



20220110000011180 1/4 \$96.00
Shelby Cnty Judge of Probate, AL
01/10/2022 02:08:12 PM FILED/CERT

This Instrument Prepared By:

J.C. Webb IV
Stone, Britt, & Webb, LLC
114 S. Main Street
Post Office Box 967
Wetumpka, Alabama 36092
(Tel) 334.517.6520
(Fax) 334.777.6834

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Sixty-Five Thousand Dollars and no/100s (\$65,000.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, RUSSELL D. WARREN, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCES J. WARREN, (hereinafter referred to as GRANTOR), do grant, bargain, sell and convey unto LAND BANK, LLC, an Alabama limited liability company, (herein referred to as GRANTEE), all rights, title and interest in the following described real estate situated in Shelby County, Alabama, specifically to-wit:

Those portions of Shelby County Tax parcel numbers 05-8-28-0-000-029.000 and 05-8-33-0-000-017.005 lying north of the Central of Georgia Railroad Right-of-Way and being more particularly described in Exhibit A attached hereto and incorporated herein.

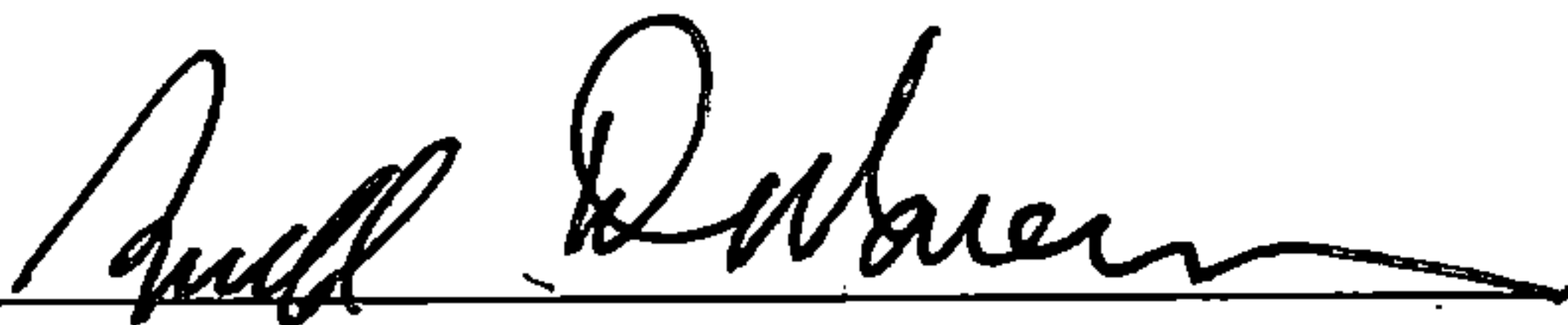
Deed Reference: Book 029, Page 276

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS, RESERVATIONS, AND EASEMENTS APPEARING OF RECORD WHICH AFFECT SAID PROPERTY.

TO HAVE AND TO HOLD unto the said GRANTEE, its heirs, personal representatives, executors, administrators, successors, and assigns of Grantee forever.

Shelby County, AL 01/10/2022
State of Alabama
Deed Tax: \$65.00

{Signature on following page.}


(SELLER) **RUSSELL D. WARREN**, as Personal
Representative of the Estate of Frances
J. Warren.

NOTARY ACKNOWLEDGEMENT

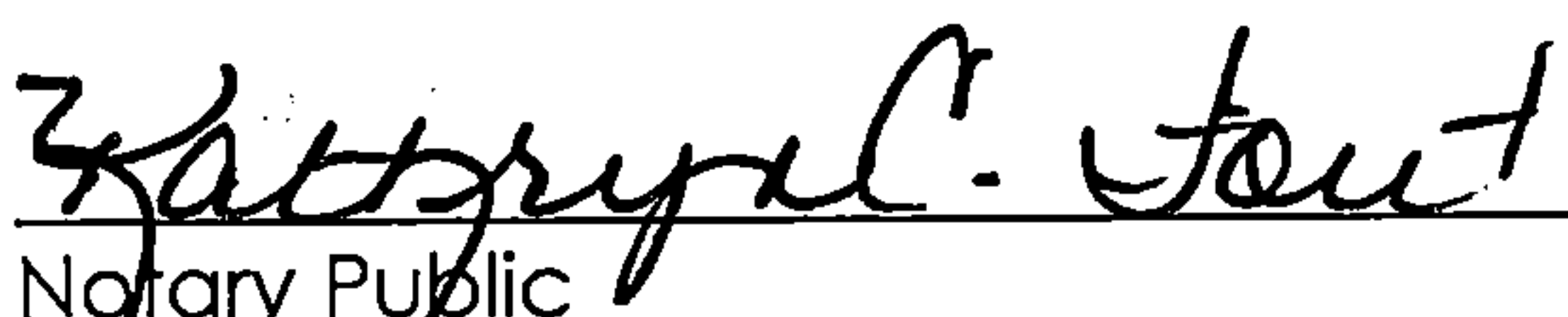

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~~AL~~ *Florida*
STATE OF ~~ALABAMA~~ }
COUNTY OF *Escambia* }

I, a notary public in and for said state at large hereby certify that **RUSSELL D. WARREN, as Personal Representative of the Estate of Frances J. Warren**, (SELLER) whose name is signed to the foregoing Disclosure, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, executed the same voluntarily on this 17TH day of December 2021.

Given under my hand and official seal this 17TH day of December 2021.




Notary Public

My Commission Expires On: 05-26-2025

EXHIBIT A
(Legal Description)

STATE OF ALABAMA)
COUNTY OF SHELBY)


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All that part of the following described parcel lying north of the Central of Georgia Railroad Right-of-Way:

A portion of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, and being more particularly described as follows: Begin at the Northwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 18 South, Range 2 East, thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1322.53 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 degrees 44 minutes 14 seconds and run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1321.79 feet to the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 90 degrees 15 minutes 46 seconds and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1322.53 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 degrees 44 minutes 14 seconds and run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 1321.79 feet to the point of beginning. LESS AND EXCEPT any rights of ways or easements of record. Said property containing 34.7 acres, more or less.

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, and being more particularly described as follows: Begin at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, thence run Northerly along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 581.37 feet; thence turn left 45 degrees 52 minutes 41 seconds and run Northwesterly a measured distance of 617.52 feet (deed 540.00) feet; thence turn left 47 degrees 21 minutes 43 seconds and run Westerly a distance of 420.95 feet; thence turn left 86 degrees 45 minutes 36 seconds and run Southerly a distance of 663.70 feet; thence turn right 89 degrees 37 minutes 03 seconds and run Westerly a distance of 458.20 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 89 degrees 37 minutes 03 seconds and run Southerly a distance of 329.55 feet to the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left 90 degrees 22 minutes 57 seconds and run Easterly along the South line of said Section a distance of 1321.79 feet to the point of beginning. LESS AND EXCEPT and rights of ways or easements of record. Said property containing 20.15 acres, more or less.

LESS AND EXCEPT: Begin at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 500.00 feet; thence turn left and run West and parallel to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 62 feet, more or less, to the center of an existing County Road; thence turn left and run Southerly along said County Road centerline to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run East along said South line a distance of 111.72 feet to the point of beginning. Being one (1) acre, more or less. SUBJECT to County Road right-of-way.

Real Estate Sales Validation Form

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

Grantor's Name Russell D. Warren, P.R. of
Mailing Address Est. of Frances J. Warren
900 38th Street N.
Birmingham, AL 35222

Grantee's Name Land Bank, LLC
Mailing Address 105 E. Bridge Street
Wetumpka, AL 36092

Property Address Hwy. 479
Calcis, AL

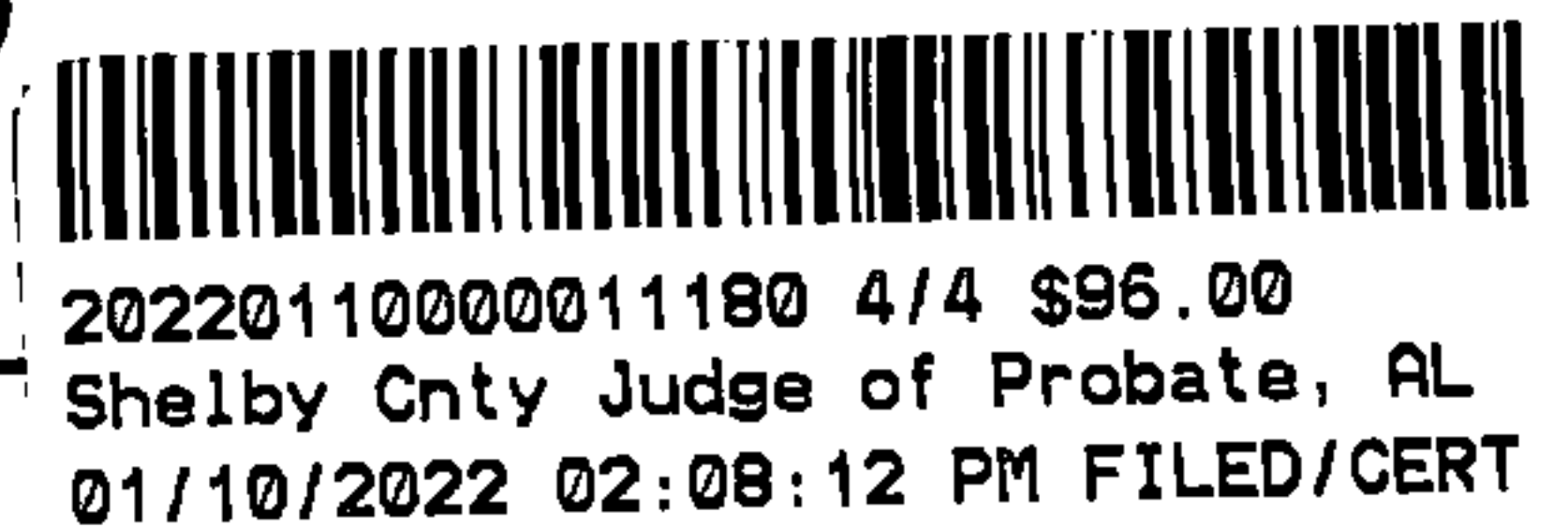
Date of Sale 12/17/2021
Total Purchase Price \$ 65,000.00

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
☐ 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 12/17/2021

Print J.C. Webb IV, Esq.

☒ Unattested
(verified by) _____

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one