grantee's Name and Mailing Address:

Thornton Holdings, LLC
#2 Easy Street
Mountain Brook, Alabama 35223
Attention: William L. Thornton III

Property Address: 12279 Old Highway 280
Chelsea, Alabama 35043

Purchase/Sale Price: \$800,000.00

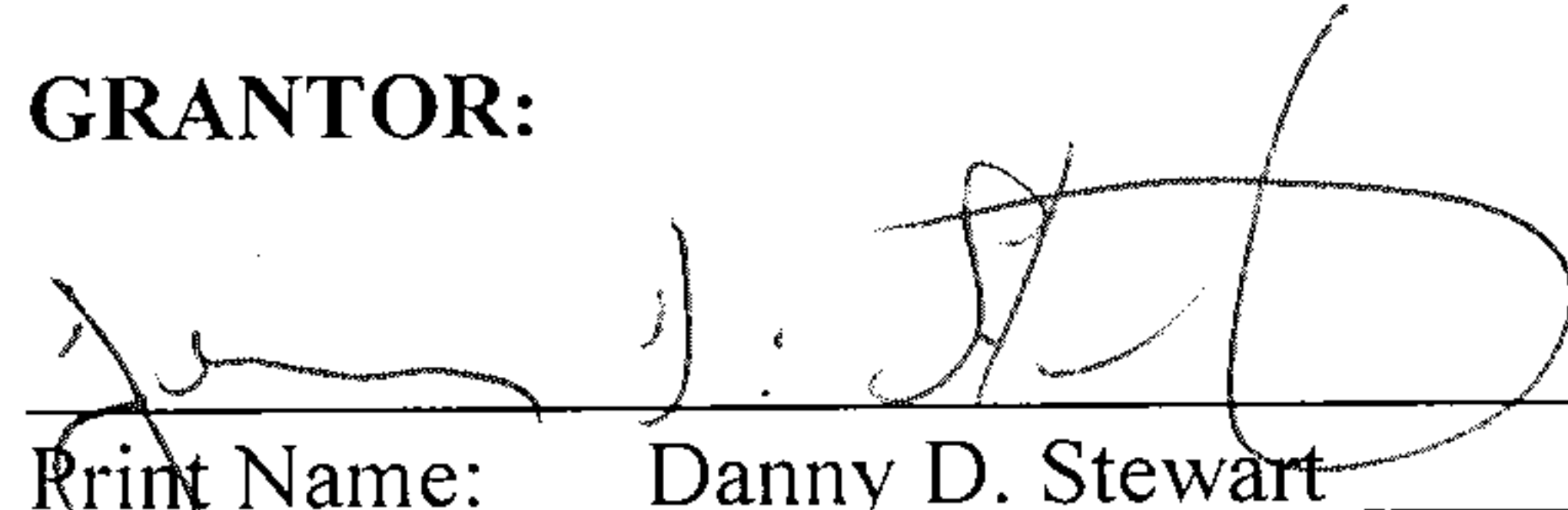
The purchase price or actual value claimed can be verified in the following documentary evidence:

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u> X </u>	Sales Contract	<u> </u>	Other
<u> </u>	Closing Statement		


[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have hereto set their signature and seal, this the 22 day of May 2021.

GRANTOR:


Print Name: Danny D. Stewart

GRANTOR:

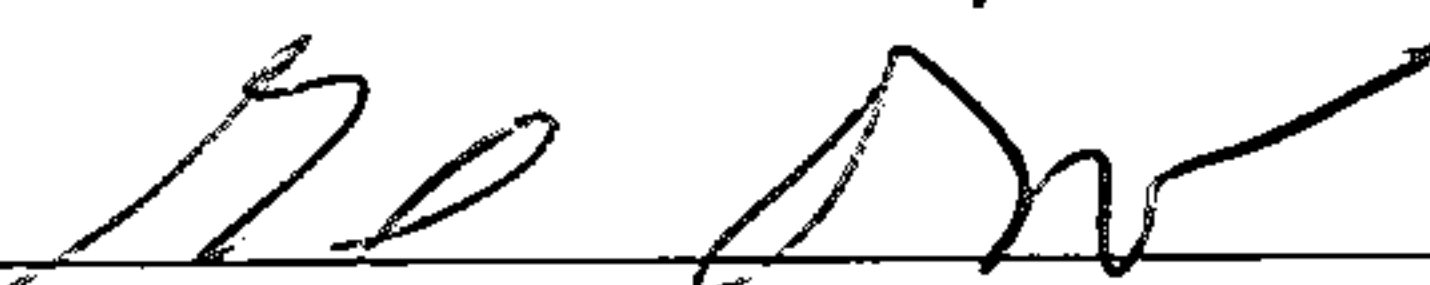

Print Name: Melissa K. Stewart

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Danny D. Stewart**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, he voluntarily executed the same.

Given under my hand and official seal, this the 22 day of May, 2021.

[SEAL]

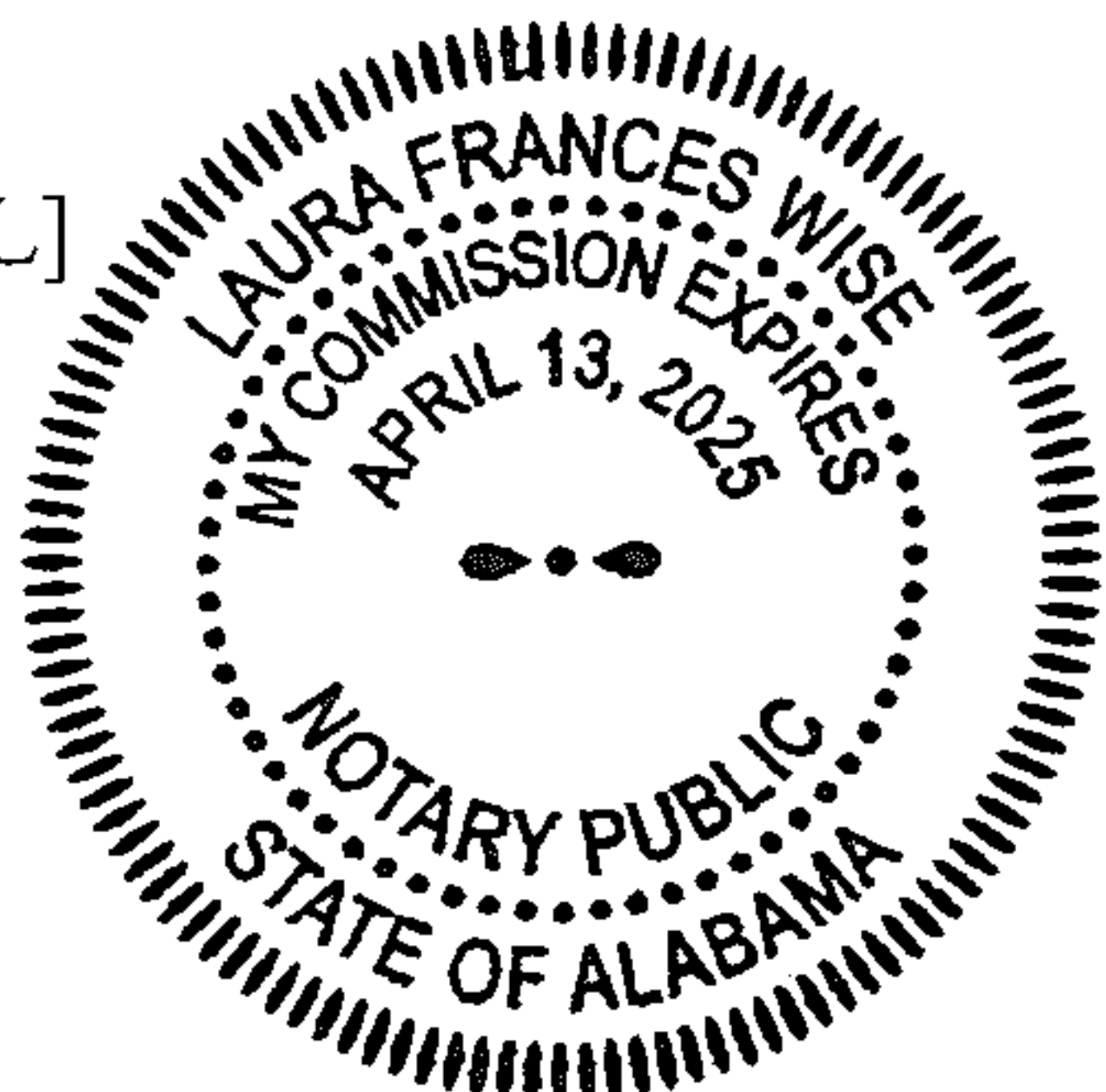

Notary Public
My Commission Expires 4-10-23

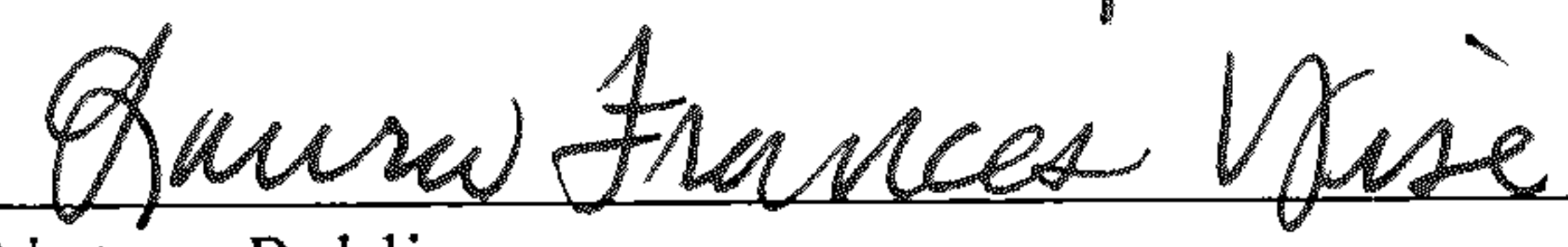
STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Melissa K. Stewart**, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me that, being informed of the contents of such instrument, she voluntarily executed the same.

Given under my hand and official seal, this the 21 day of May, 2021.

[SEAL]




Notary Public
My Commission Expires _____

**My Commission Expires:
April 13, 2025**

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Property located in Chelsea, Shelby County, Alabama, more particularly described as follows:

South 470 feet of SW 1/4 of NE 1/4, West of Highway 91, in Section 5, Township 19, Range 1 West.

Lot in SE 1/4 of NE 1/4, Section 6, Township 19, Range 1 West, begin at SW corner, run North 70 yards, East 70 yards, South 70 yards, West 70 yards to beginning.

Part of NW 1/4 of NE 1/4, Section 29, Township 19, Range 1 West, beginning at NW corner, East 330 feet for beginning; thence South 2 degrees 15 minutes East, 1320 feet; North 86 degrees 15 minutes East, 330 feet; North 2 degrees 15 minutes West, 660 feet; North 86 degrees 15 minutes East, 453.8 feet to Highway 91; North 26 degrees 15 minutes East, 208.7 feet; South 86 degrees 15 minutes West, 552 feet; North 2 degrees 15 minutes West, 182 feet; North 86 degrees 15 minutes East, 365 feet; North 2 degrees 40 minutes West, 296 feet to Section line; South 86 degrees 15 minutes West, 695 feet to beginning.

Begin at SE corner of NW 1/4 of NE 1/4 of Section 29, Township 19, Range 1 West; run West 401 feet to West line of Highway 91 for beginning; South 86 degrees 15 minutes West 268 feet; North 2 degrees 15 minutes West 660 feet; North 86 degrees 15 minutes East 453.6 feet to West line Highway right of way; Southwesterly along Highway to beginning.

More particularly described as:

A parcel of land located in Section 29, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: Commencing at the Northwest corner of the Northwest quarter of the Northeast quarter of said Section 29; thence N 88 degrees 43 minutes 17 seconds E, a distance of 329.96 feet to the point of beginning of said parcel being a found 3/8" rebar on the Southerly margin of Oak Tree Drive; thence continue along said margin N 88 degrees 41 minutes 29 seconds E, a distance of 678.70 feet to a set 5/8" rebar (CA00279); thence leaving said margin S 00 degrees 29 minutes 57 seconds W, a distance of 12.51 feet to a found 1/2" rebar (#18115); thence S 00 degrees 29 minutes 57 seconds W, a distance of 247.67 feet to a found 1/2" rebar; thence S 16 degrees 31 minutes 19 seconds W, a distance of 41.31 feet to a found 1/2" rebar; thence S 89 degrees 04 minutes 52 seconds W, a distance of 322.41 feet to a found 1" open top pipe; thence S 00 degrees 08 minutes 39 seconds W, a distance of 183.13 feet to a found 1" open top pipe; thence N 89 degrees 03 minutes 59 seconds E, a distance of 310.65 feet to a found 1/2" rebar (#18115); thence N 89 degrees 03 minutes 59 seconds E, a distance of 234.95 feet to a set 5/8" rebar (CA00279) on the Westerly margin of County Road 280 (Old Highway 280); thence along said margin S 28 degrees 13 minutes 10 seconds W, a distance of 481.57 feet to a set 5/8" rebar (CA00279); thence continue along said margin with a curve turning to the left with an arc length of 436.38 feet with a radius of 606.27 feet and having a chord bearing of S 07 degrees 35 minutes 58 seconds W with a chord distance of 427.02 feet to a found 1/2" rebar (paragon); thence leaving said margin S 88 degrees 40 minutes 56 seconds W, a distance of 390.70 feet to a found 1/2" rebar; thence S 88 degrees 42 minutes 57 seconds W, a distance of 209.32 feet to a found 1/2" rebar; thence N 01 degrees 09 minutes 12 seconds W, a distance of 264.04 feet to a found 1/2" rebar; thence N 00 degrees 20 minutes 43 seconds E, a distance of 527.98 feet to a found 3/4" rebar; thence N 00 degrees 04 minutes 55 seconds W, a distance of 269.14 feet to a found 1/2" rebar; thence N 00 degrees 06 minutes 16 seconds W, a distance of 248.89 feet to a found 1/2" rebar; thence N 00 degrees 43 minutes 37 seconds W, a distance of 14.98 feet to the point of beginning, more or less.

Permitted Exceptions:

1. Any part of the Land lying within the right of way of a public road.
2. Any part of the Land lying within a railroad right of way.
3. Transmission line permit to Alabama Power Company recorded in Volume 102, Page 147, Volume 131, Page 515 and Volume 142, Page 267, in the Probate Office of Shelby County, Alabama.
4. Easement recorded in Volume 113, Page 343, in the Probate Office of Shelby County, Alabama.
5. Right of Way to Shelby County as recorded in Volume 95, Page 509, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2021 09:06:36 AM
\$834.00 JOANN
20210528000262800

Allen S. Bayal