

20211029000525210  
10/29/2021 03:50:33 PM  
DEEDS 1/4

This instrument was prepared by:  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice to:  
Newcastle Development, LLC  
112 Bishop Circle  
Pelham, AL 35124

File No.: S-21-27455

## **WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Million Dollars and No Cents (\$6,000,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **I, Jeannie Nolen Sanders, as Trustee of the William A. Nolen Testamentary Trust created under the will of William A. Nolen, deceased, and as Executor/Personal Representative of The Estate of Ruby G. Nolen, PR-2021-000650, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Newcastle Development, LLC** (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


**Property may be subject to 2022 taxes and subsequent years, any mineral and mining rights previously severed from the surface, and all easements, restrictions, and rights-of-way of record.**

**\$4,989,908.00** 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 Grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2021.

  
Jeannie Nolen Sanders, as Trustee of the William A. Nolen Testamentary Trust created under the will of William A. Nolen, deceased, and as Executor/Personal Representative of The Estate of Ruby G. Nolen, PR-2021-000650, Shelby County, Alabama.

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that **Jeannie Nolen Sanders, as Trustee of the William A. Nolen Testamentary Trust created under the will of William A. Nolen, deceased. and as Executor/Personal Representative of The Estate of Ruby G. Nolen, PR-2021-000650, Shelby County, Alabama**, whose name is signed to the foregoing conveyance in said capacities, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in said capacities, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of October, 2021.

April Clark  
Notary Public, State of Alabama

My Commission Expires: 9/1/2024



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

**Parcel 1:**

A portion of land in Section 24, Township 21 South, Range 3 West, being a part of the same land described in a deed to Ruby G. Nolen, recorded in Instrument #1997-16954, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commence at a 3-inch pipe at the Southwest corner of Section 24; thence from this point of commencement, travel South 86 degrees 57 minutes 17 seconds East for a distance of 906.22 feet to a 2-inch pipe, found at the point of beginning; thence from this point of beginning, travel South 86 degrees 57 minutes 17 seconds East for a distance of 1915.27 feet to a 1-inch pipe, found at the West right of way of County Highway No. 12; thence North 06 degrees 35 minutes 43 seconds East along said right of way for a distance of 2802.17 feet to a 1-inch pipe, found on said right of way; thence along a curve to the left in said right of way, having a radius of 926.76 feet, a chord bearing of South 24 degrees 01 minutes 17 seconds West, and an arc length of 990.45 feet, to a concrete right of way monument found; thence North 54 degrees 38 minutes 17 seconds West along said right of way for a distance of 781.54 feet to a concrete right of way monument, found; thence along a curve to the left in said right, having a radius of 2824.67 feet, a chord bearing of North 58 degrees 08 minutes 29 seconds West, and an arc length of 345.42 feet to a 1/2-inch rebar, found; thence South 12 degrees 24 minutes 41 seconds West for a distance of 4278.50 feet to the point of beginning.

**Parcel 2:**

A parcel of land in Sections 23, 24, and 25, Township 21 South, Range 3 West, being a part of the same land described in a deed to the W.A. Nolen Testamentary Trust and Ruby G. Nolen, recorded in Instrument #1997-16954, of real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commence at the 3-inch pipe at the Southeast corner of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, this point being the point of beginning; thence from this point of beginning, travel North 88 degrees 38 minutes 38 seconds West for a distance of 1330.70 feet to a fence post, found; thence North 00 degrees 47 minutes 19 seconds West along the West line of the East Half of the Southeast Quarter of Section 23, for a distance of 2656.39 feet to a fence corner, found; thence South 89 degrees 09 minutes 06 seconds East along the North line of the East Half of the Southeast Quarter of said Section, for a distance of 1333.23 feet to a 4-inch post with a tack, found on the West line of Section 24; thence North 00 degrees 43 minutes 33 seconds West along the West line of said Section, for a distance of 2167.44 feet to a Survconn Iron, found on the South right of way County Highway No. 12; thence South 70 degrees 27 minutes 17 seconds East along said right of way, for a distance of 1580.29 feet to a point; thence along a curve to the right in said right of way, having a radius of 2824.67 feet, a chord bearing of South 66 degrees 02 minutes 59 seconds East, and an arc length of 434.34 feet, to a 1/2-inch rebar, set; thence South 12 degrees 24 minutes 41 seconds West along a fence for a distance of 4278.50 feet to a 2-inch pipe, found on the South line of Section 24; thence South 01 degrees 17 minutes 49 seconds West along a fence for a distance of 389.26 feet to a point; thence North 88 degrees 44 minutes 13 seconds West for a distance of 30.00 feet to a point in a spring; thence North 33 degrees 26 minutes 34 seconds West along a ditch for a distance of 78.30 feet; thence North 49 degrees 09 minutes 47 seconds West along a ditch for a distance of 256.81 feet to a point; thence North 24 degrees 15 minutes 10 seconds West along a ditch for a distance of 190.98 feet to a point on the South line of Section; thence North 86 degrees 57 minutes 07 seconds West for a distance of 551.02 feet to a point, this point being the point of beginning.

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Nolen Estate</u>	Grantee's Name	<u>Newcastle Development</u>
Mailing Address	<u>Nolen Trust</u>	Mailing Address	<u>112 Bishop Circle</u>
	<u>1649 Smiley Rd</u>		<u>Pelham AL 35124</u>
	<u>Alabaster, AL 35007</u>		
Property Address	<u>Vacant</u>	Date of Sale	<u>10/29/2021</u>
	<u>Alabaster AL</u>	Total Purchase Price	<u>\$ 6,000,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 10-29-21Print Jeannie Nolen Sanders

Unattested

Sign Jeannie Nolen Sanders  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/29/2021 03:50:33 PM  
 \$1045.50 JOANN  
 20211029000525210

Form RT-1



Alicia S. Byrd