

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 9th day of August, 2021 by **Alexandria C. Jones, a married woman, Sierra G. Jones, a single woman, Winn M. Jones, a single man and Wayne Michael Jones, a married man** (hereinafter referred to as the "Grantor"), to **Lighthouse Communities 4, LLC**, (hereinafter referred to as the "Grantee").

NOW, THEREFORE, in consideration of One Million Four Hundred Thousand and no/100ths Dollars (\$1,400,000.) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Legal Description and exceptions are attached hereto as Exhibit A and made a part hereto.

The Subject property is not now nor has it ever been the homestead of any of the Grantors or their spouses.

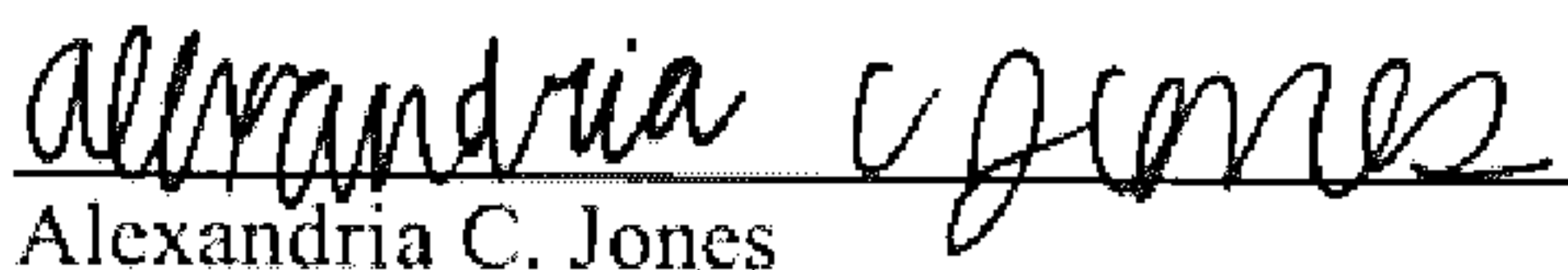
TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD to the said Grantee, their heirs, executors and assigns forever.

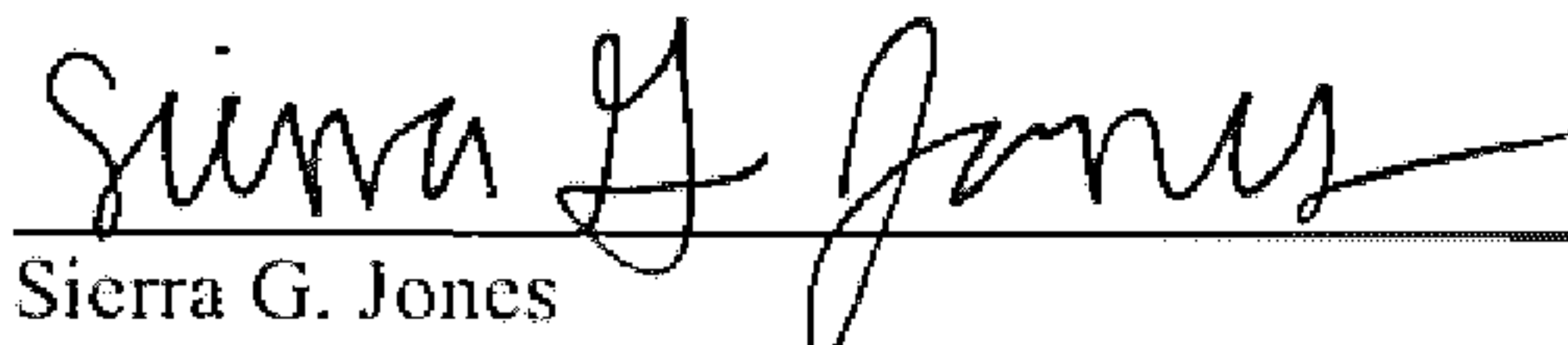
And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **LIGHTHOUSE COMMUNITIES 4, LLC**

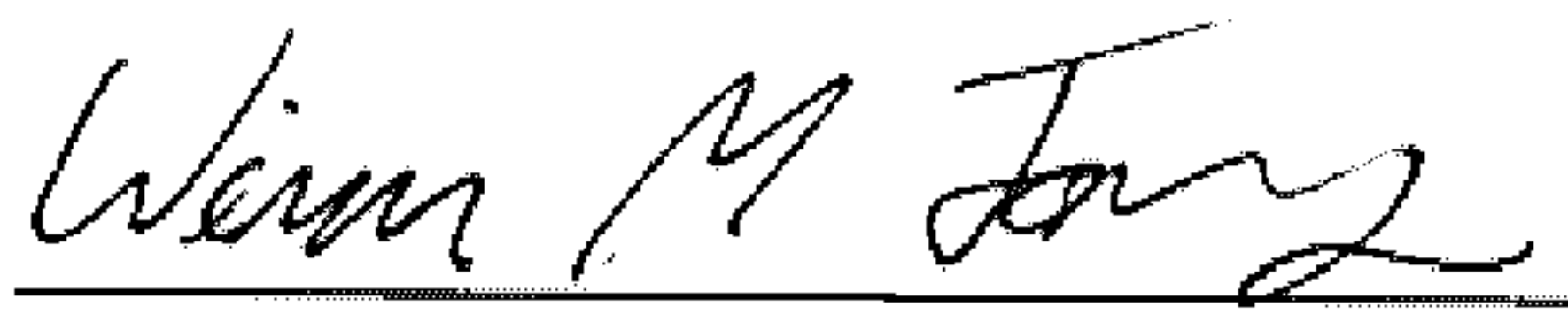
IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.



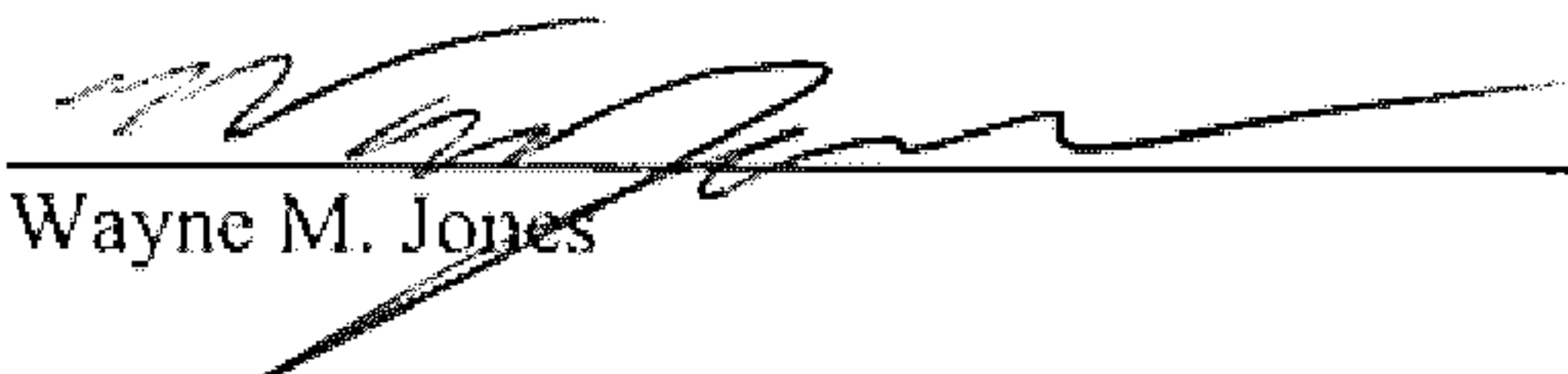
Alexandria C. Jones



Sierra G. Jones



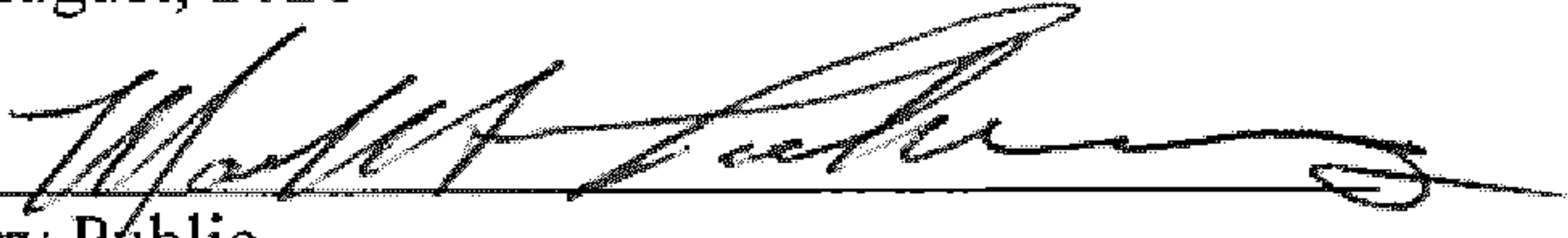
Winn M. Jones



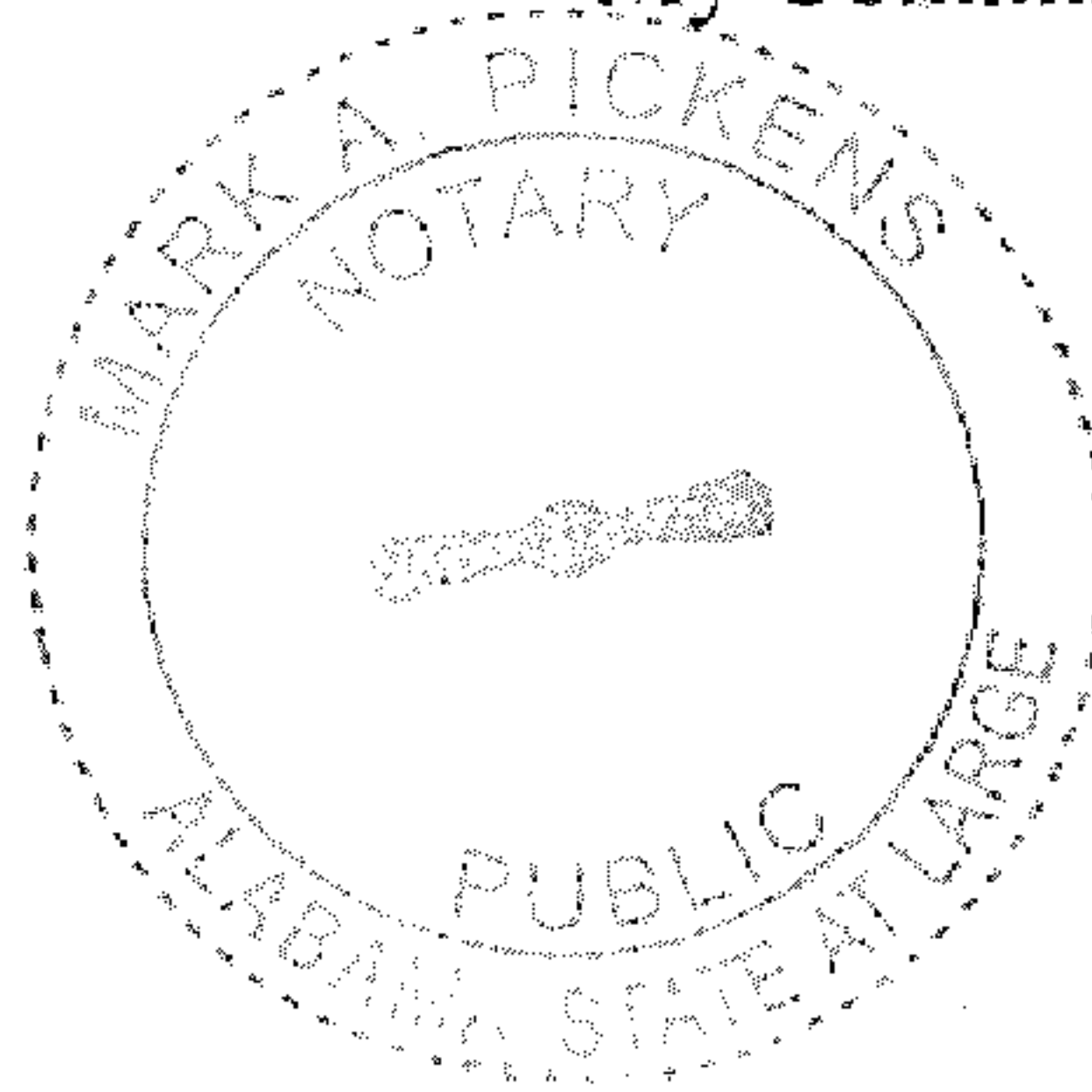
Wayne M. Jones

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alexandria C. Jones, Sierra G. Jones, Winn M. Jones and Wayne M. Jones**, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of August, 2021



Notary Public
My Commission Expires: 3-10-2025



Prepared By:
Mark A. Pickens
Mark A. Pickens, P.C.
Post Office Box 26101
Birmingham, AL 35259
MAP#21-0075

Send Tax Notice:
Joseph A. Porcelli
Lighthouse Communities 4, LLC
7419 US Highway 19
New Port Richey, Florida 34652

Sellers address: 53 Choctaw Lane
Pelham, Alabama 35124

Purchasers address: 7419 US Highway 19
New Port Richey, Florida 34652

Property Address: 5296 Cahaba Valley Road
Birmingham, Alabama 35242

Purchase Price: \$1,400,000.00

A part of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

A parcel of land located in the East half of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 22; thence run south along the Section line a distance of 1513.89 feet; thence turn right 85 deg. 38 min. 12 sec. a distance of 626.92 feet to the point of beginning; said point being located on the northerly right of way of Highway #119; thence continue last course along said right of way at a distance of 476.72 feet; this turn right at 90 deg. 31 min. 08 sec. a distance of 167.91 feet; thence turn left 35 deg. 54 min. 03 sec. a distance of 239.82 feet to the centerline of Bishop Creek; thence run Northerly and Easterly along the centerline of said creek the following angles and distances; thence turn right 72 deg. 59 min. 34 sec. a distance of 116.5 feet; thence turn left 46 deg. 02 min. 17 sec. a distance of 167.53 feet; thence turn right 17 deg. 21 min. 14 sec. a distance of 60.00 feet; thence turn right 29 deg. 44 min. 42 sec. a distance of 40.31 feet; thence turn right 19 deg. 39 min. 13 sec. a distance of 46.10 feet; thence turn right 43 deg. 46 min. 52 sec. a distance of 90.14 feet; thence turn right 26 deg. 17 min. 46 sec. a distance of 132.10 feet; thence turn left 42 deg. 28 min. 14 sec. a distance of 66.71 feet; thence turn left 20 deg. 41 min. 43 sec. a distance of 54.08 feet; thence turn left 11 deg. 18 min. 36 sec. a distance of 49.50 feet; thence turn right 38 deg. 39 min. 35 sec. a distance of 46.66 feet; thence turn right 66 deg. 11 min. 08 sec. leaving the creek a distance of 547.02 feet; thence turn right 20 deg. 30 min. 00 sec. a distance of 81.56 feet; thence turn right 91 deg. 07 min. 04 sec. a distance of 100.48 feet; thence turn left 91 deg. 07 min. 04 sec. a distance of 100 feet to the point of beginning; being situated in Shelby County Alabama.

Less and except the following properties:

A parcel of land situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West, Shelby County Alabama:

Commencing at point where the East boundary of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West, intersects the north right of way line of Shelby County Road No. 119; thence westerly along said right of way line a distance of 548.40 feet to a point; thence turn an inside angle of 85 deg. 47 min. for a distance of 98.15 feet to the point of beginning; thence continue in same direction a distance of 81.85 feet to a point; thence turn an angle of 20 deg. 30 min. to the left for a distance of 510.00 to a point in the center line of a creek; thence South a distance of 159.10 feet to a point; thence turn an angle of 20 deg. 25 min. to the left for distance of 390.68 feet to the point of beginning. Said land being situated in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 22 Township 19 South, Range 2 West, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

A parcel of land located in the East Half of the Southeast Quarter (E ½ of SE ¼) of Section 22, Township 19 South, Range 2 West; Shelby County, Alabama being more particularly described as follows:

Commence at the Northeast corner of said Section 22, Township 19 South, Range 2 West; thence run South along the East line of said Section 22, a distance of 3893.3 feet, more or less, to the North boundary line of Cahaba Valley Road right of way; thence turn an angle to the right of 67 deg. 00 min. and run Westerly along said road a distance of 550 feet, more or less, to a point on said right of way at the Southeast corner of a lot presently owned by Alabama power Company (as described in that certain deed recorded in Real Volume 172, Page 286); thence continue said course along the North boundary of said road 100.03 feet to the Southwest corner of said Alabama power Company lot and the point of beginning of the parcel of land herein described; thence continue said course along the North boundary of said road a distance of 25 feet; thence turn an angle to the right of 90 deg., and run North 05 deg. 30 min. West a distance of 150 feet; thence turn in angle to the right of 90° and run north 84 deg. 30 min. East a distance of 125 feet, more or less, to the West boundary of lands of Charles N. Thornton, thence run South 05 deg. 30 min. East along said Charles N. Thornton lands a distance of 50 feet, more or less, to the Northeast corner of a lot owned by Alabama Power Company; thence run south 84 deg. 30 min. West along the North line of said Alabama Power Company lot a distance of 100.0 feet; thence turn an angle to the left of 90 deg. And run South 05 deg. 30 min. East and along the West line of said Alabama Power Company lot a distance of 100 to the point of beginning of the parcel of land herein described; being situated in Shelby County, Alabama.

Subject to the following:

1. Property taxes for the year of 2021 and thereafter.
2. Rights of parties in possession through unrecorded leases.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 141, Page 511 and Deed 176, Page 382 and Deed 133, Page 592 and Deed 124 Page 482 in the Probate Office of Shelby County, Alabama.
4. Right of Way to Shelby County by instrument recorded in Deed 135, Page 28.
5. Easement to South Central Bell recorded in Deed 278, Page 102.
6. Encroachments of various power lines onto real property.
7. Riparian and other rights Created by the land fronts on Bishop Creek
8. The property is in a 100-year flood plain and is in the 500-year flood boundary.
9. No mineral or mining rights are conveyed with the subject property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2021 10:39:17 AM
 \$1433.00 JOANN
 20210811000390580

Alvin S. Bevil