

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Four Mile Farm LLC
1400 3rd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA)

SPECIAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE MILLION NINE HUNDRED SEVENTY THOUSAND AND 00/100 (\$1,970,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Regions Bank, as Personal Representative of the Estate of Leon W. Edwards, AKA Leon Wyman Edwards, Deceased, Probate Case No. 21BHM00593, and Regions Bank as Trustee of the Edwards Management Trust, dated June 14, 2021 and Certificate of Trust recorded in Instrument No. 2021059809** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Four Mile Farm LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County, State of Alabama**, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **Leon W. Edwards Estate (Acreage), Wilsonville, AL 35186**

\$1,477,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


Grantor makes no warranty or covenant respecting the nature of the quality of title to the property herein conveyed other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property herein since the day of the acquisition thereof by the Grantor except as disclosed to Grantee.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this **20th day of July, 2021.**

**Estate of Leon W. Edwards, AKA
Leon Wyman Edwards, Deceased,
Probate Case No. 21BHM00593
By: Regions Bank as Personal Representative**


By: Jim Bates
Its SVP

**Edwards Management Trust, dated
June 14, 20212 and Certificate of Trust
recorded in Instrument No. 2021059809
By: Regions Bank as Trustee**


By: Jim Bates
Its SVP

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

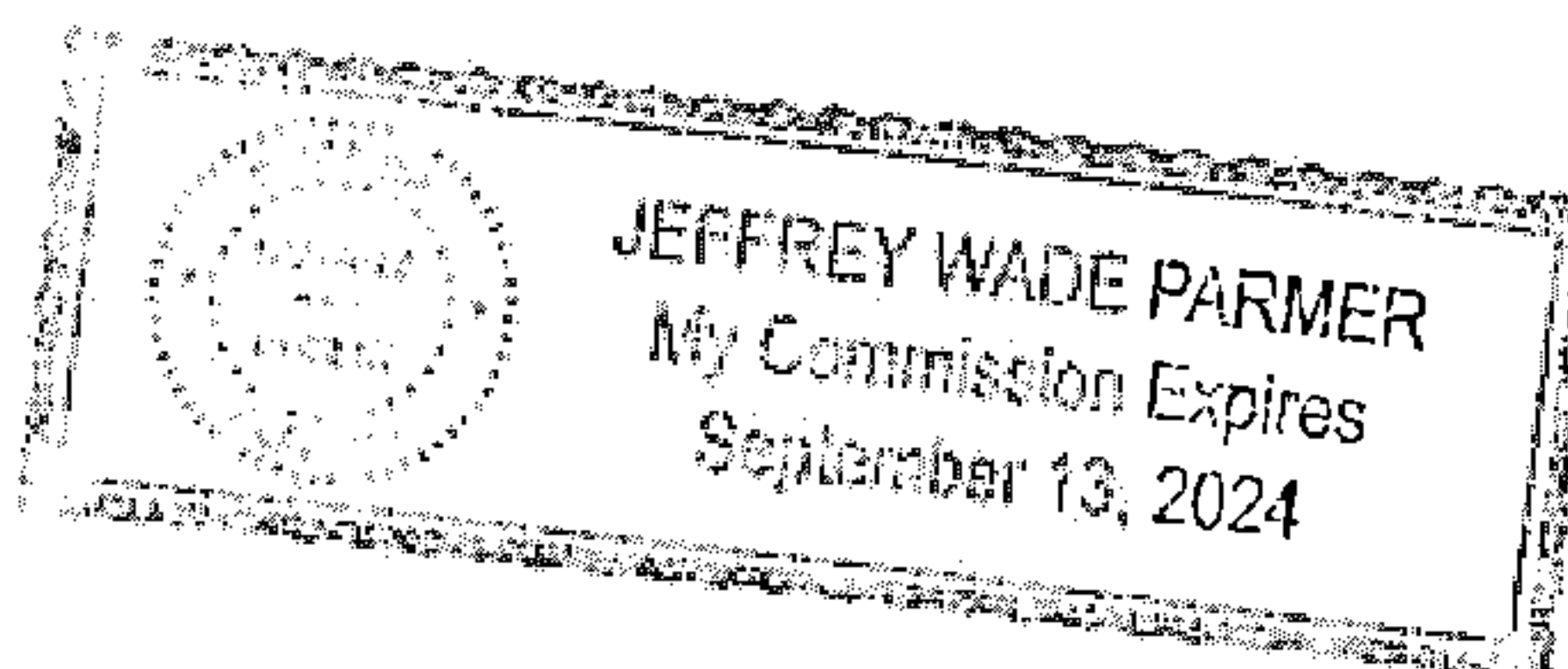
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tim Batts whose name as Senior Vice President of the **Estate of Leon W. Edwards, AKA Leon Wyman Edwards, Deceased, Probate Case No. 21BHM00593**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she as such Senior Vice President and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th day of July, 2021**.

Jeff W. Parmer
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



STATE OF ALABAMA)

COUNTY OF JEFFERSON)

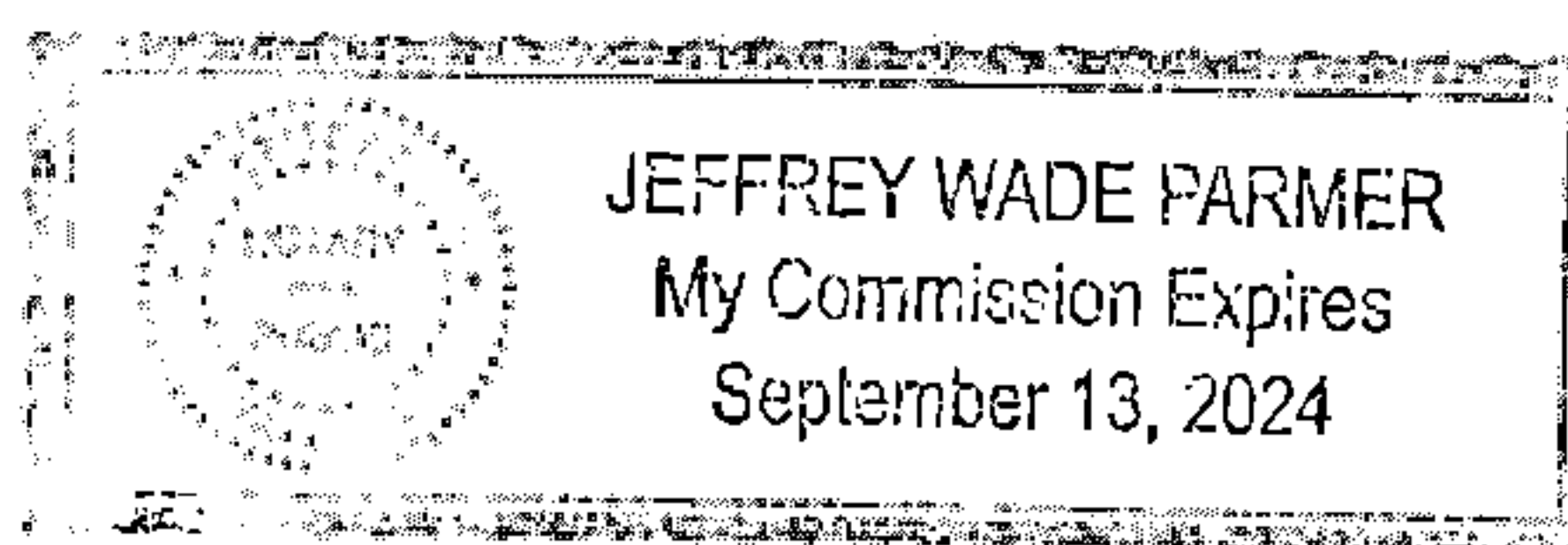
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tim Batts whose name as Sr. Vice President of the **Edwards Management Trust, dated June 14, 2012 and Certificate of Trust recorded in Instrument No. 2021059809**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she as such Sr. Vice President and with full authority, signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th day of July, 2021**.

Jeff W. Parmer
Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: **09/13/2024**



**Exhibit A
Legal Description**

PARCEL 1:

A part of the NW 1/4 - NW 1/4 and NE 1/4 - NW 1/4 and SE 1/4 - NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at a set 1/2" rebar, being the Southwest corner of said NW 1/4 - NW 1/4; thence North 03 degrees, 43 minutes, 48 seconds West, along the West boundary of said NW 1/4 - NW 1/4, 722.46 feet to the South Bank of Fourmile Creek; thence Easterly, along the meanders of said South Bank of Fourmile Creek, 4490.00 feet, more or less, Chord North 80 degrees, 58 minutes 07 seconds East, 2714.58 feet to the East boundary of said NE 1/4 - NW 1/4; thence South 03 degrees, 10 minutes, 59 seconds East, along the East boundary of said NE 1/4 - NW 1/4 and SE 1/4 - NW 1/4 1405.41 feet, to a set 1/2" rebar; thence South 86 degrees, 32 minutes, 34 seconds West, 1344.90 feet, to a set 1/2" rebar on the West boundary of said SE 1/4 - NW 1/4; thence North 03 degrees, 27 minutes, 26 seconds West, along said West boundary, 396.59 feet, to a set 1/2" rebar, being the Northwest corner of said SE 1/4 - NW 1/4; thence South 87 degrees, 30 minutes, 28 seconds West, along the South boundary of said NW 1/4 - NW 1/4, 1346.88 feet to the Point of Beginning.

Grantors also convey a non-exclusive right to the use of Atchison Road as acquired in Deed Book 179, Page 228, and further acquired in Deed Book 278, Page 107, in the Probate Office of Shelby County, Alabama.

Grantors also convey an additional easement described as follows: A non-exclusive easement for the purpose of a roadway and utilities, being 60 feet in width, and being a part of the NE 1/4 - SW 1/4 and SE 1/4 - NW 1/4, Section 35, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at a set 1/2" rebar being the Northwest corner of said SE 1/4 - NW 1/4; thence South 03 degrees, 27 minutes, 26 seconds East, along the west boundary of said SE 1/4 - NW 1/4, 396.59 feet, to a set 1/2" rebar; thence North 86 degrees, 32 minutes, 34 seconds East, 1344.90 feet, to a set 1/2" rebar on the East boundary of said SE 1/4 - NW 1/4, and the Point of Beginning; thence South 03 degrees, 10 minutes, 59 seconds East along the East boundary at said at SE 1/4 - NW 1/4, 554.19 feet, thence South 36 degrees, 02 minutes, 40 seconds West, 949.73 feet, to the centerline of Atchison Road; thence North 08 degrees 08 minutes, 58 seconds West, along said centerline, 86.07 feet, to a set 1/2" rebar; thence North 36 degrees, 02 minutes, 40 seconds East, 866.64 feet: thence North 03 degrees, 10 minutes, 59 seconds West, 532.52 feet: thence North 86 degrees, 32 minutes, 34 seconds East, 60.00 feet, to the Point of Beginning. Situated in Shelby County, Alabama.

PARCEL 2:

The East 1/2 of NW 1/4; the West 1/2 of NE 1/4, all in Section 34, Township 20, Range 1 East; Also, 30 acres off the East side of the 1/2 of the NW 1/4 of Section 34, Township 20 South, Range 1 East, situated in Shelby County, Alabama.

ALSO, The E 1/2 of NE 1/4 of Section 34, and the SW 1/4 of NW 1/4 of Section 35, all in Township 20 South, Range 1 East, situated in Shelby County, Alabama.

PARCEL 3:

**East 1/2 of NE 1/4 of SW 1/4; NW 1/4 of SE 1/4 and also conveyed is NE 1/4 of SE 1/4, all in Section 34; Township 20 South, Range 1 East,
AND
The NW 1/4 of SW 1/4 of Section 35, Township 20 South, Range 1 East. Situated in Shelby County, Alabama.**

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

Grantor's Name Regions Bank
 Mailing Address 1900 5th Avenue North
Birmingham, AL 35203

Grantee's Name Four Mile Farm LLC
 Mailing Address 1400 3rd Avenue North
Birmingham, AL 35203

Property Address Leon W. Edwards Estate (Acreage)
Wilsonville, AL 35186

Date of Sale 7-20-2021
 Total Purchase Price \$ 1,970,000.00
 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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☒ Other

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 7-20-2021

Print Jeff W. Parmer

Unattested

Sign Jeff W. Parmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/21/2021 02:40:19 PM
 \$529.50 JOANN
 20210721000353800

Allen S. Bayl