

State of Alabama)  
County of Shelby)

20211229000612140  
12/29/2021 03:54:24 PM  
DEEDS 1/8

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of **TWELVE MILLION SIX HUNDRED SIXTY EIGHT THOUSAND NINE HUNDRED THIRTY-FIVE and NO/100 Dollars (\$12,668,935.00)** being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Stamps Properties, LTD**, an Alabama Limited Partnership (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, 4<sup>th</sup> Floor, Dallas, Texas 75231 the following described real estate all situated in Shelby County, Alabama to-wit:

**PARCEL I:**

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

**PARCEL 1-A:**

East half of said Section 6, less and except Northwest quarter of Northeast quarter, of said Section 6, Township 19 South, Range 1 East, Shelby County, Alabama. Less and Except the J.K.P. Overton Cemetery as described in Deed Book 84, Page 107 and Deed Book 87, Page 505.

**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.  
Title to that portion of the property within any road rights-of-way.  
Easements, covenants, restrictions, building lines and all other matters of record in the Office of the Judge of Probate of Shelby County, Alabama.  
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.

**PARCEL II:**

The North half of the North half; the Southwest quarter of the Northwest quarter; the North half of the Southwest quarter; the Southwest quarter of the Southwest quarter; and the Southwest quarter of the Southeast quarter of Section 34, Township 18 South, Range 1 East, Shelby County, Alabama.

**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.

Title to that portion of the property within any road rights-of-way.

Riparian rights incident to the premises.

Right-of-way granted to Alabama Power Company recorded in Deed Book 280, Page 291; Deed Book 280, Page 293 and Deed Book 280, Page 295.

Alabama Power company easement as recorded in Lis Pendens Book 5, Page 1.

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

**PARCEL III:**

Southwest quarter, South half of Northwest quarter, North half of Southeast quarter; Southwest quarter of Southeast quarter; and South half of Northeast quarter, Section 4; also Northwest quarter and the Northwest quarter of Northeast quarter, Section 3; all in Township 19 South, Range 1 East, Shelby County, Alabama.

**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.

Title to that portion of the property within any road rights-of-way.

Title to that portion of the property within any road rights-of-way.

Riparian rights incident to the premises.

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



**PARCEL IV:**

**Parcel 4-A**

All of Section 5, Township 19 South, Range 1 East

**Parcel 4-B**

All of Section 7, Township 19 South, Range 1 East.

Less and Except that part of subject property deeded to the Department of Forestry, State of Alabama for Fire Tower Site, as recorded in Deed Book 157, Page 335 in the Office of the Judge of Probate of Shelby County, Alabama and to the Alabama Educational Television Commission for a tower site as recorded in Deed Book 303, Page 17 and Deed Book 312, Page 373, in the Probate Office of Shelby County, Alabama. Said property being more particularly described as follows:

Begin at a pine knot painted white with trees bearing witness as same being Northwest corner of Section 7, Township 19 South, Range 1 East; thence South 1312.19 feet along the range line; thence East 1999.04 feet to the point of beginning; thence South 45 degrees West 420.0 feet; thence South 45 degrees East 210.0 feet; thence North 45 degrees East 420.0 feet; thence North 45 degrees West 210.0 feet back to point of beginning; thus describing a tract of land lying in East half of Northwest quarter of Section 7, Township 19 South, Range 1 East, Shelby County, Alabama.

**Parcel 4-C**

South half of the Southeast quarter of Section 12, Township 19 South, Range 1 West

**Parcel 4-D**

North half of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 13, Township 19 South, Range 1 West.

**Parcel 4-E**

Southeast Quarter of the Southeast quarter of Section 31, Township 18 South, Range 1 East

**Parcel 4-F**

Southeast quarter of the Northwest quarter, the East half of the Southwest quarter of the Northwest quarter, all of the Southwest quarter, the Southeast quarter and the Northeast quarter of Section 32, Township 18 South, Range 1 East.

Also, a non-exclusive easement for roadway described as follows:

A strip of property 60 feet in width, being 30 feet on either side of the center line is described as follows:

Commence at the Northeast corner of Section 29, Township 18 South, Range 1 East; thence run South along the East line of said Section a distance of 540 feet, more or less, to the center line of Shelby County Highway #43; thence run South 38 degrees 00 minutes West along said center line a distance of 3250 feet; thence run South 41 degrees 50 minutes East a distance of 41 feet to the Southeast right of way line of Highway and the point of beginning; thence continue South 41 degrees 50 minutes East along an old road way, a distance of 446 feet; thence run South 68 degrees 53 minutes East along an old road way, a distance of 457 feet; thence run South 32 degrees 27 minutes East along an old roadway for a distance of 196 feet; thence run South 16 degrees 00 minutes West along an old road way a distance of 140 feet; thence run South 32 degrees 00 minutes West along an old roadway, a distance of 400 feet; thence run South 81 degrees 00 minutes West along an old roadway, a distance of 780 feet; thence run South 43 degrees 00 minutes West along an old roadway a distance of 520 feet; thence run South 7 degrees 00 minutes West along an old roadway, a distance of 550 feet, more or less, to the South line of Section 29, Township 18 South, Range 1 East, and the point of ending. Situated in Section 29, Township 18 South, Range 1 East, Shelby County, Alabama. Recorded in Deed Book 287, Page 890.

**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.

Title to that portion of the property within any road rights-of-way.

Title to that portion of the property within any road rights-of-way.

Right-of-way granted to Alabama Power Company recorded in Volume 145, Page 173; Volume 165, Page 103; Volume 197, Page 348; Volume 139, Page 482; Lis Pendens Book 5, Page 1; Deed Book 276, Page 643 and Deed Book 280, Page 301.

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.

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

Riparian rights incident to the premises.

Any loss, claim or damage due to the vagueness of the legal descriptions continue in deeds recorded in Deed Book 157, Page 335 and Deed Book 303, Page 17. (Parcel 4-B)

Covenants, conditions, and reversionary interest contained in right of way agreement recorded in Deed Book 312, Page 368.

Covenants, obligations, and rights of others in and to the roadway easement created in Deed Book 287, Page 890.

**NOTE TO PARCEL IV: STAMPS PROPERTIES, LTD is the successor by merger to Stamps Properties, a Partnership.**

**All of the undivided one-half interest in and to:**

**PARCEL V**

The West half of Section 33, Township 18 South, Range 1 East, and the Northwest quarter of the Northwest quarter of Section 4, Township 19 South, Range 1 East, Shelby County, Alabama. Situated in Shelby County, Alabama.

Together with a non-exclusive right of way for a road, more particularly described as follows:

**Road No. 1:**

A sixty (60) foot wide road right of way, being thirty (30) feet on each side of the following described centerline, and being located in the West half of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama;

Beginning at a point on the West boundary of Section 23, said point being North 02°05' East 402 feet from the Southwest corner of said Section 23 and in the middle of an existing woods road; thence along the center of said woods road by the following bearings and distances: North 53°50' East 215.5 feet; North 46°20' East 200.0 feet; North 17°20' East 160.0 feet; North 62°20' East 337.3 feet; North 41°20'



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East 457.0 feet; North 26°20' East 180.0 feet; North 1°40' West 222.7 feet; North 1°50' East 185.0 feet; North 43°20' East 400.0 feet; north 27°50' East 120.0 feet; North 15°20' East 200.0 feet; North 43°20' East 227.0 feet; North 28°50' East 90.0 feet; North 3°50' East 302.7 feet; North 12°50' East 200.0 feet; North 72°20' East 170.0 feet; North 37°50' East 145.0 feet; North 7°10' West 228.0 feet; North 9°50' East 150.0 feet; North 60°20' East 160.0 feet to Highway No. 45 and the end of the centerline of said right of way.

**Road No. 2:**

A sixty (60) foot wide road right of way, being thirty (30) feet on each side of the following described centerline, being located in the Southwest quarter of the Southwest quarter of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama:

Beginning at a point which is North 2°05' East 402 feet; North 53°50' East 215.5 feet; North 46°20' East 200 feet; North 17°20' East 160 feet and North 62°20' East 313.5 feet from the Southwest corner of said Section 23 and the intersection of two existing woods roads, also the true point of beginning; thence along the center of the woods road going in a Southeasterly direction by the following bearings and distances: South 55°00' East 301.9 feet; South 82°09' East 235.0 feet; South 86°09' East 60.0 feet to the West margin of Twin Pines Road, and the end of the centerline of said right of way.

**Road No. 3:**

A non-exclusive sixty (60) foot wide easement for ingress and egress and utilities, lying thirty (30) feet either side of the centerline of an existing woods road across all of Section 27, Township 18 South, Range 1 East, and the East half of Section 33, Township 18 South, Range 1 East, terminating at the West line of said East half of said section, as reserved in Deed recorded in Real Volume 59, Page 467, in Probate Office.

LESS AND EXCEPT that portion of the above-described easement vacated by Partial Vacation of Easement as recorded in 2009-112790.

**Subject to:**

Ad valorem taxes due October 1, 2022 and thereafter.

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

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.

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

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

Title to that portion of the property within any road rights-of-way.

Existing Alabama Power Transmission Lines

Easement agreement recorded in Inst. No. 20090326000112750, partially vacated in Inst. No. 20090326000112790, addition to easement recorded in Inst. No. 20090429000158480.

Non-exclusive easement for ingress and egress recorded in Inst. No. 20110811000235320.

Alabama Power company easement as recorded in Lis Pendens Book 5, Page 1.

Notice of Encroachment on the non-exclusive deeded easement in Section 27, Township 18 South, Range 1 East (which land is not owned by the Grantor) Easement in regard to chicken pen structures encroaching into the non-exclusive easement, that a portion of the roadway is located outside of the easement area, and that the Owners of the fee title to the land subject to the non-exclusive easement have requested that description of the easement and physical location of the roadway be relocated to another area of their land; and Grantor has declined to any such relocation.

**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.

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

**STAMPS PROPERTIES, LTD,  
an Alabama Limited Partnership**


  
**BEVERLY FAYE STAMPS**  
General Partner

**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 General Partner of Stamps Properties, Ltd, an Alabama limited partnership 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 said conveyance, she, as such Successor General Partner and with full authority, executed the same voluntarily for and as the act of said limited partnership.

Given under my hand and official seal of office this 28<sup>th</sup> day of December, 2021.

  
Notary Public  
Commission Expires 11/09/22

  
**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 as Successor  
General Partner to Sherwood J. Stamps**

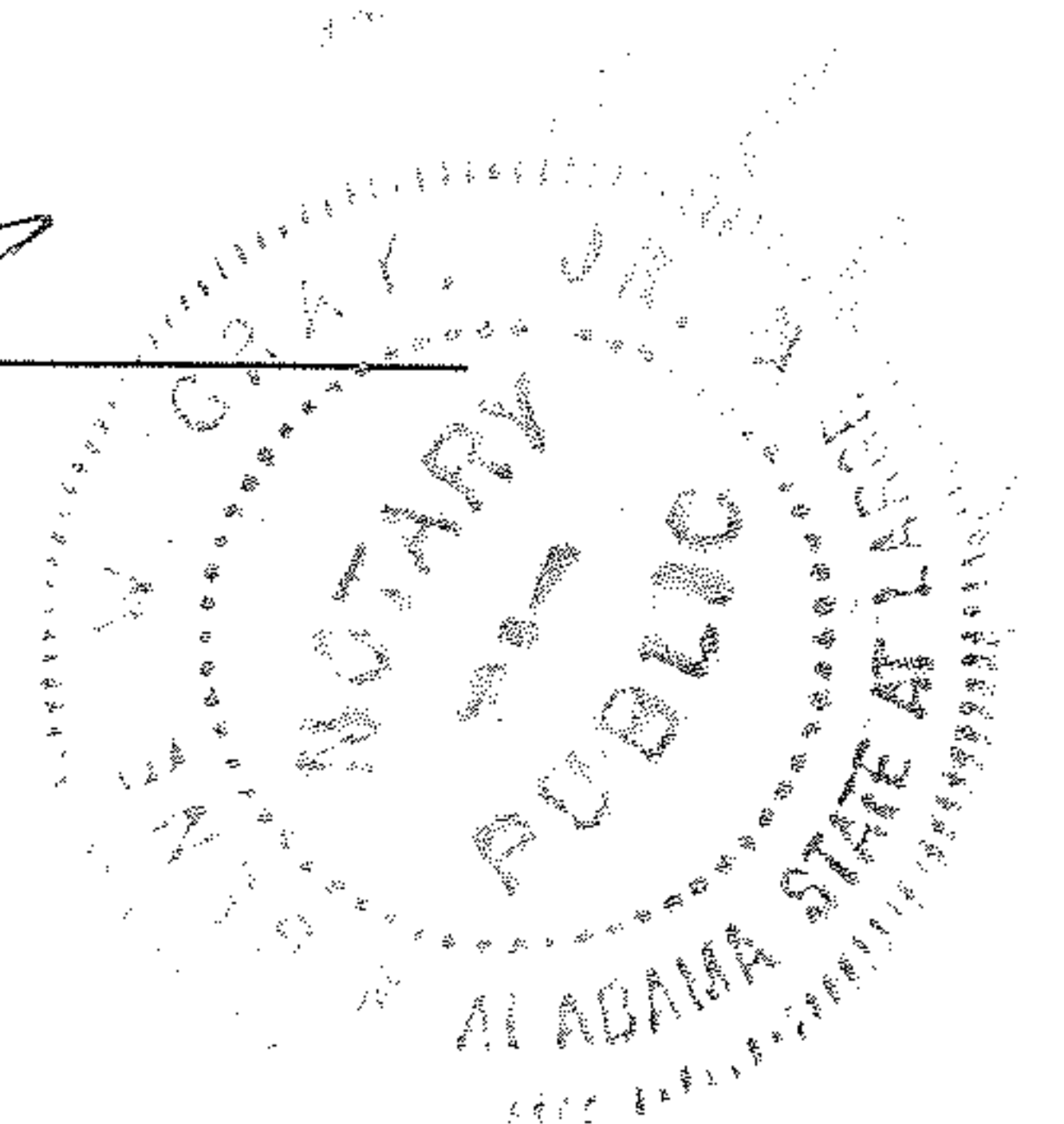
**State of Alabama)  
Jefferson County)**

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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 and as Successor General Partner to Sherwood J. Stamps 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 Trusts and as Successor General Partner.

Given under my hand and official seal of office this 28<sup>th</sup> 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 C**

**Send tax notice to:**  
**PENITENTIARY RESERVE, LLC**  
**c/o JACKSON WINN**  
**9201 NORTH CENTRAL EXPRESSWAY,**  
**4<sup>th</sup> FLOOR**  
**DALLAS, TEXAS 75231**



## Real Estate Sales Validation Form

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

Grantor's Name STAMPS PROPERTIES, LTD

Mailing Address 600 Stamps Junction

Montevallo, AL 35115

Grantee's Name Penitentiary Reserve, LLC

Mailing Address 9201 N Central Expressway, 4th

Dallas, TX 75231 Floor

Property Address ALL VACANT LAND

Date of Sale 12/28/2021

Total Purchase Price \$12,668,935.00

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 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 12/28/2021

Print Gene W. Gray, Jr.

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 12/29/2021 03:54:24 PM  
 \$12712.00 CHARITY  
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Allen S. Bayl