

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Craft Investment Properties, L.L.C.
347 Chesser Drive
Chelsea, AL 35043

20211112000545340
11/12/2021 09:32:26 AM
DEEDS 1/3

GENERAL WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fifty-Four Thousand And No/100 Dollars (\$154,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Bowdoin Ranch, LLC, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Craft Investment Properties, L.L.C. (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

From the Southeast Corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; Thence, right 99 degrees 33 minutes 21 seconds, 864.77 feet; thence left 120 degrees 32 minutes 09 seconds, 244.97 feet for a point of beginning. Thence left 81 degrees 54 minutes 48 seconds, 90.37 feet; thence left 28 degrees 05 minutes 16 seconds, 172.38 feet; thence right 65 degrees 30 minutes 37 seconds, 50.36 feet; thence left 34 degrees 04 minutes 58 seconds, 38.47 feet; thence right 36 degrees 28 minutes 54 seconds, 161.03 feet; thence left 10 degrees 55 minutes 20 seconds, 128.98 feet; thence right 96 degrees 29 minutes 46 seconds, 15 feet; thence left 13 degrees 22 minutes 43 seconds, 600.61 feet; thence right 80 degrees 32 minutes 29 seconds, 251.46 feet; thence right 71 degrees 52 minutes 47 seconds, 152.78 feet; thence left 1 degree 20 minutes 47 seconds, 135.84 feet; thence left 0 degrees 51 minutes 41 seconds, 347.79 feet to the point of beginning. Situated in the South 1/2 of the Southwest 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 10th day of November, 2021.

Bowdoin Ranch, LLC

BY: Mary B. Roberts
Mary B. Roberts
Managing Member

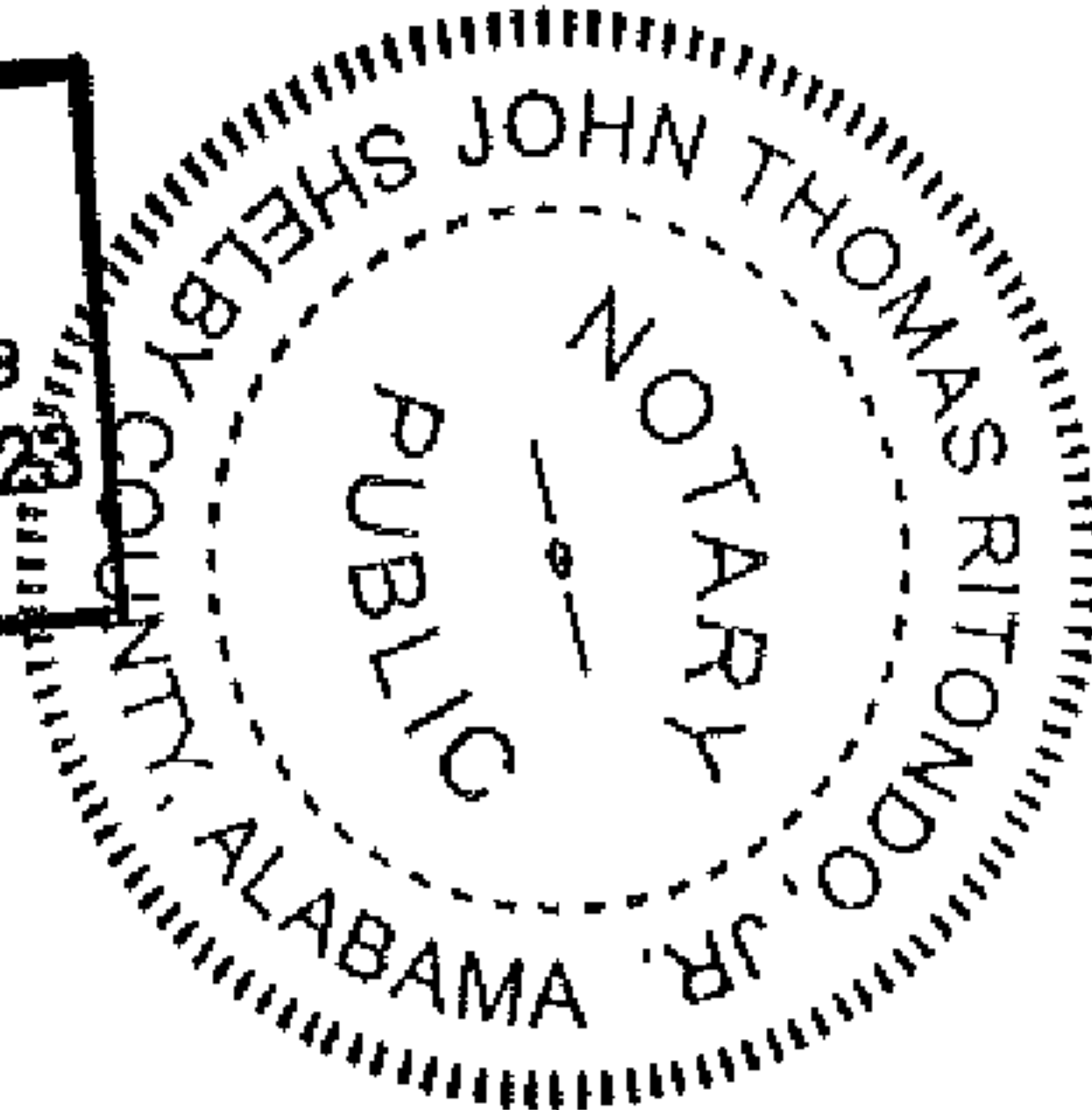
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Mary B. Roberts, whose name as Managing Member of Bowdoin Ranch, LLC, 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 conveyance he/she executed the same voluntarily and in his/her capacity and with full authority on the day the same bears date.

Given under my hand and official seal on 10th day of November, 2021.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State at Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name Bowdoin Ranch, LLC

Grantee's Name Craft Investment Properties, L.L.C.

Mailing Address

1125 Hwy 41 S
Leeds, AL 35094Mailing Address 347 Chesser Drive
Chelsea, AL 35043Property Address 11140 Highway 41
Leeds, AL 35094

Date of Sale November 10, 2021

Total Purchase Price \$154,000.00

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 StatementIf 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 - Bowdoin Ranch, LLC, , .

Grantee's name and mailing address - Craft Investment Properties, L.L.C., 347 Chesser Drive, Chelsea, AL
35043.

Property address - 11140 Highway 41, Leeds, AL 35094

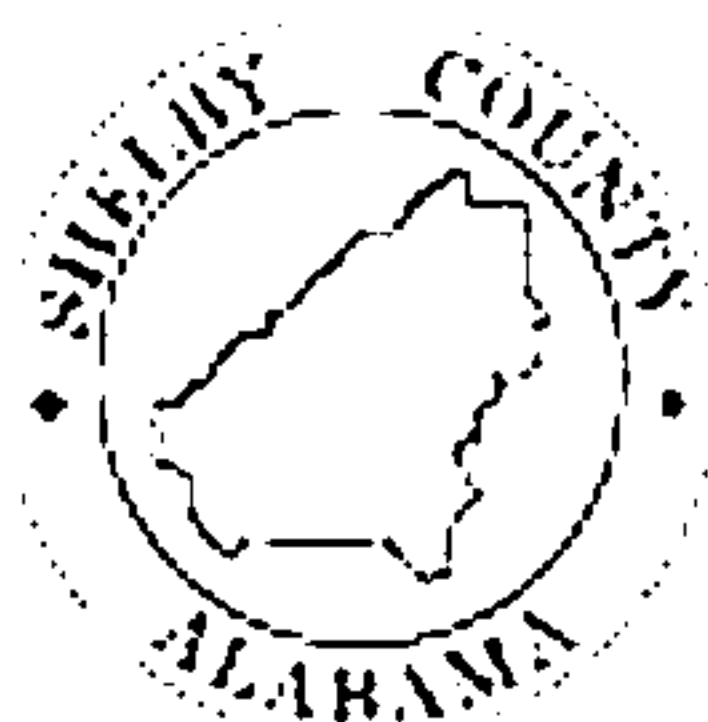
Date of Sale - November 10, 2021.

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: November 10, 2021

Sign

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL

11/12/2021 09:32:26 AM

\$182.00 JOANN

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Allie S. Bayl