

State of Alabama)
County of Shelby)

20211229000612130
12/29/2021 03:54:23 PM
DEEDS 1/5

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of **ONE MILLION THREE HUNDRED THIRTY ONE THOUSAND SIXTY-FIVE and no/100 dollars (\$1,331,065.00)** being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Beverly Faye Stamps as Personal Representative and Trustee of the Testamentary Trusts under the Will of Sherwood J. Stamps, deceased, Shelby County Probate Case No 2020-000080 (Grantor) whose address is 600 Stamps Junction, Montevallo, Alabama 35115 does grant, bargain, sell and convey unto **Penitentiary Reserve, LLC** a limited liability company (Grantee) whose address is 9201 North Central Expressway, 4th Floor, Dallas, Texas 75231 the following described real estate all situated in Shelby County, Alabama to-wit:

PARCEL 1-B:

A parcel of land in Section 6, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

The South half of the Southwest quarter; Northeast quarter of the Southwest quarter; Southeast quarter of Northwest quarter and West half of Northwest quarter South of Shelby County Road #43;

Less and Except Tract 1-B-a:

From the Southeast corner of the Southwest quarter of the Northwest quarter of Section 6, Township 19 South, Range 1 East, run Westwardly along the South line of said quarter-quarter a distance of 166.78 feet to the point of beginning thence continue in a straight line along said quarter-quarter a distance of 495.08 feet; thence right 68°00' a distance of 420.0 feet; thence right 80°17'30" a distance of 481.27 feet to a point in the centerline of a creek; thence right 47°47'15" a distance of 168.48 feet to a point in the centerline of a creek; thence right 56°24'30" a distance of 206.91 feet; thence right 17°22'15" a distance of 200.84 feet; thence left 05°10' a distance of 198.36 feet to the point of beginning of the property herein described. Also described in Deed from John C. Piazza to James R. Waddell and Martha Waddell as recorded in Inst. No. 2002-09960.

Also, Less and Except Tract 1-B-b:

Beginning at the Southwest corner of said Southwest quarter of Northwest quarter and running North along the West boundary of said quarter-quarter section to Bear Creek for point of beginning of the tract herein described; thence run down said Bear Creek to where a branch empties into said creek; thence up said branch to where said branch intersects the West boundary of said Section 6; thence South along said West boundary of Section 6 to point of beginning.

Also, Less and Except the following described property contained in that certain deed from Debbie G. McNeil to Community of Caritas by deed recorded in Inst. No. 2007021900076380 being more particularly described as follows:

From a 3-inch open iron pipe found at the Southwest corner of the Southeast quarter – Northeast quarter of Section 1, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence East along the South boundary of said Southeast quarter – Northeast quarter a distance of 1324.76 feet to a ½ inch crimped iron pipe found at the Southeast corner of aforementioned Southeast quarter – Northeast quarter; thence turn 89 deg. 11'42" left

and run 134.06 feet along the East boundary of said Southeast quarter – Northeast quarter to a point in the center of Bear Creek; thence turn 76 deg. 31'58" right and run 23.83 feet downstream along said creek centerline and the following courses: 38 deg. 54'23" right for 22.59 feet; 86 deg. 07'15" right for 47.3 feet; 97 deg. 57'31" left for 21.70 feet; 32 deg. 07'20" left for 90.17 feet; 39 deg. 13'07" left for 59.41 feet; 2 deg. 43'19" left for 117.66 feet; 13 deg. 57'31" left for 42.47 feet; 59 deg. 12'42" right for 44.28 feet; 52 deg. 19'09" right for 43.12 feet; 13 deg. 20'49" left for 36.22 feet; 107 deg. 39'41" left for 44.36 feet; 57 deg. 08'59" right for 56.03 feet; 46 deg. 13'49" right for 36.42 feet; 53 deg. 04'59" left for 29.97 feet; 40 deg. 05'06" left for 52.56 feet; 46 deg. 31'16" left for 15.21 feet; 73 deg. 22' 27" left for 30.38 feet; 108 deg. 19'13" right for 34.00 feet; 61 deg. 11'37" right for 35.18 feet; 11 deg. 31'19" right for 37.57 feet; 48 deg. 18'12" right for 14.61 feet; 29 deg. 06'58" right for 12.29 feet; 79 deg. 07'04" left for 41.18 feet; 22 deg. 32'49" right for 48.18 feet; 115 deg. 03'58" left for 60.23 feet; 30 deg. 13'40" right for 33.83 feet; 9 deg. 11'20" right for 21.64 feet; 76 deg. 47'59" right for 69.97 feet; 58 deg. 18'53" left for 28.88 feet; 38 deg. 18'26" right for 83.39 feet; 5 deg. 44'14" right for 51.72 feet; 14 deg. 07'29" left for 47.96 feet in for concrete pipe culverts crossing Season Road, an asphalt public road; 37 deg. 12'41" right for 67.13 feet; and 10 deg. 30'59" right for 40.69 feet to the point where a branch empties out; thence 129 deg. 50'28" left and run 48.62 feet; upstream along said branch centerline and the following courses; 26 deg. 50'07" left for 43.30 feet; 33 deg. 35'38" right for 27.56 feet; 54 deg. 31'30" right for 40.00 feet; 25 deg. 45'19" left for 26.32 feet; 85 deg. 48'06" left for 52.63 feet; 2 deg. 59'54" right for 40.96 feet; 26 deg. 17'11" right for 51.16 feet; 60 deg. 01'07" left for 11.43 feet; 80 deg. 54'44" left for 42.18 feet; 65 deg. 26'05" right for 33.19 feet; 1 deg. 23'11" right for 48.16 feet in four concrete pipe culverts crossing Season Road; 1 deg. 42'20" left for 74.68 feet; 53 deg. 09'31" right for 22.61 feet; 57 deg. 35'17" left for 16.17 feet; 31 deg. 54'45" left for 32.33 feet; 85 deg. 10'35" right for 28.86 feet; 21 deg. 16'28" left for 38.19 feet; 22 deg. 48'18" right for 71.84 feet; 14 deg. 15'52" left for 57.21 feet; 11 deg. 48'48" right for 23.64 feet; 7 deg. 44'28" left for 66.13 feet; 19 deg. 08'33" right for 19.98 feet; 20 deg. 38'42" left for 10.05 feet; 50 deg. 59'18" left for 45.77 feet; 5 deg. 23'37" left for 138.35 feet; 1 deg. 51'51" left for 99.95 feet; 14 deg. 30'57" right for 35.10 feet; 32 deg. 18'32" right for 16.06 feet; 38 deg. 09' 28" right for 24.35 feet; 27 deg. 44'12" left for 34.92 feet to a point on the East boundary of the aforementioned SE ¼ - NE ¼; thence turn 77 deg. 10'38" right and run North 665.21 feet along the East boundary to the NE corner of said SE ¼ -NE ¼; thence continue along said course along the East boundary of the NE ¼ - NE ¼ of said Section 1 a distance of 519.34 feet to a ½ inch iron pin with yellow plastic cap found on the Southeasterly boundary of Shelby County Highway No. 43; said road having a right of way of 80 feet; thence 137 deg. 07'13" left for 1948.16 feet along said highway boundary to a ½ inch iron pin with yellow plastic cap found on the West boundary of the SE ¼ - NE ¼ of said Section 1; thence turn 43 deg. 00'50" left and run South 422.80 feet to the Point of Beginning. Said parcel is situated in the E ½ of the NE ¼ of Section 1, Township 19 South, Range 1 West and in the SW ¼ of NW ¼ of Section 6, Township 19 South, Range 1 East, Shelby County, Alabama.

Also, Less and Except Tract 1-B-c:

Property conveyed in deed from Shannon Stephens Young and William Young to Gary Steven Maddox as recorded in Inst. No. 20130306000092090.

Subject to:

Ad valorem taxes due October 1, 2022 and thereafter.

Minerals and mining rights and all appurtenant subsurface rights not owned by Grantor(s).

Any portion of the subject property located in a flood plain or flood hazard area.

Present zoning classification

All matters that would be revealed by a current and accurate survey and inspection of the property.

All existing encroachments of fence lines, roadways, trails, or other types of encroachments as might exist with respect to large, undeveloped tracts of land.

Riparian rights incident to the premises.

Alabama Power transmission lines situated on subject property.

Right of way granted to Alabama Power Company recorded in Deed Book 72, Page 154; Deed Book 72, Page 157 and Deed Book 72, page 161.

Right of way agreement by and between W. A. Belcher, et al, Gulf States Paper Corporation and Division of Forestry, Department of Conservation, State of Alabama as recorded in DB 157 page 337 and DB 160 Page 593. Reversionary rights obtained under DB 157 page 337 conveyed with reservation by W. A. Belcher, et al to Alabama Education Television Commission, Kimberly Clark, Gulf States Paper Corporation and Sherwood J. Stamps, et al in Right of Way agreement recorded in DB 312 page 368. Reversionary rights obtained under DB 160 page 593 conveyed with a reservation of easement by Gulf States Paper Corporation to Alabama Education Television Commission and Sherwood J. Stamps, et al in DB 312 page 377.

Less and except the J.K.P. Overton Cemetery and Rights of ingress and egress thereto as described in Deed Book 84, Page 107 and Deed Book 87, Page 505.

Right of way in favor of Shelby County, Alabama recorded in Book 228, Page 320.

Rights of way agreement in favor of Sherwood J. Stamps, at al, recorded in Deed Book 312, Page 368.

Right of way agreement in favor of Frank M. Huber, et al, recorded in Book 316, Page 140.

Right of way agreement by and between Kimberly-Clark Corporation and R.W. Gholson, et al, recorded in Book 310, Page 503 and Misc. Volume 23, page 988, Book 305, page 505 and Book 305, 502. Said rights of way being relocated by Real Volume 104, page 17.

Right of way easement to South Central Bell Telephone Company as recorded in Real Volume 6, Page 826.

Chert roads and driveways referenced in deed recorded in Inst. No. 2002-09960 and Inst. No. 20130306000092090.

Blanket Agreement and Easement for improvements of Seasons Road granted Shelby County Alabama in Inst. No. 2000-31048.

Right of way agreement by and between Kimberly Creek Corporation and Steven D. Mitchell and Ann Mollison Mitchell recorded in Misc. Bk 22 page 23, referred to in Deed Book 321, Page 747 and described in affidavit recorded in Deed Book 1997, Page 34876.

Right of way agreement to Colonial Pipeline as recorded in Deed Book 222, Page 637.

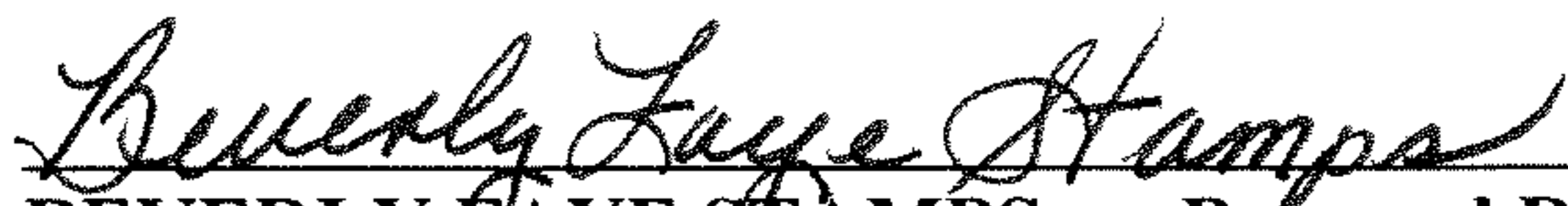
Easements, covenants, restrictions, building lines and all other matters of record in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns forever.

GRANTOR makes no warranty or covenant respecting the nature of or quality of title to the property hereby conveyed other than the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by GRANTOR.

EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 28th day of DECEMBER, 2021.


BEVERLY FAYE STAMPS, as Personal Representative
and Trustee of the Testamentary Trusts under the
Will of Sherwood J. Stamps, deceased,
Shelby County Probate Case No 2020-000080

State of Alabama)
Jefferson County)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Beverly Faye Stamps whose name as Personal Representative and Trustee Of the Testamentary Trusts under the Will of Sherwood J. Stamps, deceased, Shelby County Probate Case No 2020-000080 is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being fully informed of the contents of this conveyance, she, as such Personal Representative and Trustee and with full authority, executed the same voluntarily for and as the act of said Estate and Testamentary Trust.

Given under my hand and official seal of office this 28th day of DECEMBER, 2021.


Notary Public
Commission Expires: 11/09/22



This instrument prepared by :
Gene W. Gray, Jr.
2100 SouthBridge Parkway, Suite 338
Birmingham, AL 35209
205-879-3400
FILE 221396 B

Send tax notice to:
PENITENTIARY RESERVE, LLC
c/o JACKSON WINN
9201 NORTH CENTRAL EXPRESSWAY,
4th FLOOR
DALLAS, TEXAS 75231
PARCEL ID# 08-3-06-0-000-005.000

Real Estate Sales Validation Form

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

Grantor's Name ESTATE of HSERWOOD J. STAMPS, deceased Grantee's Name Penitentiary Reserve, LLC
 Mailing Address 600 Stamps Junction Mailing Address 9201 N Central Expressway, 4th
Montevallo, AL 35115 Dallas, TX 75231 Floor

Property Address ALL VACANT LANDDate of Sale 12/28/2021Total Purchase Price \$1,331,065.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/29/2021 03:54:23 PM
 \$1365.50 CHARITY
 20211229000612130

The purchase price or actual value clerk Alvin S. Bayl is 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 Statement

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 12/28/2021Print Gene W. Gray, Jr.☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1