

20220131000041940  
01/31/2022 11:43:18 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

AR Farms LLC  
3112 Hwy. 109  
Wilsonville, AL 35186

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BLD2100661

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Forty Three Thousand and 00/100 Dollars (\$43,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jerry Wendell Shaw, a married man**, whose address is 9400 South Main St., Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **AR Farms 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 the following described real estate situated in Shelby County, Alabama, **the address of which is 615 Hwy 438, Chelsea, AL 35043, to-wit:**

**A parcel of land situated in the NW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:**  
**Begin at the NW corner of the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 01°52'42" W a distance of 506.43' to the westerly right of way line of Shelby County Highway 438 (prescriptive ROW); thence N 24°01'10" E along said right of way a distance of 213.15'; thence N 25°37'37" E along said right of way a distance of 216.46' to the point of a curve to the left with a radius of 688.21', and a central angle of 16°41'28", with a chord bearing of N 17°16'53" E, with a chord length of 199.78', thence along said curve and said right of way an arc length of 200.49'; thence N 76°10'35" W a distance of 225.03'; thence S 02°03'51" W a distance of 128.31' to the Point of Beginning.**

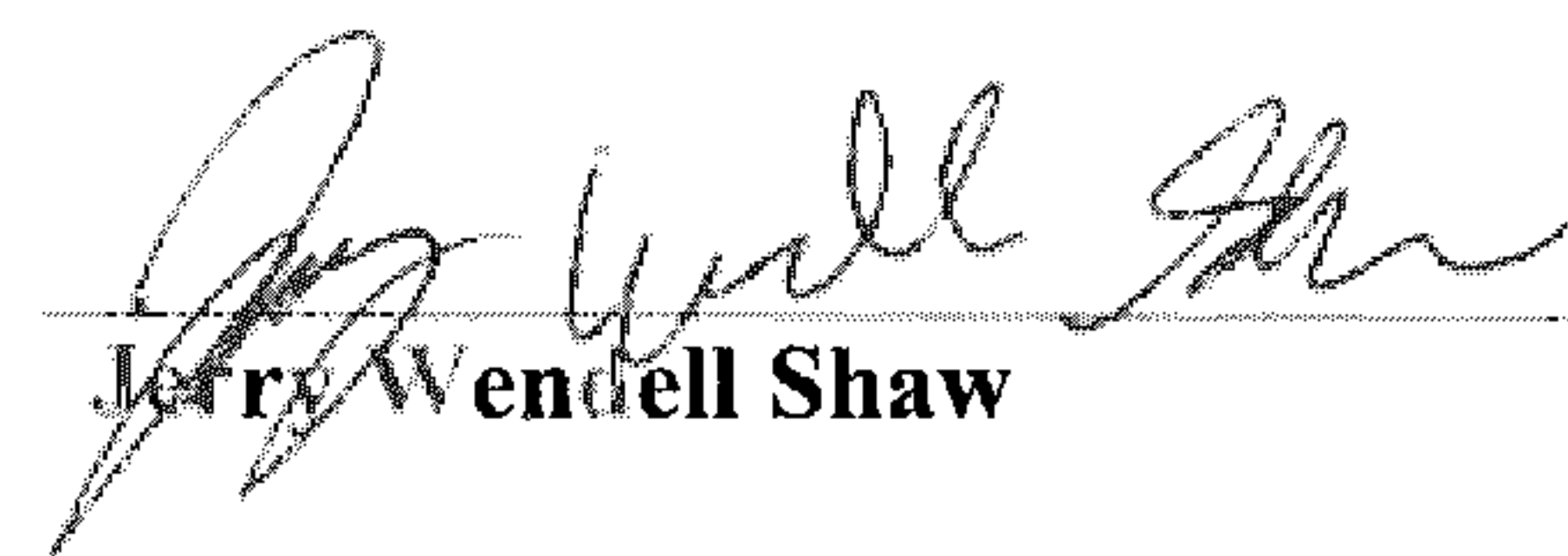
**Also, an easement, being more particularly described as follows:**  
**Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence S 01°52'42" W a distance of 389.08' to the Point of Beginning, said point being the point of a non tangent curve to the left with a radius of 117.80', and a central angle of 25°04'25", with a chord bearing of N 83°52'44" E, with a chord length of 51.14', thence along said curve an arc length of 51.55' to a point on the westerly right of way line of Shelby County Highway 438 (Prescriptive ROW), said point being the Point of Ending of said easement.**

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.

This property does not constitute the homestead of the grantor nor his spouse.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

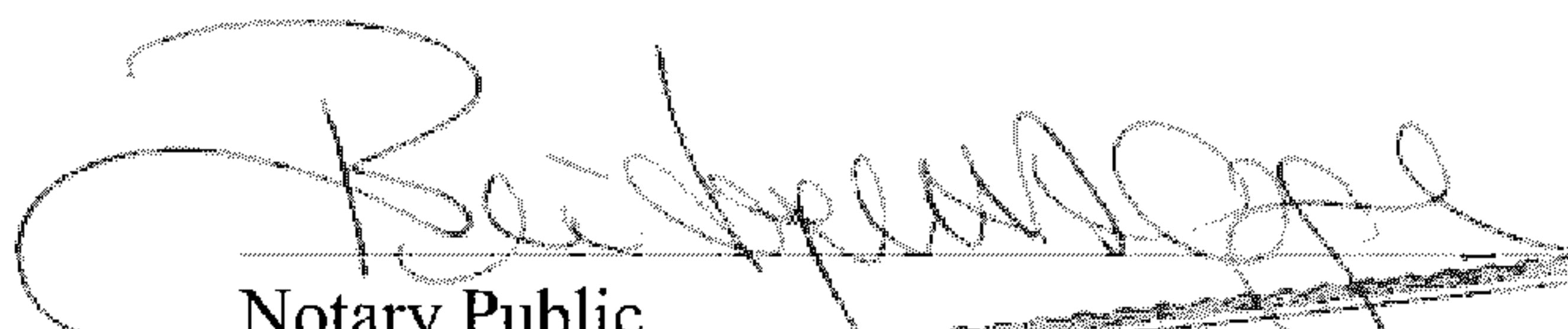
**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 28th day of January, 2022.

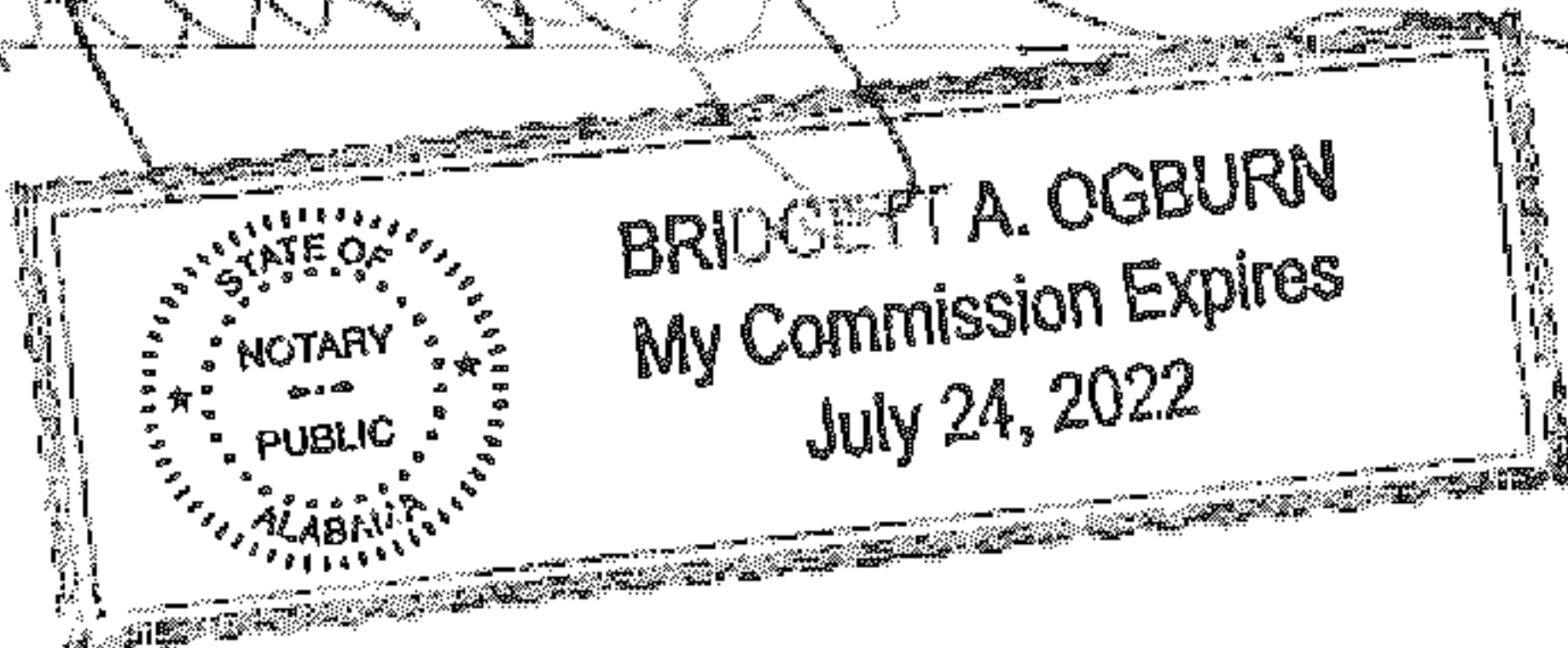
  
Jerry Wendell Shaw

**State of Alabama**  
**County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jerry Wendell Shaw, 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 on this 28th day of January, 2022.

  
Notary Public





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/31/2022 11:43:18 AM**  
**\$68.00 JOANN**  
**20220131000041940**

