

20211124000564820
11/24/2021 10:47:50 AM
DEEDS 1/5

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-10-6447
Documentary Evidence: Sales Contract

Send Tax Notice To:

Philip J. Pitts
106 Ashbrook Trail
Columbiana, AL 35051

(Grantees' Mailing Address)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million and 00/100 Dollars (\$1,000,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **STARNES & YEAROUT FARMS, INC., an Alabama corporation, J. Gusty Yearout, a married individual and W. Stancil Starnes, a married individual** (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Philip J. Pitts**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A

The above described property does not constitute the homestead of the grantors nor that of their spouses.

\$800,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD, the Property, together with all improvements, easements, and appurtenances thereunto appertaining, unto said Grantee, and its assigns.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the Property herein conveyed other than that the Grantors have neither permitted or suffered any lien, encumbrance, or adverse claim to the Property described herein since the date of acquisition thereof by Grantors.

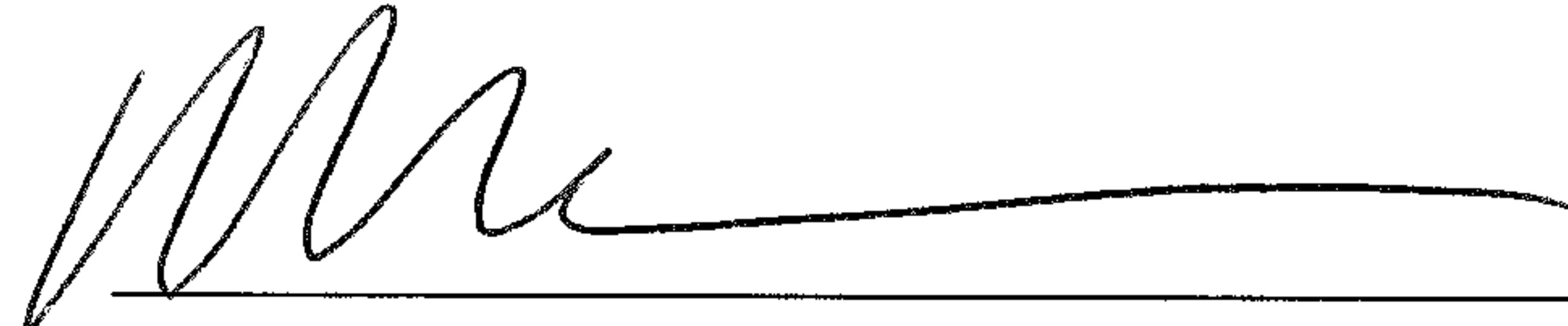
IN WITNESS WHEREOF, the said Grantors have signed and sealed this deed, this 17th day of November, 2021.

STARNES & YEAROUT FARMS, INC.

 (Seal)

BY: J. GUSTY YEAROUT

Its: SOLE SHAREHOLDER

 (Seal)

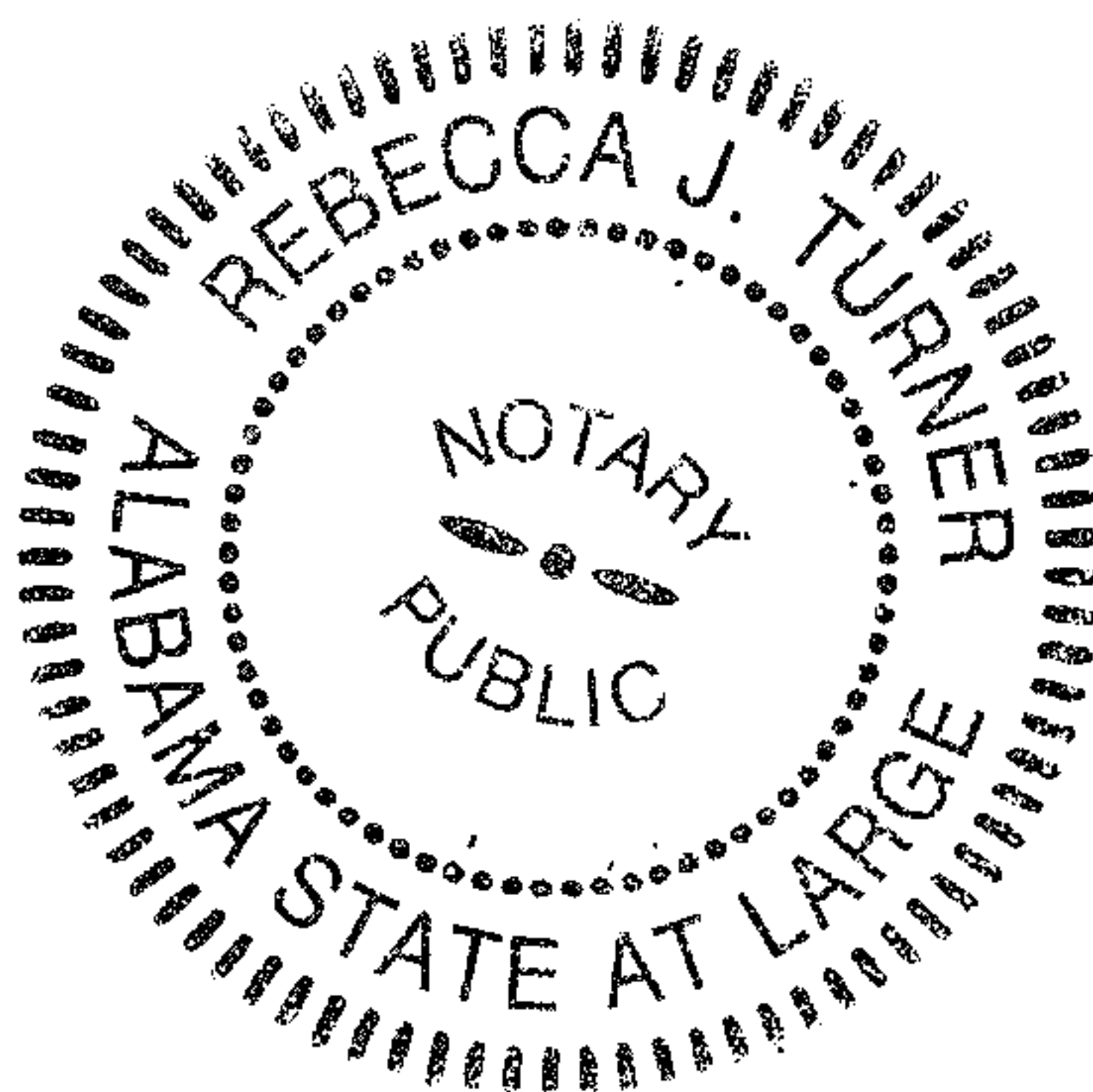
BY: W. STANCIL STARNES

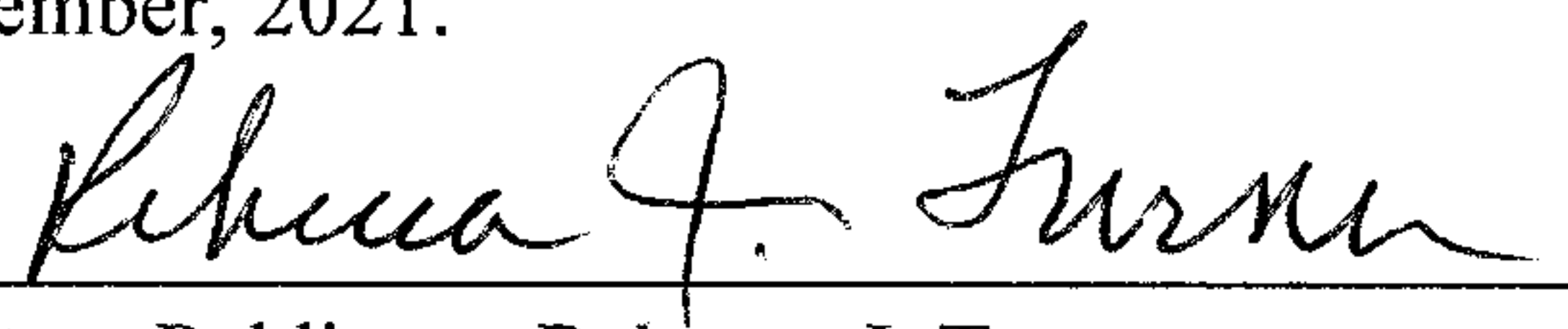
Its: SOLE SHAREHOLDER

**STATE OF ALABAMA
COUNTY OF SHELBY**


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J. Gusty Yearout and W. Stancil Starnes, whose names as Sole Shareholders**, are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, with full authority as such **Shareholders, executed the same voluntarily for and as the act of Starnes & Yearout Farms, Inc.**, on the date the same bears date.

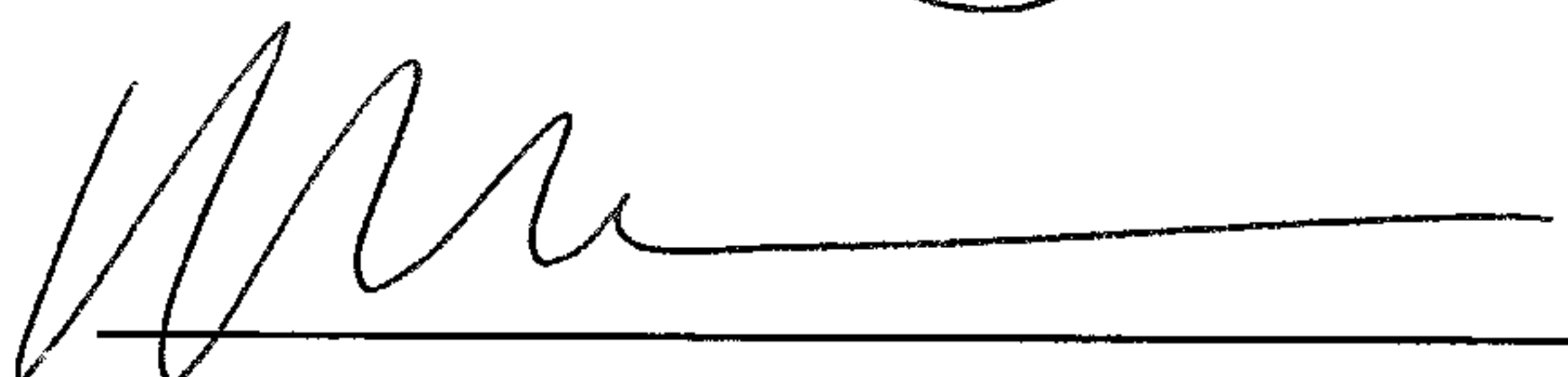
Given under my hand and official seal, this 12th day of November, 2021.




Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

IN WITNESS WHEREOF, the said Grantors have signed and sealed this deed, this 17th day of November, 2021.


J. GUSTY YEAROUT (Seal)

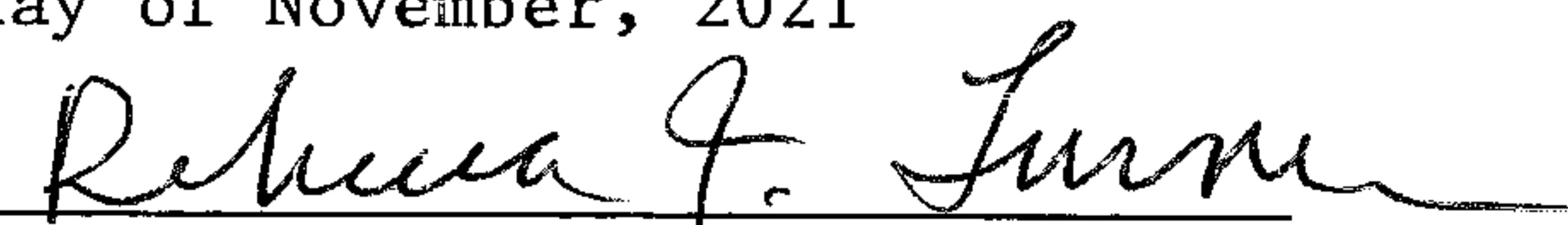

W. STANCIL STARNES (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that J. Gusty Yearout and W. Stancil Starnes, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of said instrument, they executed the same voluntarily, on the date the same bears date.

Given under my hand and official seal, this 12th day of November, 2021

ADDRESS OF GRANTOR:
1 Brookwood Place
Birmingham, AL 35209


Notary Public Rebecca J. Turner
My commission expires: 12/26/2022

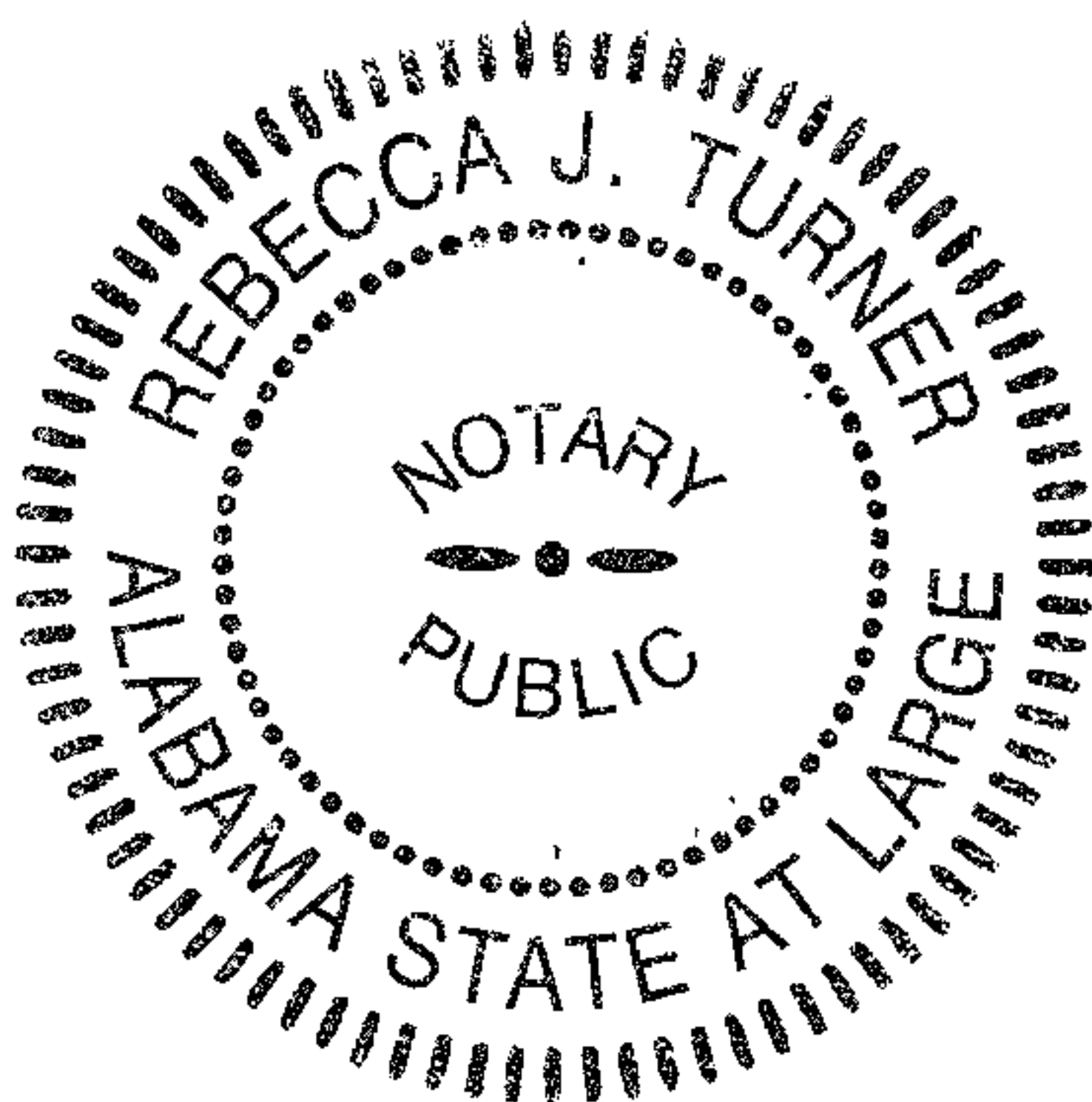


Exhibit A

Parcel I:

Begin at the SE corner of the NE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 East; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1321.62 feet to the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1968.92 feet; thence an angle Right of 89 deg. 19 min. 20 sec. run North 1314.43 feet to the North line of said $\frac{1}{4}$ section; thence an angle to the left of 88 deg. 11 min. run west for 634.97 feet to the NW corner of the NE $\frac{1}{4}$ of said Section; thence an angle to the Left of 90 deg. 47 min. 15 sec. run South along the West line of said $\frac{1}{4}$ Section for 2729.79 feet to the SW Corner of the NE $\frac{1}{4}$ of said Section ; thence an angle to the Left of 92 deg. 08 min. 30 sec. run East 2647.72 feet to the Point of Beginning.

Parcel II:

Begin at the NW Corner of Section 29, township 20 South, Range 2 East; thence run South along the West line of said Section for 2160.03 feet; thence an angle Left of 78 deg. 01 min. 26 sec. run 145.11 feet; thence an angle Left of 28 deg. 51 min. 30 sec. run 241.90 feet; thence an angle Left of 55 deg. 42 min. 15 sec. run 416.31 feet to the center of Yellow Leaf Creek; thence run Northeasterly along said Creek for 5,292.5 feet more or less to the North line of the SW $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 East; thence run West for 1863.94 feet to the NW corner of the SW $\frac{1}{4}$ of Said Section 20; thence run South 2639.32 feet to the Point of Beginning.

Parcel III:

Begin at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 20 South, Range 2 East; thence run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 885 feet more or less to the center of Yellow Leaf Creek, thence run along said creek 3,285 feet more or less to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$, thence run east a distance of 439.7 feet more or less to the point of beginning.

The above Parcels I, II, and III being the same property conveyed by Martha Hobbs Robertson Joiner to Starnes and Yearout Farms, Inc. dated May 4, 1985, and recorded in Book 26, page 471, in the Probate Office of Shelby County, Alabama.

Parcel IV:

All of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 East, lying South and East of Yellow Leaf Creek, above contour line, elevation 398.00, also, the NE $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 29, Township 20

Exhibit A

(continued)

South, Range 2 East, lying North and East of Yellow Leaf Creek, above contour line, elevation 398.00. All being situated in Shelby County, Alabama.

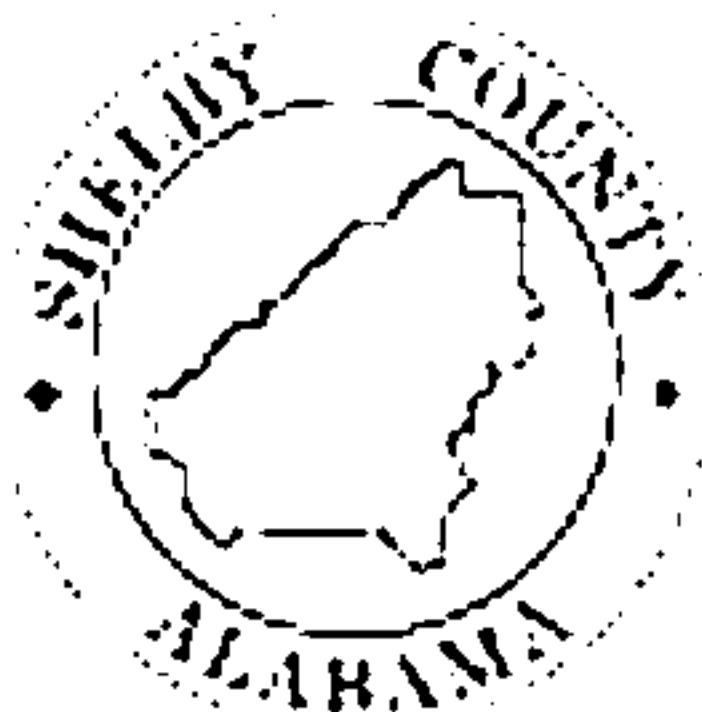
LESS AND EXCEPT that portion of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ lying Southeast of Yellow Leaf Creek, lying in Section 19, Township 20 South, Range 2 East, Shelby County, Alabama.

Being that property conveyed by Wayne Parker and Nancy D. Parker to J. Gusty Yearout and W. Stancil Starnes by Warranty Deed dated July 10, 1986, and recorded in Book 81, page 954, in the Probate Office of Shelby County, Alabama.

Parcel V:

Begin at the SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East, and run thence North along the East boundary of said quarter-quarter Section and continuing North along the East boundary of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 19, Township 20 South, Range 2 East, to a point on the South boundary of a driveway leading from the Yellowleaf-Robinson Public Road to a dwelling owned by J. M. Robertson, which said driveway is located approximately 314 feet South of the NE corner of said SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 19; thence Westerly along the South boundary of said driveway to a point in the center of said Yellowleaf-Robinson Public Road; thence Southerly along the center of said Yellowleaf-Robinson Public Road to its intersection with the South boundary of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 20 South, Range 2 East; thence run East along the South boundary of said Quarter-Quarter Section to the point of beginning; being situated in Shelby County, Alabama. Less and except the right of way of Yellowleaf-Robinson Public Road.

Being that property conveyed by W. B. Nichols, Jr. and Thora E. Nichols to Starnes and Yearout Farms, Inc. by Warranty Deed dated July 1, 1985, and recorded in Book 32, page 953, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 10:47:50 AM
\$1035.00 MISTI
20211124000564820

Allen S. Bayl