

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27381

Send Tax Notice To: Benjie D. Dailey
Kathy J. Dailey

101 Bird song Ln
Montevallo, AL 35115

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Sixty Two Thousand Dollars and No Cents (\$62,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Mountainside Sports, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Benjie D. Dailey and Kathy J. Dailey**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

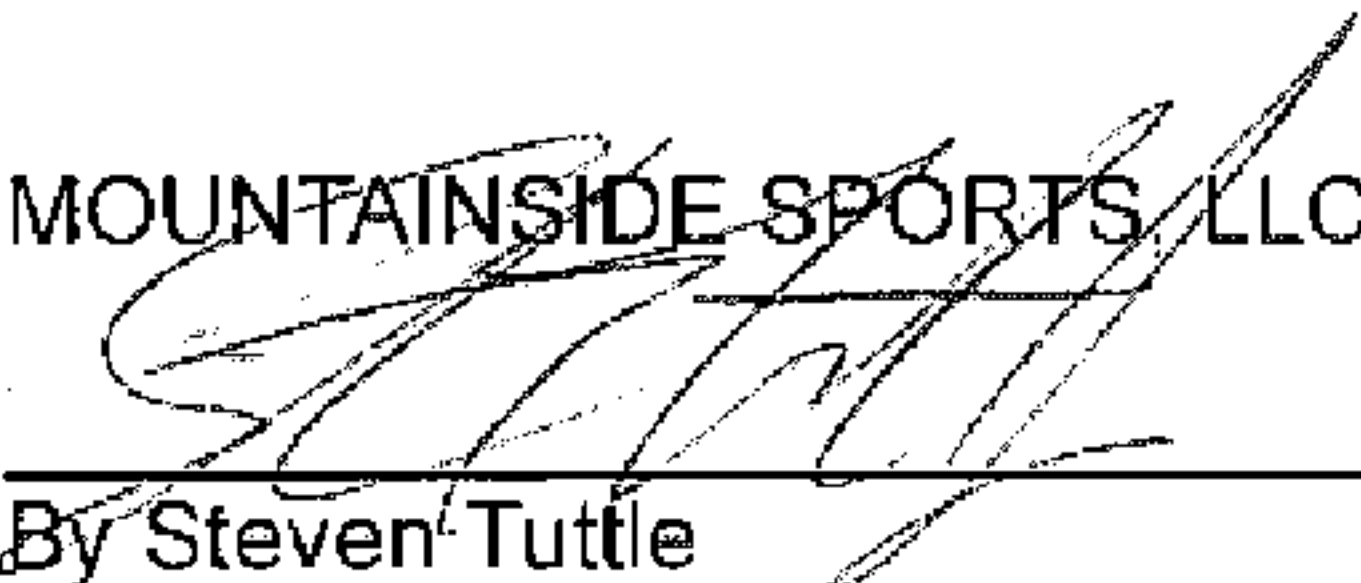
SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

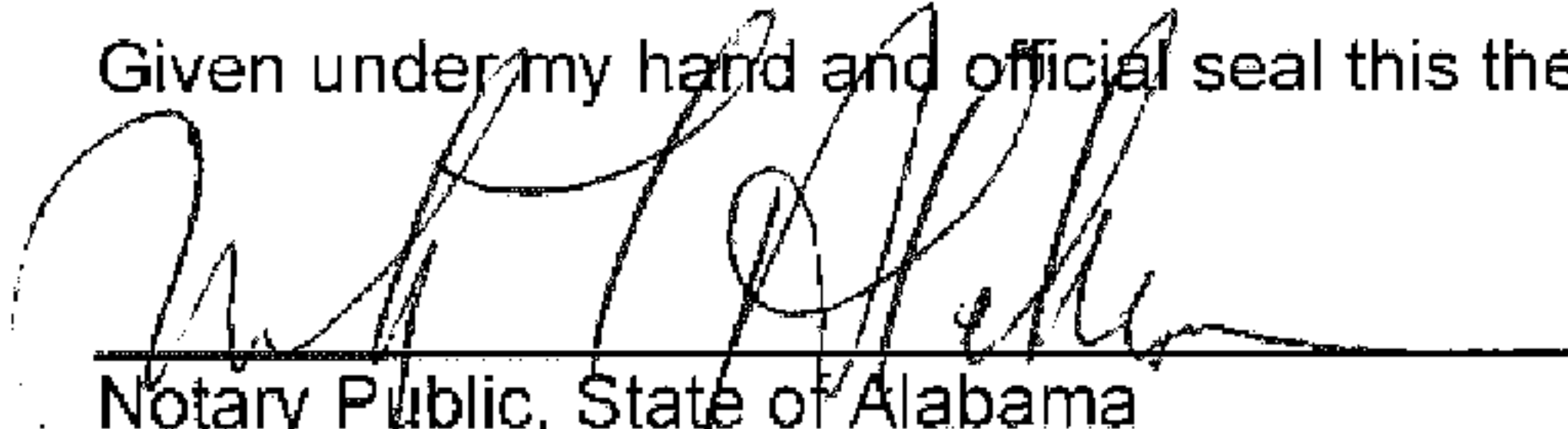
IN WITNESS WHEREOF, the said Grantor, by its Sole Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of June, 2021.

MOUNTAINSIDE SPORTS, LLC

By Steven Tuttle
Sole Member

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Steven Tuttle as Sole Member of Mountainside Sports, 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of June, 2021.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

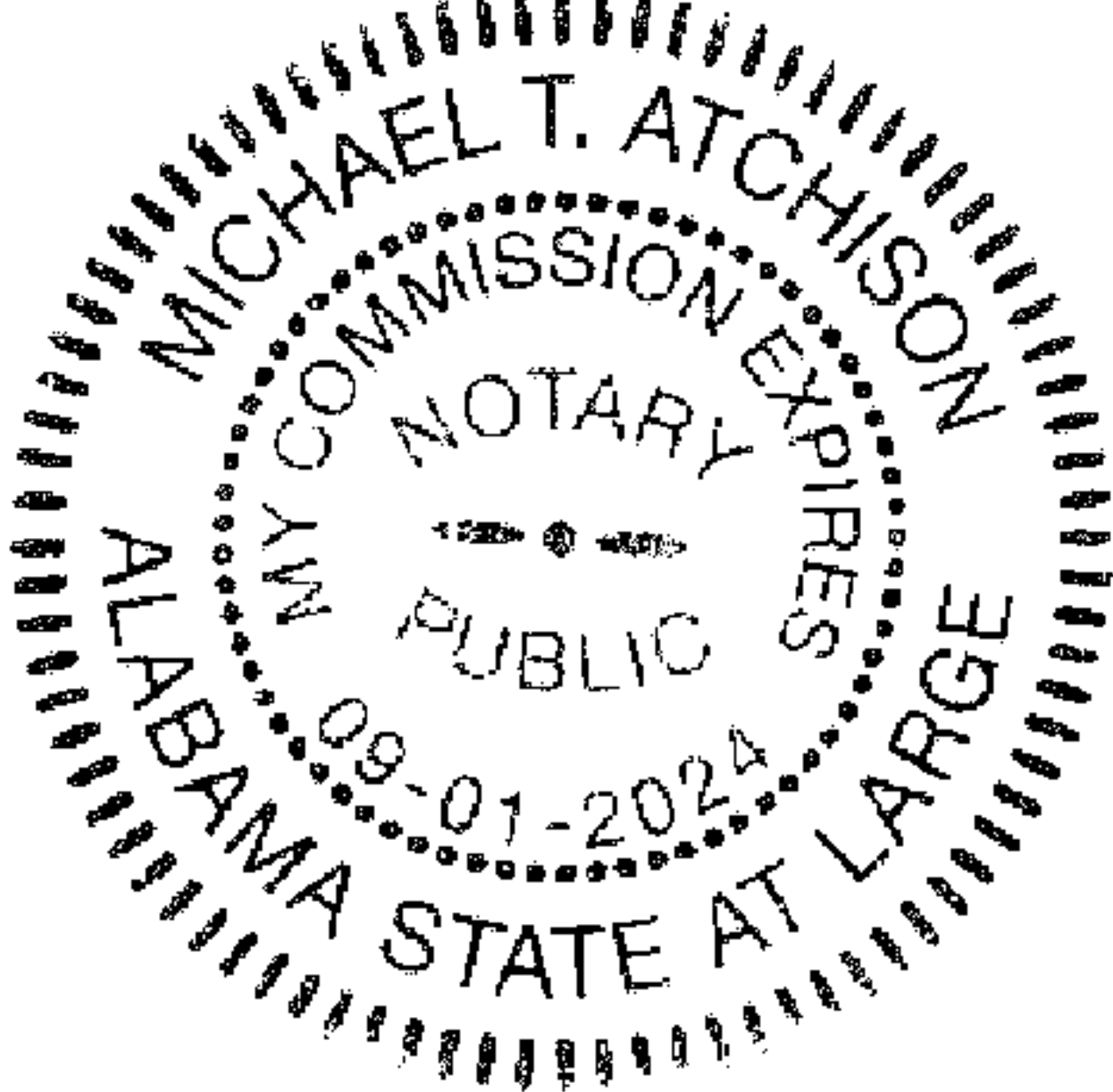


EXHIBIT "A"
LEGAL DESCRIPTION

Two parcels of land situated in the North half of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Parcel I:

Begin at a 2 inch open top found locally accepted to be the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 5, thence run an assumed bearing of South 88°17'46" East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 338.54 feet to an iron pin set with a SSI cap on the Northwesterly right of way line of Shelby County Highway #221, also being on a curve to the left, having a central angle of 06°02'21", a radius of 545.00 feet, a chord bearing of South 38°19'21" West and a chord of 57.42 feet; thence run in a Southwesterly direction along said right of way line and also along the arc of said curve for a distance of 57.44 feet to an iron pin set with a SSI cap; thence run South 35°18'10" West along said right of way line for a distance of 116.96 feet to an iron pin set with a SSI cap; thence run South 28°33'43" West along said right of way line for a distance of 187.71 feet to an iron pin set with a SSI cap; thence run North 65°13'20" West for a distance of 105.00 feet to an iron pin set with a SSI cap; thence run South 77°44'10" West for a distance of 51.34 feet to a $\frac{1}{2}$ inch rebar found on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence run North 00°00'41" East along said West line for a distance of 282.33 feet to the POINT OF BEGINNING.

Parcel II:

Commence at a 2 inch open top found locally accepted to be the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 5, Thence run an assumed bearing of South 88°17'46" East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for a distance of 420.08 feet to an iron pin set with a SSI cap at the POINT OF BEGINNING, also being on the Southeasterly right of way line of Shelby County Highway #221; thence continue South 88°17'46" East for a distance of 594.14 feet to an iron pin set with a SSI cap, thence run South 15°17'43" West for a distance of 352.40 feet to a fence post on corner; thence run South 49°19'12" East for a distance of 315.00 feet to an iron pin set with a SSI cap; thence run South 89°02'20" East for a distance of 196.95 feet to a fence post on corner; thence run South 79°24'43" East for a distance of 184.69 feet to an iron pin set with a SSI cap on the Westerly right of way line of Shelby County Highway#221; thence run South 09°30'30" West along said right of way line for a distance of 199.73 feet to an Iron pin set with a SSI cap; thence run South 88°58'48" West for a distance of 213.00 feet to an Iron pin set with a SSI cap; thence run South 08°30'51" West for a distance of 213.63 feet to an iron pin set with a SSI cap; thence run South 88°58'48" West for a distance of 38.16 feet to an iron pin set with a SSI cap, thence run South 03°55'12" West for a distance of 214.16 feet to an iron pin set with a SSI cap; thence run South 89°18'44" East for a distance of 21.11 feet to a 2 Inch bar found; thence run South 07°50'46" West for a distance of 104.50 feet to an iron pin found with a SCD845LS cap; thence run South 83°42'27" West for a distance of 56.83 feet to a fence post on corner, thence run South 16°26'40" East for a distance of 304.24 feet to a fence post on corner; thence run South 83°21'27" West for a distance of 6.95 feet to an Oak tree on corner; thence run South 14°17'00" West for a distance of 181.57 feet to a fence post on corner; thence run South 01°08'33" East for a distance of 99.18 feet to a fence post on corner; thence run South 04°26'44" East for a distance of 88.54 feet to an iron pin set with a SSI cap; thence run North 90°00'00" West for a distance of 71.22 feet to an iron pin set with a SSI cap; thence run South 81°52'24" West for a distance of 112.00 feet to an iron pin set with a SSI cap; thence run North 57°07'36" West for distance of 210.00 feet to an iron pin set with a SSI cap; thence run North 32°52'24" East for a distance of 31.00 feet to an iron pin set with a SSI cap; thence run North 23°32'34" East for a distance of 64.00 feet to an iron pin set with a SSI cap; thence run South 43°00'26" East for a distance of 43.50 feet to a $\frac{1}{2}$ inch rebar found; thence run South 32°35'30" East for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 57°24'30" East for a distance of 150.00 feet to an iron pin set with a SSI cap; thence run North 32°35'30" West for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 33°47'02" West for a distance of 151.33 feet to an iron pin set with a SSI cap; thence run North 81°11'33" East for a distance of 220.20 feet to an iron pin set with a SSI cap; thence run North 62°22'43" West for a distance of 160.30 feet to a $\frac{1}{2}$ inch rebar found, thence run North 44°48'00" East for a distance of 175.89 feet to a fence post on corner; thence run North 28°53'01" West for a distance of 115.11 feet to a fence post on corner, thence run North 50°55'14" West for a distance of 114.67 feet to a I-beam found; thence run North 56°18'49" West for a distance of 57.42 feet to an iron pin set with a SSI cap, thence run North 33°25'22" East for a distance of 117.10 feet to an iron pin set with a SSI cap; thence run North 56°34'38" West for a distance of 200.00 feet to an iron pin set with a SSI cap; thence run South 33°25'22" West for a distance of 100.00 feet to an iron pin set with a SSI cap; thence run North 42°03'19" West for a distance of 140.56 feet to a 5/8 inch rebar found; thence run North 57°55'42" East for a distance of 209.98 feet to a 5/8 inch rebar found; thence run North 86°07'16" West for a distance of 18.04 feet to a fence post on corner, thence run North 39°55'29" East for a distance of 29.19 feet to a fence post on corner; thence run North 20°24'39" East for a distance of 24.92 feet to a fence post on corner; thence run North 03°22'14" East for a distance of 25.43 feet to a fence post on corner, thence run North 24°23'52" West for a distance of 24.22 feet to a fence post on corner; thence run North 32°49'32" West for a distance of 42.80 feet to a fence post on corner; thence run North 34°37'47" West for a distance of 31.55 feet to a fence post on corner; thence run South 79°42'34" West for a distance of 28.52 feet to a 5/8 inch rebar found; thence run North 56°19'27" East for a distance of 138.15 feet to a 5/8 inch rebar found, thence run North 54°03'07" West for a distance of 149.95 feet to a 5/8 inch rebar found, thence run South 55°02'01" West for a distance of 149.89 feet to a 5/8 inch rebar found; thence run South 58°39'15" East for a distance of 151.34 feet to a 5/8 inch rebar found, thence run South 79°42'34" West for a distance of 91.48 feet to an iron pin set with a SSI cap; thence run South 22°41'26" West for a distance of 127.02 feet to an iron pin set with a SSI cap, thence run North 84°44'45" West for a distance of 55.03 feet to a 5/8 inch rebar found on the Northwesterly right of way line of Shelby County Highway #22; thence run North 41°50'02" West along said right of

way line for a distance of 160.62 feet to an iron pin set with a SSI cap; on a curve to the left, having a central angle of 55°22'29", a radius of 245.40 feet, a chord bearing of North 63°42'21" West and a chord of 228.05 feet; thence run in a Northwesterly direction along said right of way line and also along said curve for a distance of 237.17 feet to a PK nail set; thence run North 19°25'42" West for a distance of 97.08 feet to a 2 inch open top pipe; thence run North 48°32'19" East for a distance of 118.93 feet to a 2 inch open top pipe; thence run North 49°41'16" East for a distance of 107.23 feet to a 5/8 inch rebar found; thence run North 49°40'37" East for a distance of 205.79 feet to an iron pin set with a SSI cap; thence run North 39°47'41" West for a distance of 150.00 feet to a 1 inch open top pipe; thence run South 49°40'37" West for a distance of 205.79 feet to an iron pin set with a SSI cap; thence run North 39°47'41" West for a distance of 115.29 feet to an iron pin found with a CONN cap on the Southeasterly right of way line of Shelby County Highway #221; thence run North 35°18'10" East along said right of way line for a distance of 113.43 feet to an iron pin set with a SSI cap on a curve to the right, having a central angle of 12°11'48", a radius of 485.00 feet, a chord bearing of North 41°24'04" East and a chord of 103.05 feet, thence run in a Northeasterly direction along said right of way line and also along the arc of said curve for a distance of 103.24 feet to a point of beginning.

According to the survey of Survey Solutions, Inc, Carl Daniel Moore, Reg. L.S. #12159; order No. 310785.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Mountainside Sports, LLC	Grantee's Name	Benjie D. Dailey Kathy J. Dailey
Mailing Address	341 Willow Glenn Court Alabaster, AL 35007	Mailing Address	101 Birdsong Ln Montevallo AL 35115
Property Address	0 Hwy 22 Montevallo, AL 35115	Date of Sale	June 16, 2021
		Total Purchase Price	\$62,000.00
		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 of 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 June 15, 2021

Print Mountainside Sports, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2021 10:03:51 AM
\$93.00 BRITTANI
20210616000293240

Form RT-1

Alvin S. Beryl