

**THIS INSTRUMENT WAS PREPARED BY:**

Lorrie Maples Parker, Esquire  
The Parker Law Firm, LLC  
500 Office Park Drive, Suite 100  
Birmingham, Alabama 35223

**SEND TAX NOTICE TO:**

Colt, LLC  
6727 Childersburg Fayetteville Highway  
Childersburg, Alabama 35044

STATE OF ALABAMA )  
COUNTY OF SHELBY & TALLADEGA )



20210813000395740 1/5 \$35.00  
Shelby Cnty Judge of Probate, AL  
08/13/2021 03:19:28 PM FILED/CERT

**STATUTORY WARRANTY DEED**

**THIS IS A STATUTORY WARRANTY DEED** executed and delivered this 12<sup>th</sup> day of August, 2021, by **LESLEY K. BRANNEN, AN UNMARRIED MAN** (hereinafter referred to as the "Grantor"), to **COLT, LLC, AN ALABAMA LIMITED LIABILITY** (hereinafter referred to as the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama and Talladega County, Alabama, as more particularly described on Exhibit "A" attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

This conveyance is subject to those matters set forth on Exhibit "B" attached hereto.

**TO HAVE AND TO HOLD**, to the said Grantee, its successors and assigns forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the Property other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the Property since the date of acquisition thereof by the Grantor, except for certain matters set forth on Exhibit "B" attached hereto.

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

**Grantor's Name and Mailing Address:**

Lesley K. Brannen  
34920 US Highway 280  
Sylacauga, Alabama 35150

**Grantee's Name and Mailing Address:**

Colt, LLC  
an Alabama limited liability company  
6727 Childersburg Fayetteville Highway  
Childersburg, Alabama 35044

Property Address: 4151 Highway 280, Harpersville, Shelby County, Alabama 35078  
8820 Childersburg Fayetteville Highway, Childersburg, Talladega County,  
Alabama 35151

Sales Price: \$1,000,000.00

The Value of the Property can be verified by the closing statement.

*[Signature appears on following page]*



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IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

WITNESS:

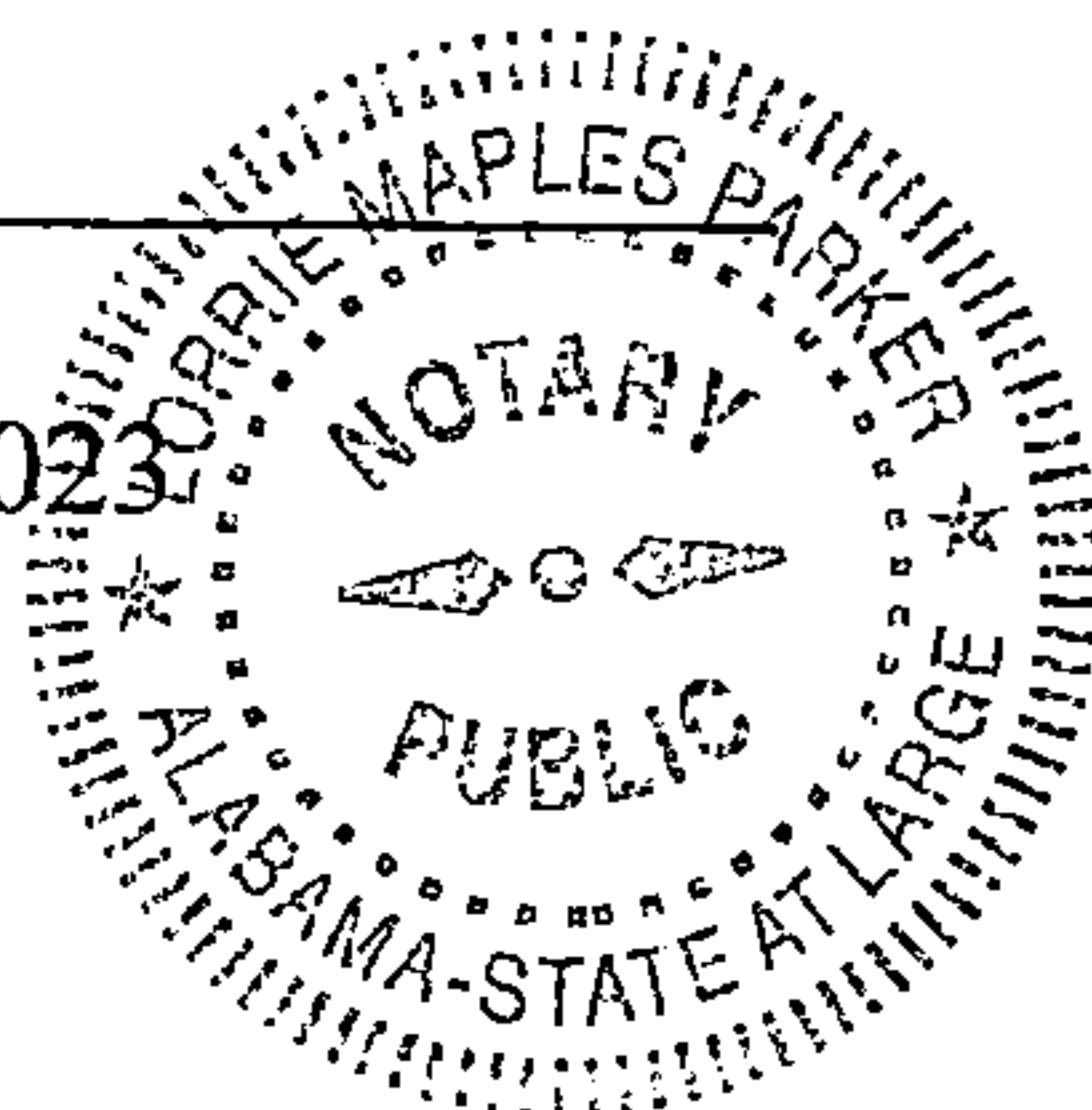
\_\_\_\_\_  
Lesley K. Brannen

STATE OF ALABAMA                      0  
COUNTY OF JEFFERSON                0

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lesley K. Brannen, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 12<sup>th</sup> day of August, 2021.

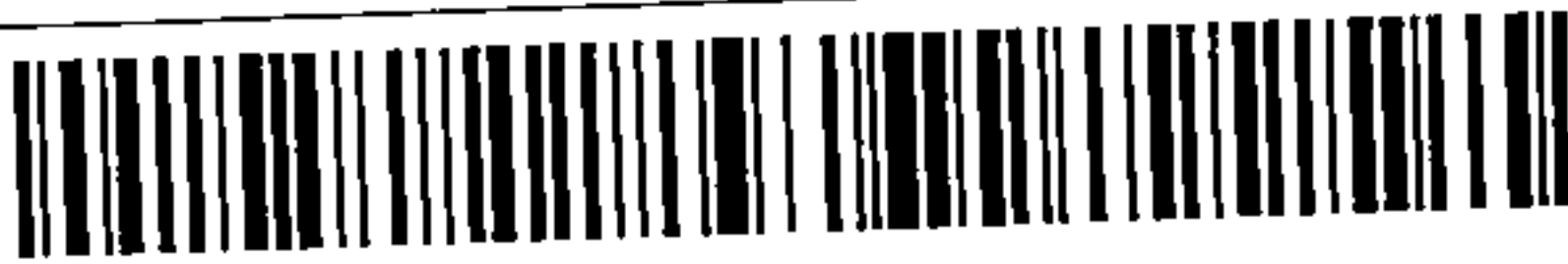
\_\_\_\_\_  
Lorrie Maples Parker, Notary Public  
My Commission Expires: 10/16/2023



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
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**Parcel I**

A parcel of property located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 19 South, Range 2 E, Shelby County, Alabama being more particularly described as: Commence at a 1  $\frac{1}{2}$  inch pipe in place being the Southeast corner of Lot No. 2 of the L.N. Wyatt Sr. Subdivision No. 2 as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 4 at Page 7, said point being the Point of Beginning. From the Beginning Point proceed South 80 degrees 33 minutes 37 seconds West for a distance of 224.94 feet to a 1 inch pipe in place; thence proceed North 02 degrees 29 minutes 28 seconds West for a distance of 38.93 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed South 57 degrees 48 minutes 53 seconds West for a distance of 60.45 feet to a  $\frac{1}{2}$  inch rebar in place (CA #0114); thence proceed Southwesterly along the curvature of a concave curve right having a delta angle of 08 degrees 38 minutes 24 seconds and a radius of 928.44 feet for a chord bearing and distance of South 53 degrees 17 minutes 41 seconds West, 139.87 feet to a  $\frac{1}{2}$  inch capped rebar in place; thence proceed North 10 degrees 15 minutes 51 seconds West for a distance of 167.84 feet to a  $\frac{1}{2}$  inch rebar in place (CA #0114); thence proceed Northeasterly along the curvature of a concave left having a radius of 769.09 feet for a chord bearing and distance of North 49 degrees 15 minutes 49 seconds East, 103.01 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed North 38 degrees 38 minutes 29 seconds West for a distance of 67.77 feet to a  $\frac{1}{2}$  inch rebar in place (CA #0114); thence proceed North 45 degrees 54 minutes 58 seconds East for a distance of 224.06 feet to a point on the Westerly right of way of U.S. Highway 280; thence proceed South 49 degrees 30 minutes 54 seconds East along the Westerly right of way of said U.S. 280 Highway for a distance of 298.77 feet to its point of intersection with the Westerly right of way of Pineview Street; thence proceed South 03 degrees 03 minutes 36 seconds West along the Westerly right of way of said Pineview Street for a distance of 133.60 feet to the Point of Beginning.

Said parcel contains Lots 1 and 2 of the L.N. Wyatt, Sr. Subdivision No. 2 Harpersville, Alabama as recorded in Map Book 4, Page 7 in the Office of the Judge of Probate of Shelby County, Alabama.

**Parcel II**

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 26, Township 21 South, Range 2 East, Talladega County, Alabama; thence proceed South 00 degrees 01 minutes 53 seconds East along the West boundary of said Southwest  $\frac{1}{4}$  for a distance of 1388.70 feet; thence proceed South 86 degrees 04 minutes 53 seconds East along the North right of way of Ferry Road for a distance of 2034.75 feet; thence proceed North 03 degrees 52 minutes 07 seconds East for a distance of 379.94 feet to a  $\frac{1}{2}$  inch pipe in place; thence proceed South 86 degrees 22 minutes 09 seconds East for a distance of 199.81 feet to a  $\frac{1}{2}$  inch pipe in place, said point being the Point of Beginning. From this Beginning Point proceed North 03 degrees 48 minutes 13 seconds East for a distance of 378.66 ( set  $\frac{1}{2}$  inch rebar); thence proceed South 86 degrees 37 minutes 25 seconds East for a distance of 341.37 feet (set  $\frac{1}{2}$  inch rebar) to a point on the Westerly right of the Childersburg Fayetteville Highway; thence proceed South 14 degrees 37 minutes 29 seconds West along the Westerly right of way of said road for a distance of 119.15 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed South 11 degrees 48 minutes 48 seconds West along the Westerly right of way of said road for a distance of 99.79 feet to a  $\frac{1}{2}$  inch in place; thence proceed South 07 degrees 20 minutes 30 seconds West along the Westerly right of way of said road for a distance of 100.50 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed South 03 degrees 47 minutes 51 seconds West along the Westerly right of way of said road for a distance of 100.27 feet to a  $\frac{1}{2}$  inch rebar in place; thence proceed North 86 degrees 22 minutes 09 seconds West for a distance of 305.79 feet to the Point of Beginning.

The above described land is located in the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 26, Township 21 South, range 2 East.

EXHIBIT "B"

PERMITTED EXCEPTIONS



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1. All taxes for the year 2021 and subsequent years, not yet due and payable.
2. Rights of interested parties under outstanding unrecorded leases.
3. Any part of the Land lying within the right of way of a public road.

**Parcel I**

4. Easements, building lines, notes and restrictions and setback lines as shown on recorded map.
5. Transmission Line Permits to Alabama Power Company in Deed Book 129, Page 255, Deed Book 182, Page 329, Deed Book 185, Page 479, Deed Book 192, Page 139.
6. Right of Way to Shelby County as recorded in Deed Book 114, Page 566.
7. Reservations and Easements recorded in Instrument # 20040623000341670 and Instrument # 20040623000341680.
8. Easement to Shelby County recorded in Instrument # 20120914000351190.

**Parcel II**

9. Right of Way to Talladega County as recorded in Deed Book 287, Page 116.
10. Easement for ingress and egress recorded in Deed Book 785, Page 286.