

This Instrument was Prepared by:

Send Tax Notice To: Pearson Place LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

2308 Brook Manor Dr
B'ham, AL 35223

File No.: S-21-27323

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Larry R. Kniseley, a single man, William B. Kniseley, a single man, Nancy K. Burbic, a married woman, Jill S. Florian, a married woman, Sara K. Marrs, a married woman, Jennifer W. Regan, a married woman, Molly W. Miller, a single woman (as to Tract I) and Larry Kniseley, a single man (as to Tract II) (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Pearson Place LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$350,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of December, 2021.

Larry R. Kniseley Larry Kniseley
Larry R. Kniseley Larry Kniseley (as to Tract II)

State of Alabama

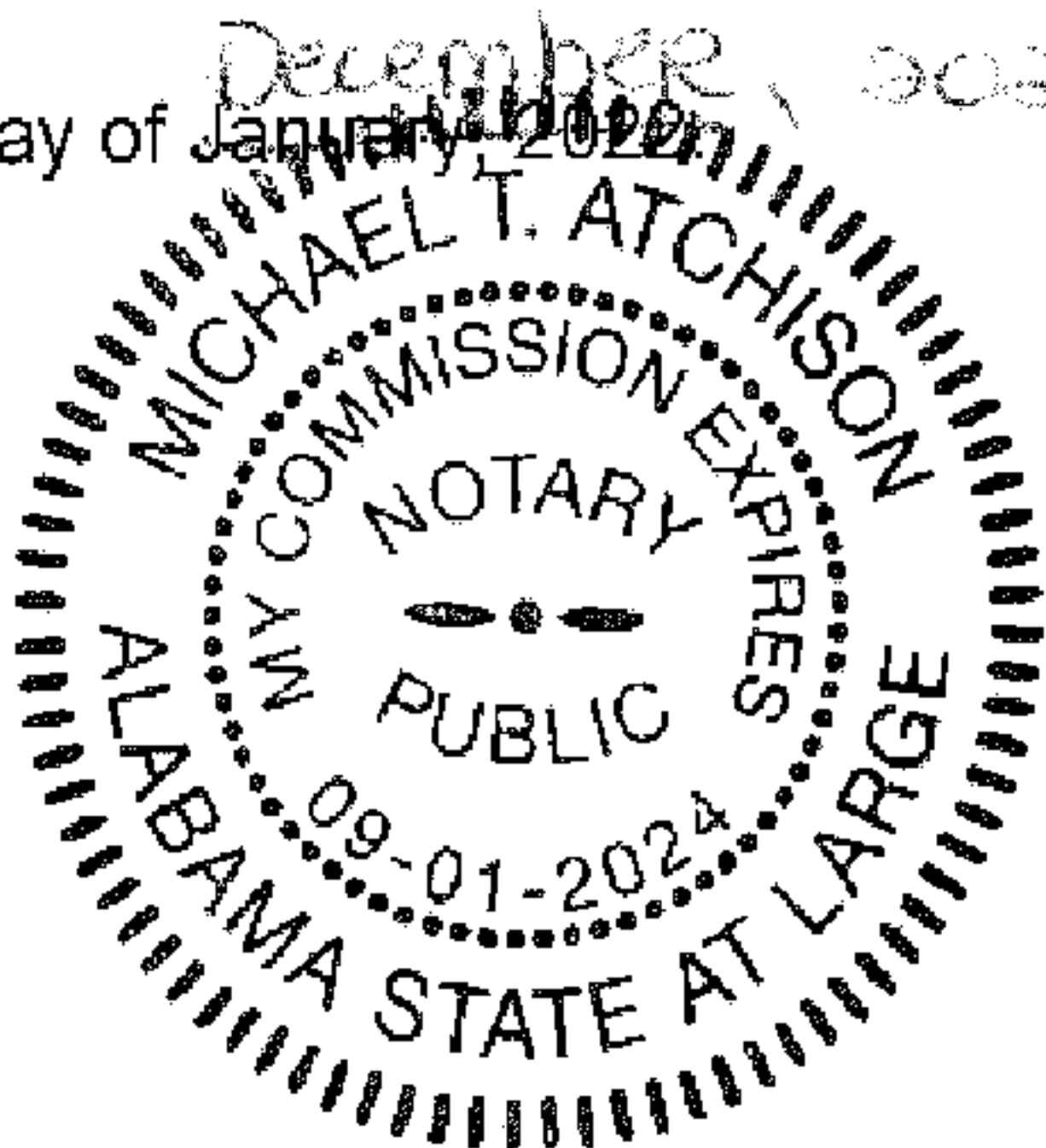
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Larry R. Kniseley (as to Tract I) and Larry Kniseley (as to Tract II) whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of December, 2021

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

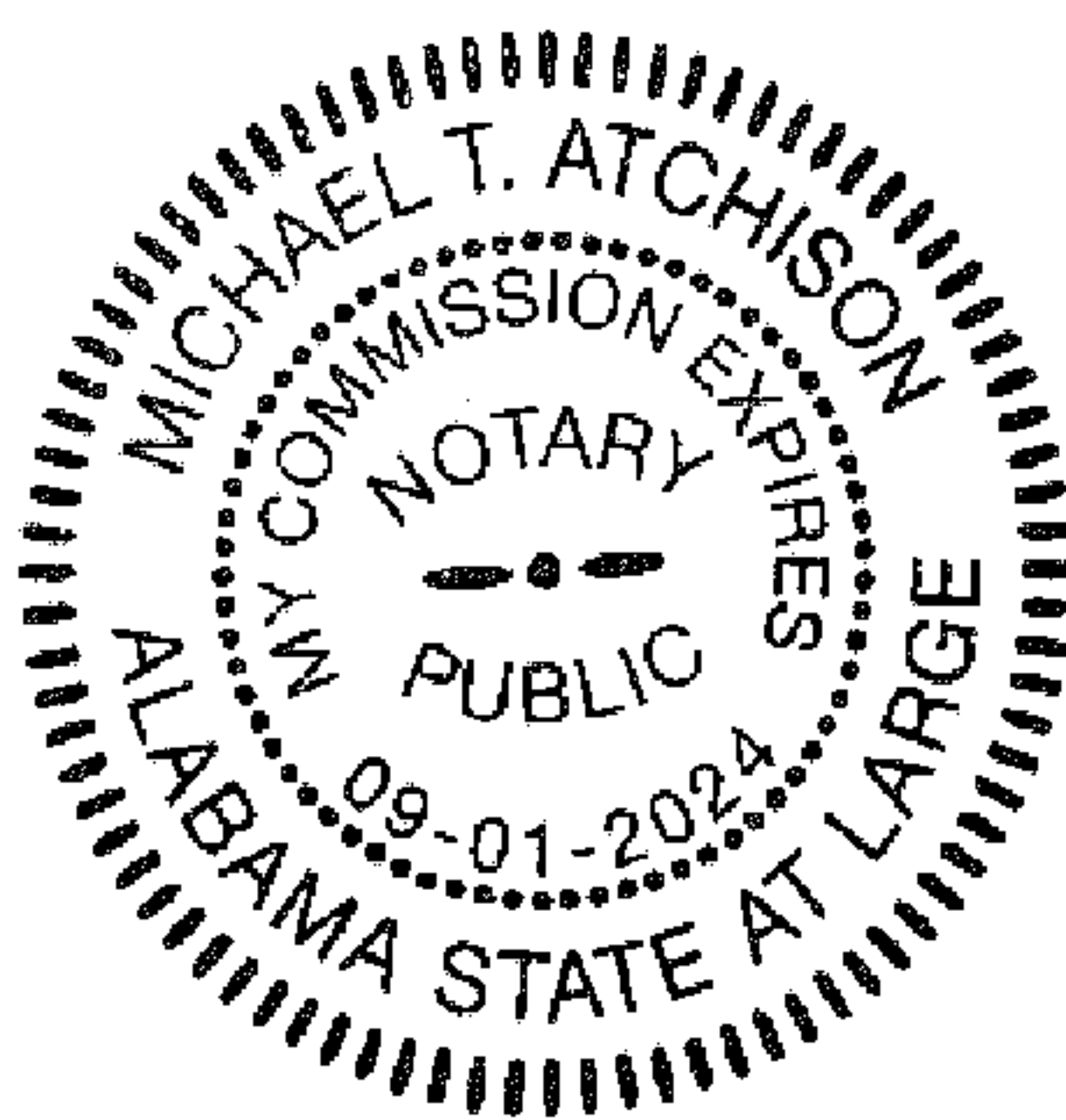


William B. Kniseley
William B. Kniseley

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William B. Kniseley, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2021.



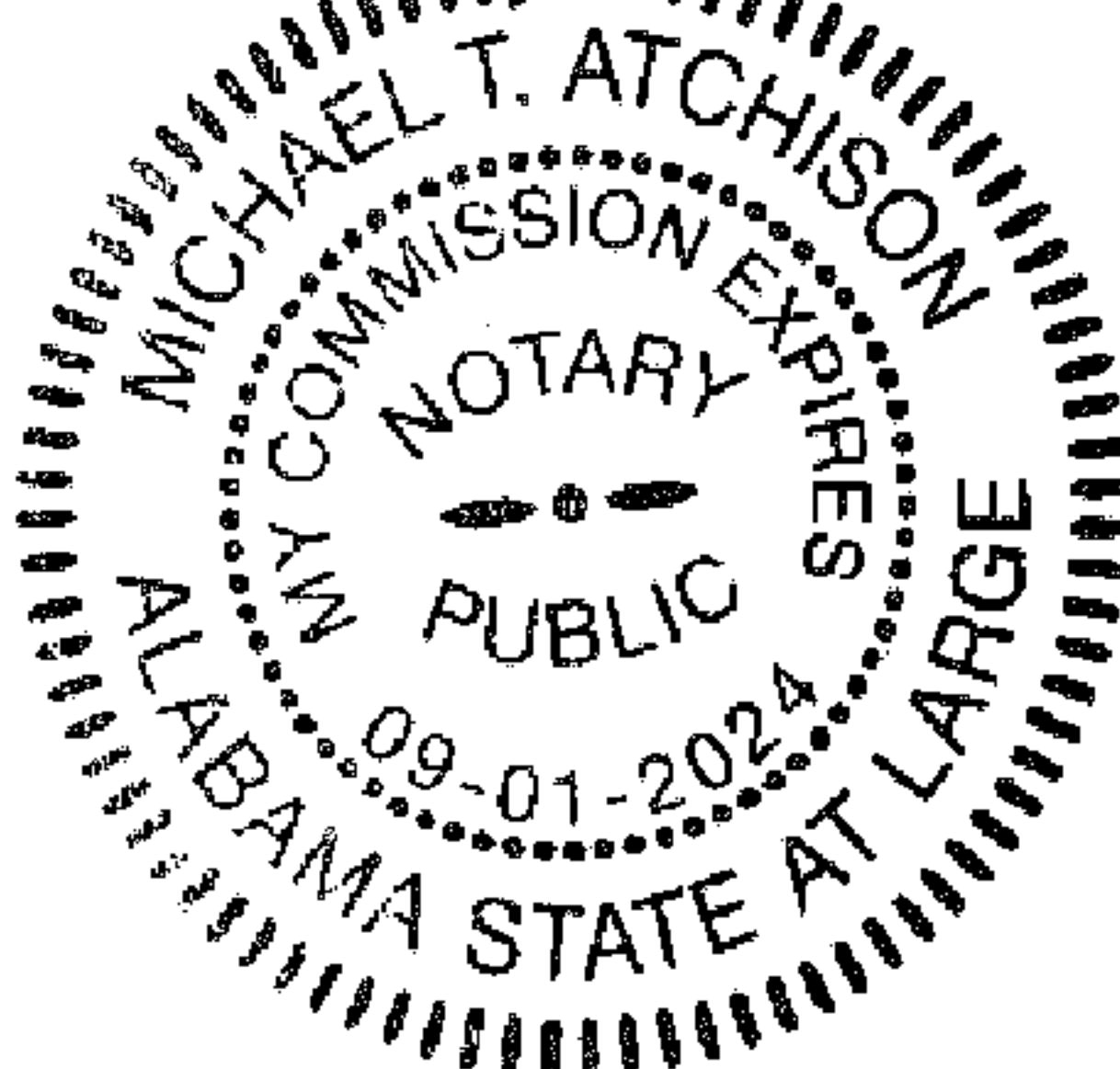
[Signature]
Notary Public
My Commission Expires:

Nancy K. Burbic
Nancy K. Burbic

STATE OF ALABAMA)
COUNTY OF SHELBY)

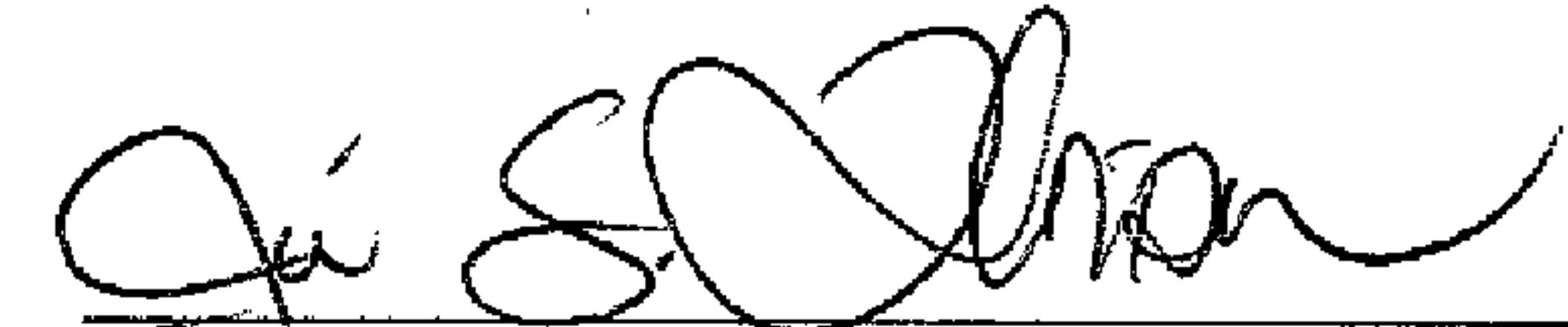
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy K. Burbic, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2021.



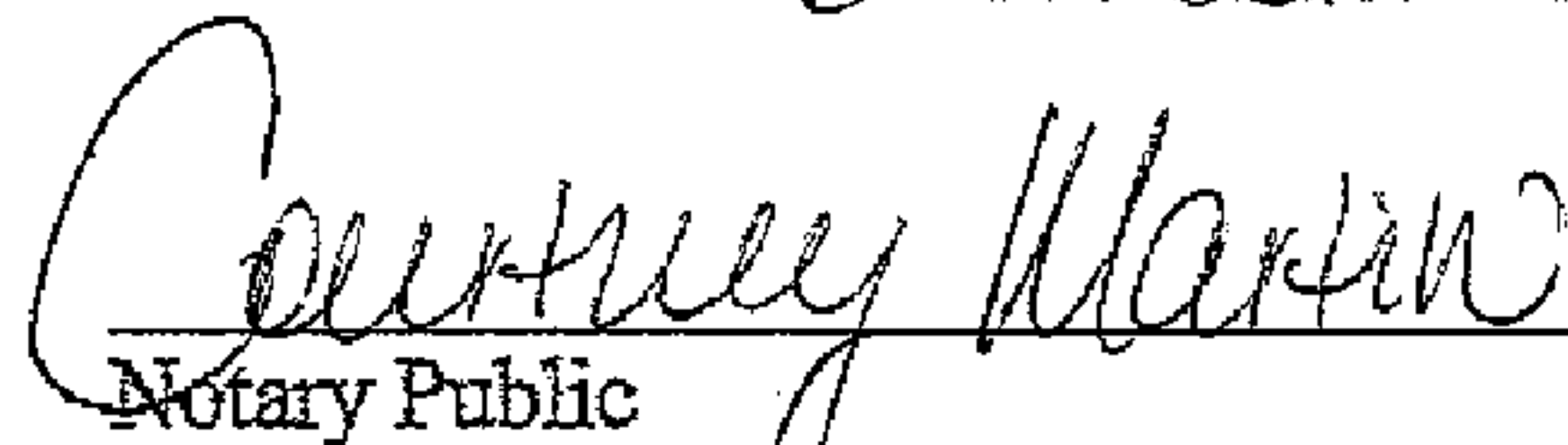
[Signature]
Notary Public
My Commission Expires:

STATE OF IL
COUNTY OF Williamson



Jill S. Florian

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jill S. Florian, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of December, 2021.


Notary Public
My Commission Expires:



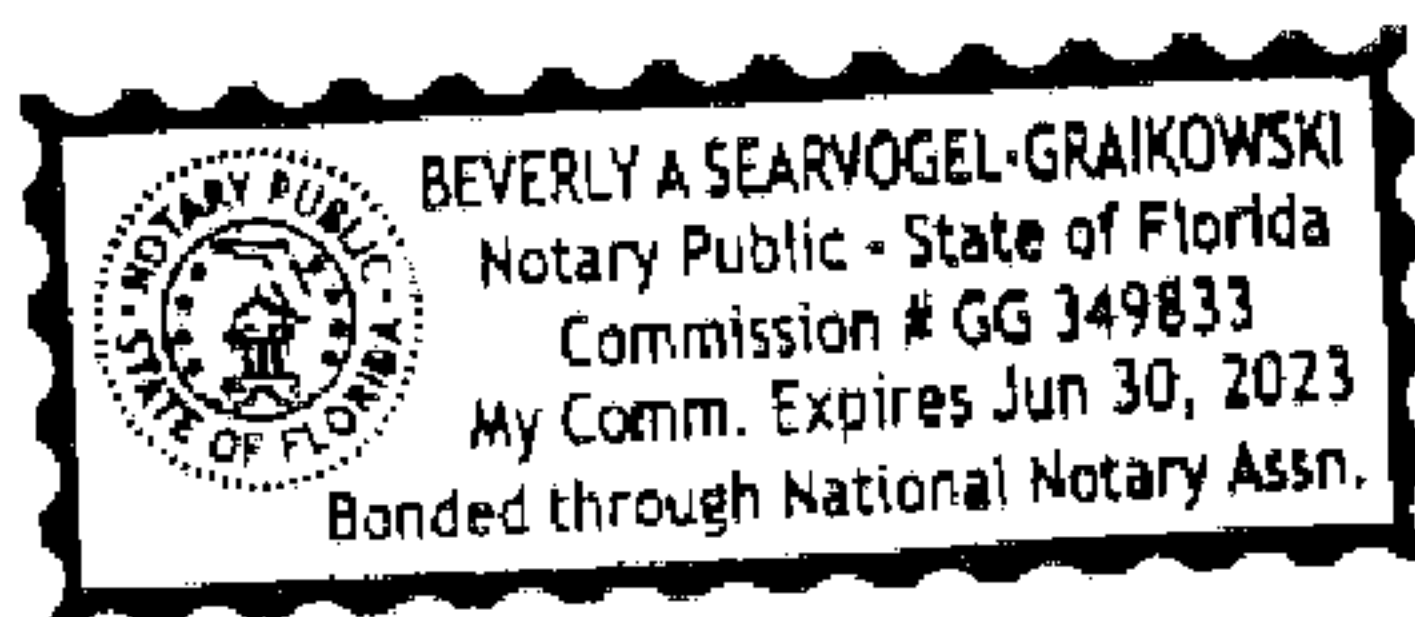

Sara K. Marrs

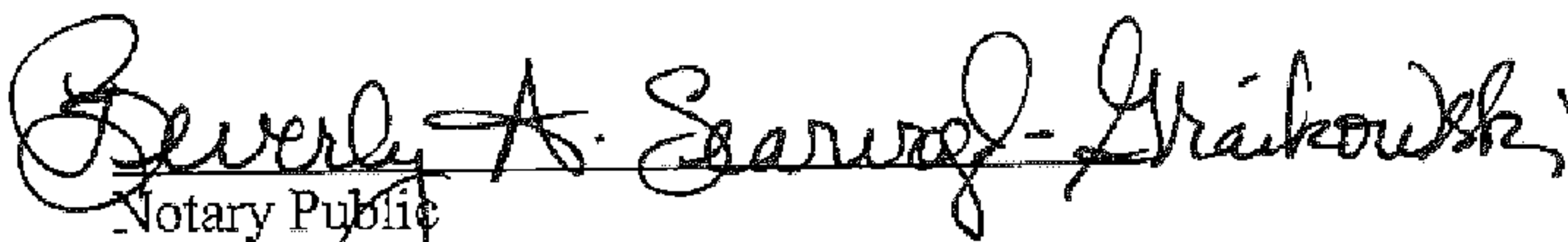
Sara Marrs and Sara Maxfield are one in the same person

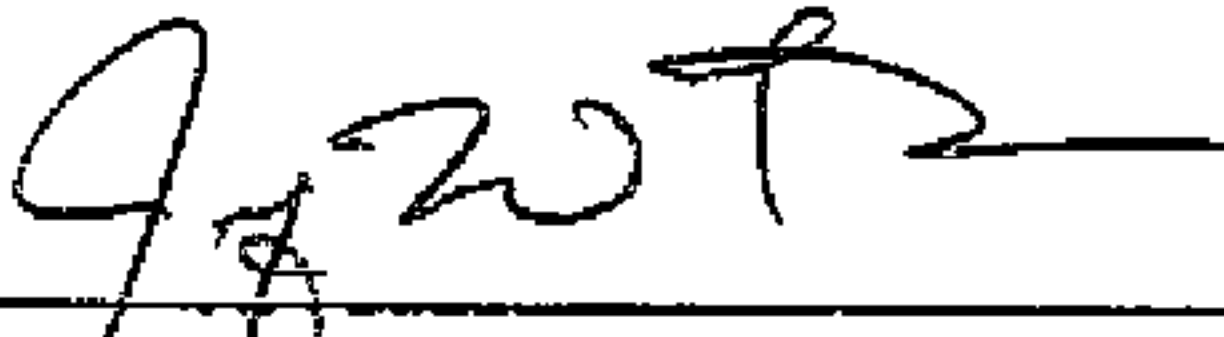
STATE OF FLORIDA)
COUNTY OF PALM BEACH

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sara K. Marrs, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December 2021.




Notary Public
My Commission Expires:



Jennifer W. Regan

STATE OF GA
COUNTY OF Chatham

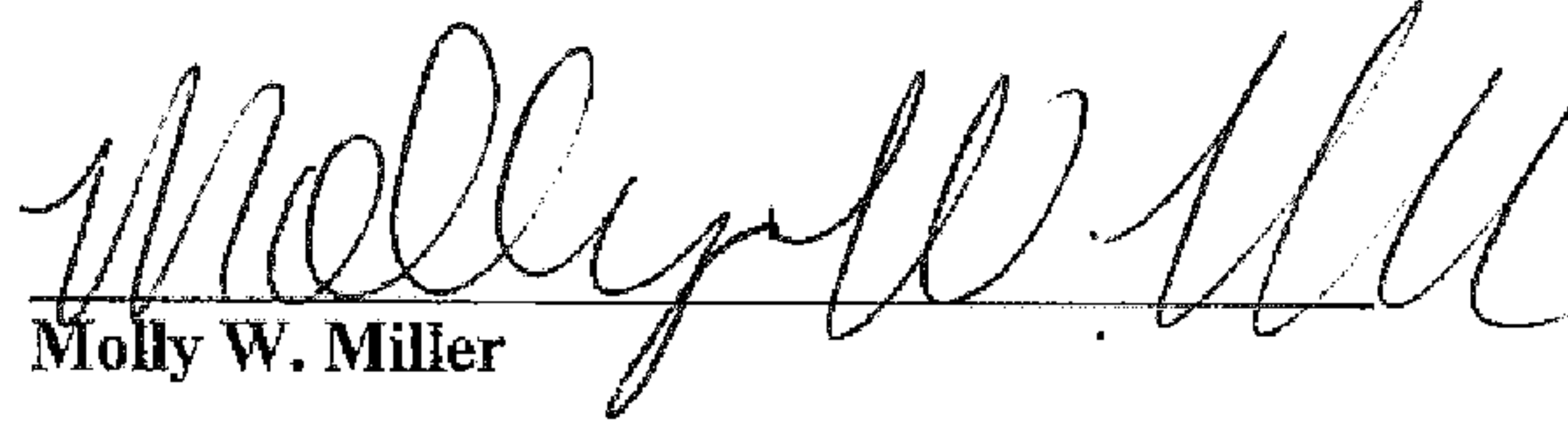
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer W. Regan, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December, 2021.





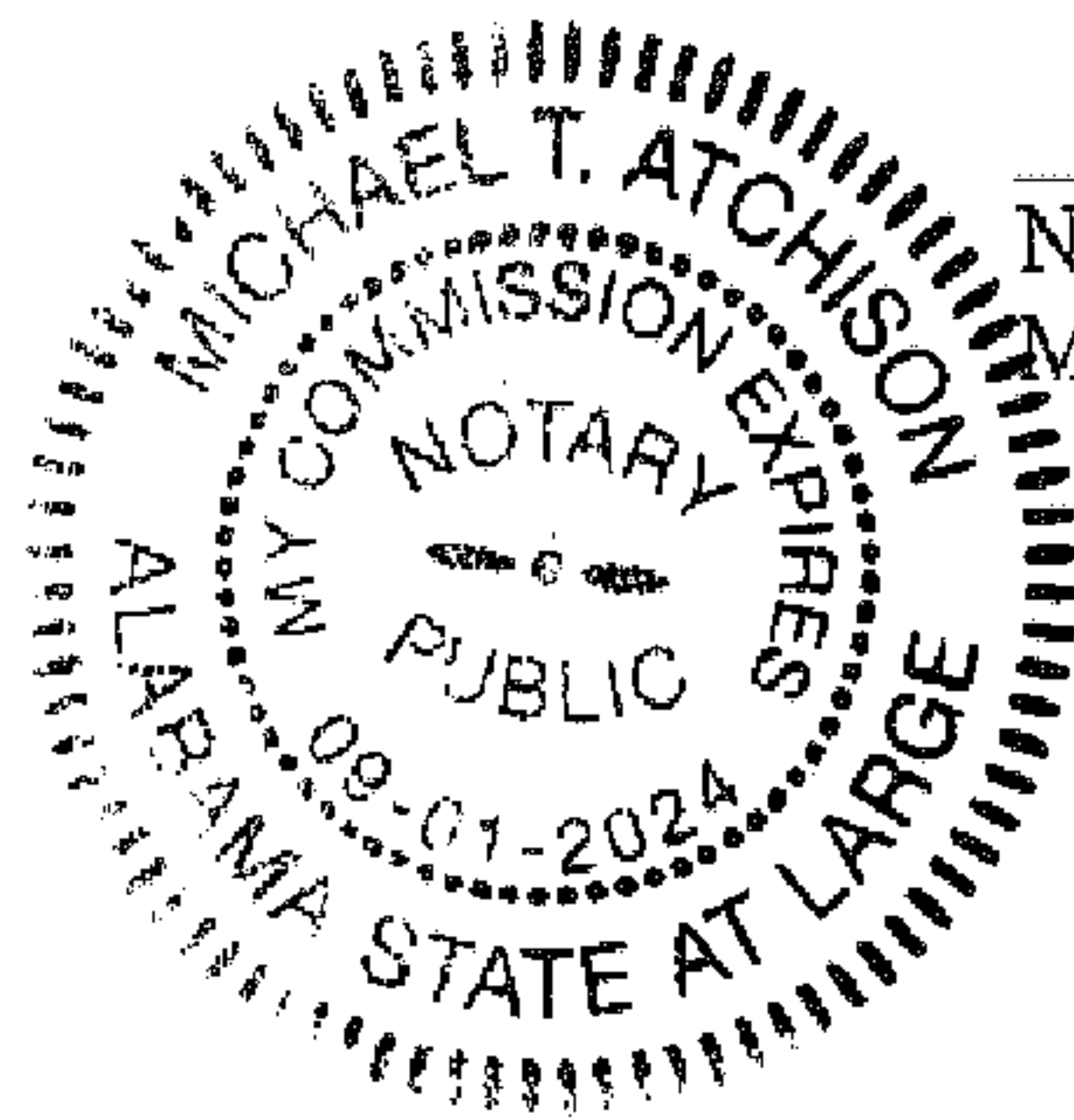
Notary Public
My Commission Expires: 11-14-2023


Molly W. Miller

STATE OF Al
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Molly W. Miller, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of December, 2021.



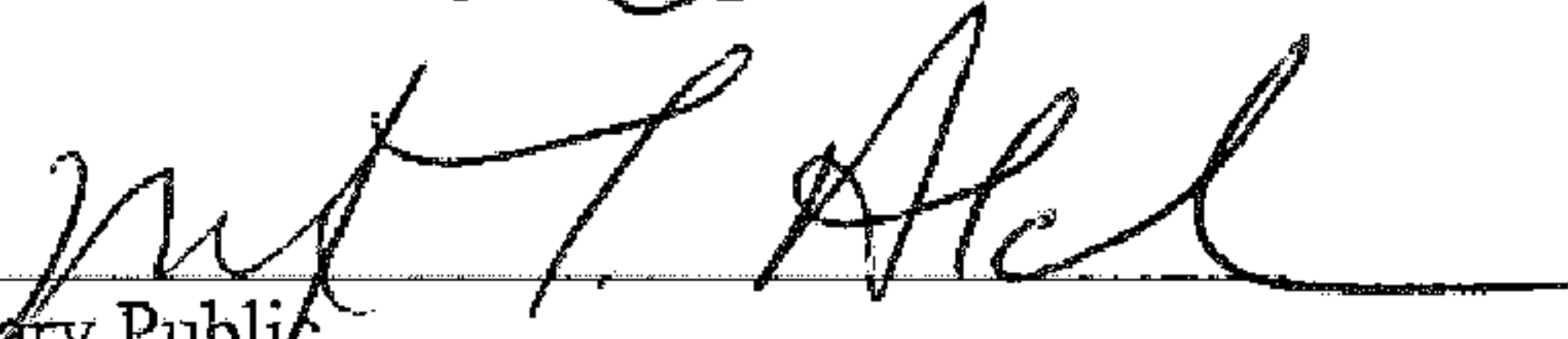

Notary Public
My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

A tract of land situated in Fractional Section 22, Township 22 South, Range 1 East, and Fractional Section 23, Township 22 South, Range 1 East, and Section 1, Township 24 North, Range 15 East, being more particularly described as follows:

Commence at the NE corner of Fractional Section 22, Township 22 South, Range 1 East, and run South 0 degrees 24 minutes 25 seconds West along the East line of said Fractional Section 898.88 feet to a point on the Southerly right of way line of a 100-foot railroad right of way, said point also being the point of beginning; thence North 68 degrees 38 minutes 23 seconds West and run along said right of way, 1483.72 feet to a point on the West line of the East 1/4 of said Fractional Section; thence South 0 degrees 24 minutes 29 seconds East and run along said West line 2496.88 feet; thence North 88 degrees 17 minutes 01 seconds East and run 251.00 feet; thence South 0 degrees 24 minutes 29 seconds East and run 201.00 feet; thence South 36 degrees 14 minutes 41 seconds East and run 246.36 feet; thence South 0 degrees 37 minutes 37 seconds East and run 189.97 feet to a point on the North line of Section 1, Township 24 North, Range 15 East; thence South 88 degrees 56 minutes 18 seconds West and run along said North line 154.04 feet; thence South 4 degrees 56 minutes 47 seconds East and run 118.73 feet to a point on the northerly right of way of County Road No. 71; thence South 78 degrees 45 minutes 46 seconds East and run along said right of way, 566.03 feet to the point of a curve to the left, said curve having a radius of 535.69 feet and a central angle of 69 degrees 30 minutes 29 seconds and being subtended by a chord which bears North 66 degrees 28 minutes 59 seconds East 610.75 feet; thence Northeasterly along the arc of said curve and said right of way 648.87 feet to the end of said curve; thence North 29 degrees 12 minutes 23 seconds East and run along said right of way, 138.85 feet to the point of a curve to the right, said curve having a radius of 1922.95 feet and a central angle of 6 degrees 07 minutes 57 seconds and being subtended by a chord which bears North 32 degrees 17 minutes 19 seconds East 205.72 feet; thence Northeasterly along the arc of said curve and said right of way 205.81 feet to the end of said curve; thence North 70 degrees 29 minutes 52 seconds West and run 212.65 feet to a point on the East line of Fractional Section 22, Township 22 South, Range 1 East; thence North 0 degrees 24 minutes 25 seconds East and run 2160.23 feet to the point of beginning.

According to survey of Robert C. Farmer, dated July 2, 1990.

TRACT II:

Commence at the Southwest corner of the Fractional NE 1/4 of SE 1/4 of Section 22, Township 22 South, Range 1 East and run thence East along the South line thereof a distance of 251 feet to the point of beginning of the lot herein conveyed, the same being the Southeast corner of Daniel and Husband lot; thence run North along the Daniel and Husband lot 393 feet; thence run in a Southeasterly direction 249 feet to an iron stob which is due East 145 feet from the East line of said Daniel and Husband lot; thence South and parallel with the East line of said Daniel and Husband lot 193 feet to the South line of said Quarter-Quarter Section; thence run West along the South line thereof 145 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2022 11:23:46 AM
 \$50.00 CHARITY
 20220104000002000

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>Larry Kniseley</u>	Grantee's Name	<u>Pearson Place, LLC</u>
Mailing Address	<u>1457 West Beach Blvd</u> <u>Gulf Shores, AL</u> <u>36543</u>	Mailing Address	<u>2308 Brook Manor Dr</u> <u>Birmingham, AL</u> <u>35223</u>
Property Address	<u>0 Hwy 71</u> <u>Shelby AL</u> <u>35143</u>	Date of Sale	<u>12/29/21</u>
		Total Purchase Price \$	<u>350,000.00</u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value \$	<u> </u>

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 12/29/21

Print Mike T. Atchison

☐ Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1