

20211222000604020
12/22/2021 09:06:28 AM
DEEDS 1/3

SEND TAX NOTICE TO:

S&H 80 Acres, LLC
3330 Cumberland Blvd SE, Ste 425
Atlanta, GA 30339

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2101000-C

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Three Million Six Hundred Thousand and 00/100 Dollars (\$3,600,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Thompson Realty Co., Inc, a/an ALABAMA limited liability company**, whose address is 1200 Greystone Cv Circle, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **S&H 80 Acres, LLC**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **S&H 80 Acres, LLC**, the following described real estate situated in Shelby County, Alabama, the address of which is **Multiple Parcels, Shoal Creek, AL 35242**, to-wit:

PARCEL I

PID# 03-8-34-0-001-001.009

A portion of the Club Property as shown on the map or plat of Shoal Creek, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate, Shelby County, Alabama, said portion being that parcel (commonly known as the "Equestrian Center") of the Club property situated in the Southwestern corner of Shoal Creek subdivision and being more particularly described as follows:

Beginning at the intersection of the Eastern right of way line of Dunnivant Valley Road with the Southern right of way line of St. Andrews Link, a private road, run in a northeasterly direction along the southerly line of said St. Andrews Link to its intersection with the Western right of way line of Carnoustie South, a private; thence southerly along the Western right of way line of Said Carnoustie South to the Northwest corner of Lot 169 of said Shoal Creek subdivision; thence along the western and south sides of said Lot 169 to the Northwest corner of Lot 171 of said Shoal Creek subdivision; thence run in a Southerly direction along the west line of said Lot 171 to the Southwest corner of said Lot 171; thence continue in a Southerly direction along the last described course a distance of 795.87 feet to point; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a westerly direction a distance of 1030.28 feet to a point on the Eastern right of way line of said Dunnivant Valley Road; thence turn an interior angle of 74 degrees 08 minutes 09 seconds and run to the right along the Eastern right of way line of said Dunnivant Valley Road in a Northeasterly direction a distance of 2258 feet, more or less, to the Point of Beginning

PARCEL II

PID# 03-8-34-0-001-007.000

Begin at an existing iron pipe marking the southeast corner of the Northwest one-quarter of the southeast one-quarter of Section 34, Township 18 South, Range 1 West; thence run west along the south line of said quarter-quarter section line for a distance of 531.88 feet to an existing iron pipe on the southeasterly right of way line of Dunnivant Valley Road; thence turn an interior angle to the left of 74 degrees 42 minutes 24 seconds and run in a northeasterly direction along the southeasterly right of way line of Dunnivant Valley Road for a distance of 578.46 feet to an existing iron pin; thence turn an interior angle to the left of 105 degrees 45 minutes 44 seconds and run in an easterly direction along the south line of the Shoal Creek property for a distance of 1030.73 feet to an existing iron pipe; thence turn an interior angle to the left of 90 degrees 01 minutes 46 seconds and run in a southerly direction for a distance of 560.16 feet to an existing pipe; thence turn an interior angle to the left of 90 degrees 02 minutes 58 seconds and run in a westerly direction along the south line of the northeast one-quarter of the southeast one-quarter of Section 34, Township 18 South, Range 1 West for a distance of 656.29 feet to the point of beginning.

PARCEL III

PID# 03-8-34-0-001-010.003

A parcel of land situated and being in the NE ¼ of the SE ¼ of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a 2" capped pipe being the Northeast corner of the Northeast ¼ of the Southeast ¼ of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama; thence along the East line of said section S 0° 50' 46"E a distance of 450.00' to a 5/8" rebar and the Point of Beginning; thence continue along said section line S 0° 45' 46"E a distance of 195.62' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence leaving said section line S 89° 15' 31"W a distance of 615.67' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence N 0° 48' 02"W a distance of 36.08' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence N 34° 54' 29"E a distance of 32.48' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence N 70° 09' 20"E a distance of 284.49' to a 5/8" rebar; thence N 82° 17' 25"E a distance of 330.03' back to the Point of Beginning.

PARCEL IV

PID# 03-8-34-0-001-010.000

A parcel of land situated and being in the NE ¼ of the SE ¼ of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at a 2" capped pipe being the Northeast corner of the Northeast ¼ of the Southeast ¼ of Section 34, Township 18 South, Range 1 West, Shelby County, Alabama; thence along the East line of said section S 0° 50' 46"E a distance of 450.00' to a 5/8" rebar; thence leaving said section line S 82° 17' 25"W a distance of 330.03' to a 5/8" rebar; thence S 70° 09' 20"W a distance of 284.49' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence S 34° 54' 29"W a distance of 32.48' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence S 0° 48' 02"E a distance of 36.08' to a 5/8" capped rebar (Bailey Land Group CA 899LS); thence N 89° 15' 31"E a distance of 615.67' to a 5/8" capped rebar (Bailey Land Group CA 899LS) on said section line; thence along said section line S 0° 50' 46"E a distance of 715.30' to a point being the Northeast corner of a subdivision known as Villas Belvedere (Map Book 27, Page 27B); thence along the North boundary line of said subdivision S 89° 136' 04"W a distance of 637.37' to a 2 ½" capped pipe; thence N 0° 44' 23"W a distance of 559.65' to a 5/8" rebar with a 2" capped pipe witness post; thence N 0° 46' 07"W a distance of 468.65' to a 5/8" rebar; thence N 55° 16' 55"E a distance of 593.73' to a point on the ¼ - ¼ line of said section; thence along said ¼ - ¼ line N 88° 44' 53"E a distance of 142.74' back to the Point of Beginning.

PARCEL V

PID# 03-7-35-0-000-078.000

Lot 174-B-1, according to A Resurvey of Lots 173-B and 174-B of Montagel Subdivision, as recorded in Map Book 29, page 71 in the Probate Office of Shelby County, Alabama.

PARCEL VI

PID# 03-7-35-0-000-103.000

Lot 175-B, according to the Survey of Montagel, as recorded in Map Book 23, page 6 in the Probate Office of 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. Mining and mineral rights excepted.

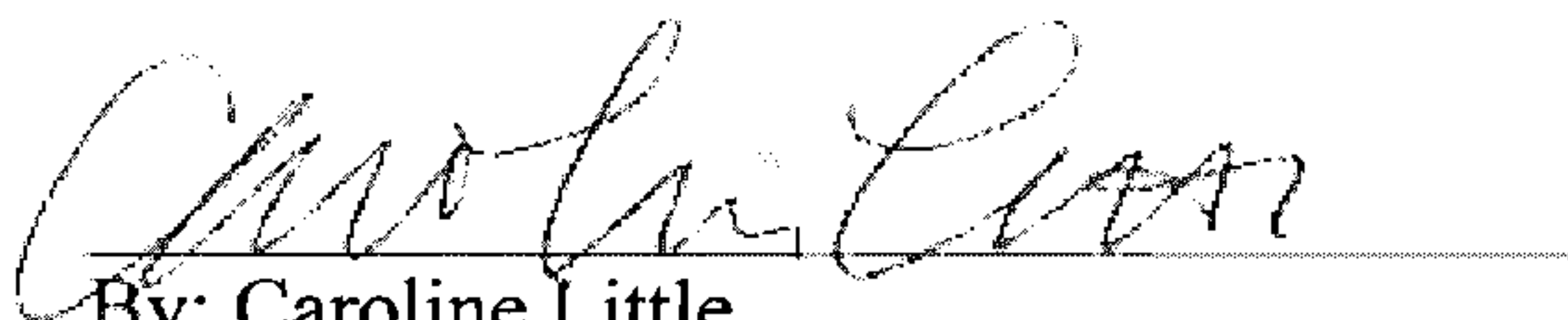
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that 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 successors and assigns shall

warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co., Inc, by Caroline Little, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 21st day of December, 2021.

Thompson Realty Co., Inc



By: Caroline Little

Its: Member

State of Alabama

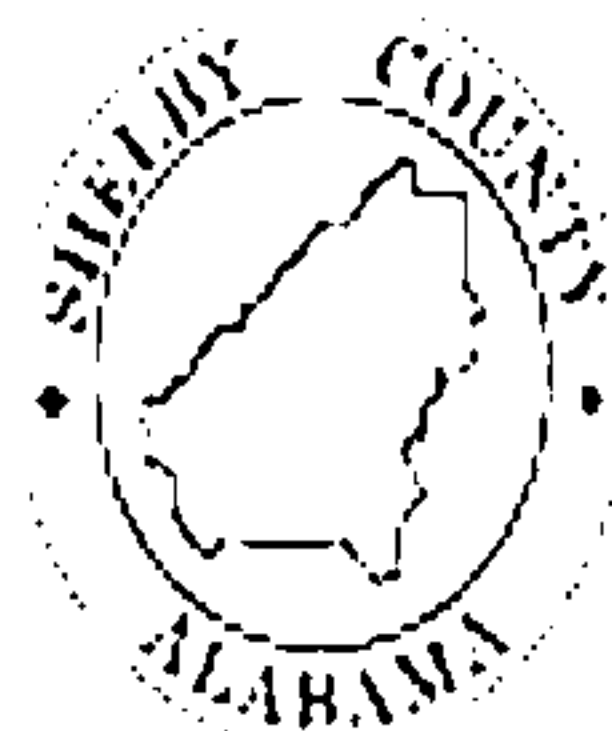
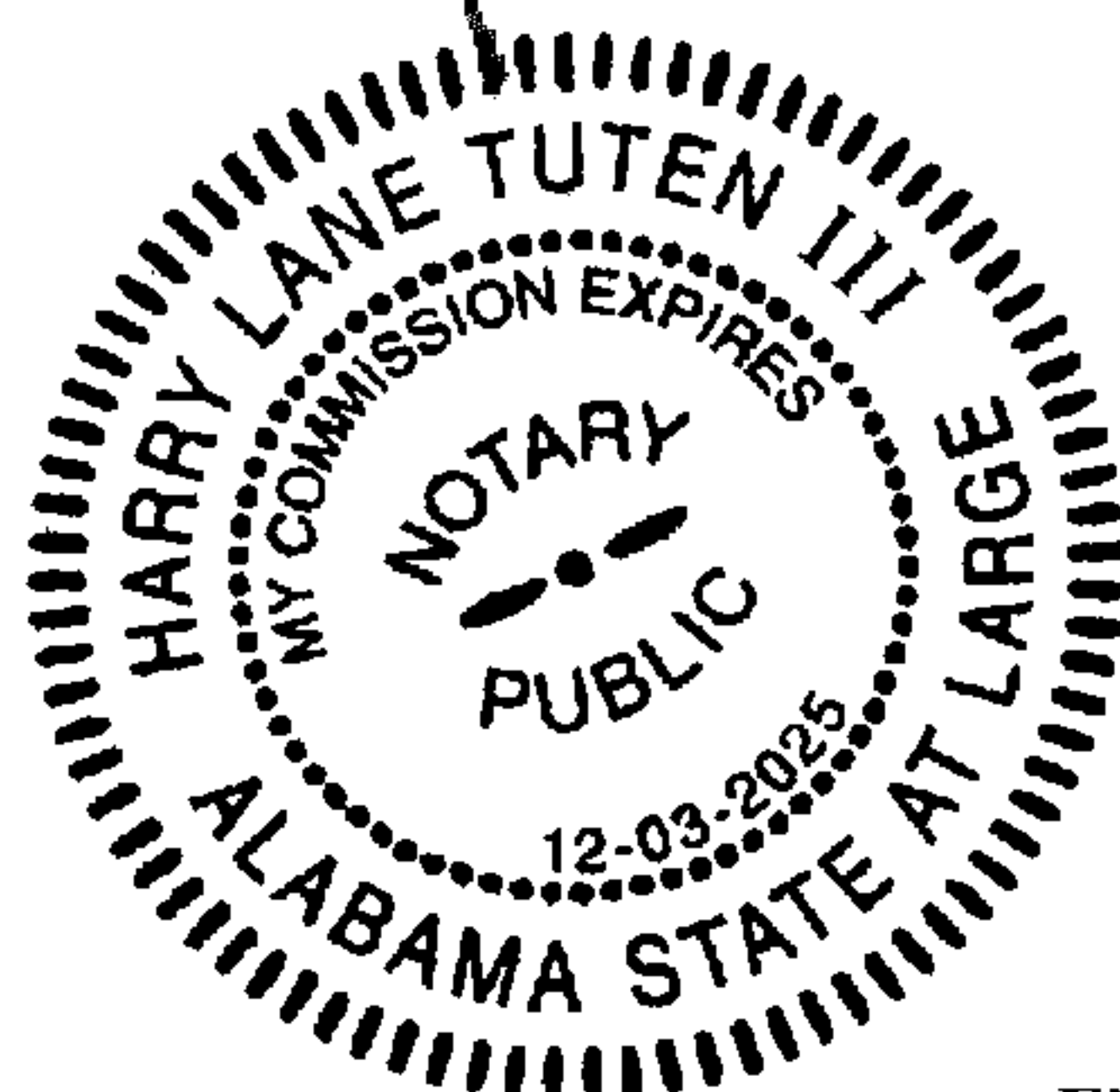
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline Little, as Member of Thompson Realty Co., Inc, a/an ALABAMA limited liability company 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/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 21st day of December, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2021 09:06:28 AM
\$3628.00 KIMBERLY
20211222000604020

Allen S. Beal