

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Rock Ridge Farms, LLC
3844 Timberline Way
Birmingham, AL 35243



20220224000079000 1/5 \$185.00
Shelby Cnty Judge of Probate, AL
02/24/2022 12:15:17 PM FILED/CERT

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Forty Nine Thousand Nine Hundred and No/100 Dollars (\$149,900.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William T. Harrison, and Helen H. Phillips, Trustees under that certain Trust created for Nancy H. Gray, dated March 21, 1983** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rock Ridge Farms, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

1. Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Transmission line permit to Alabama Power Company as recorded in Instrument #1995-12809.
4. Any part of the property conveyed herein lying within the right of way of Shelby County Highway #331 (Firetower Road).
5. Right of way obtained by Shelby County as shown by Lis Pendens recorded in Instrument #20080618000249630, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns, fee simple, forever.

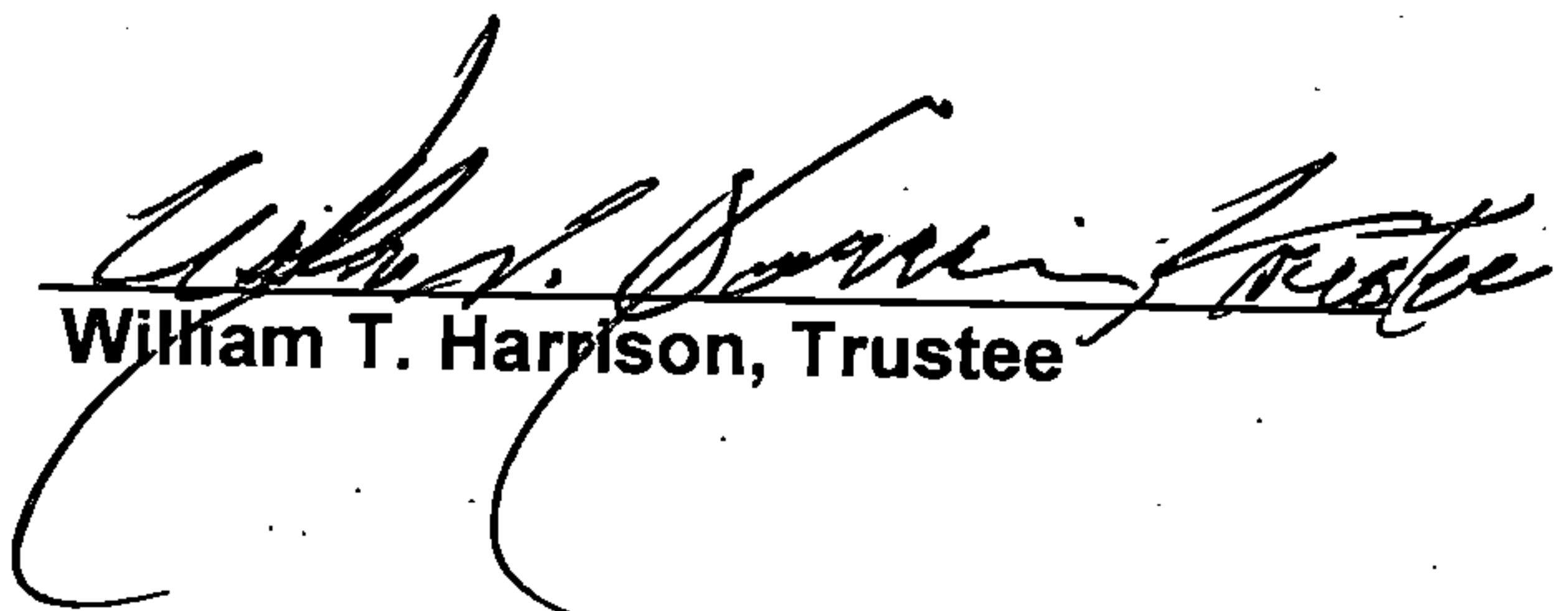
AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

Shelby County, AL 02/24/2022
State of Alabama
Deed Tax: \$150.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized trustee hereunto set his hand and seal this the 15th day of February, 2022.

Witness


William T. Harrison, Trustee

STATE OF North Carolina

COUNTY OF Lee



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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William T. Harrison, whose name as Trustee under that certain Trust created for Nancy H. Gray, 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 Instrument, he as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

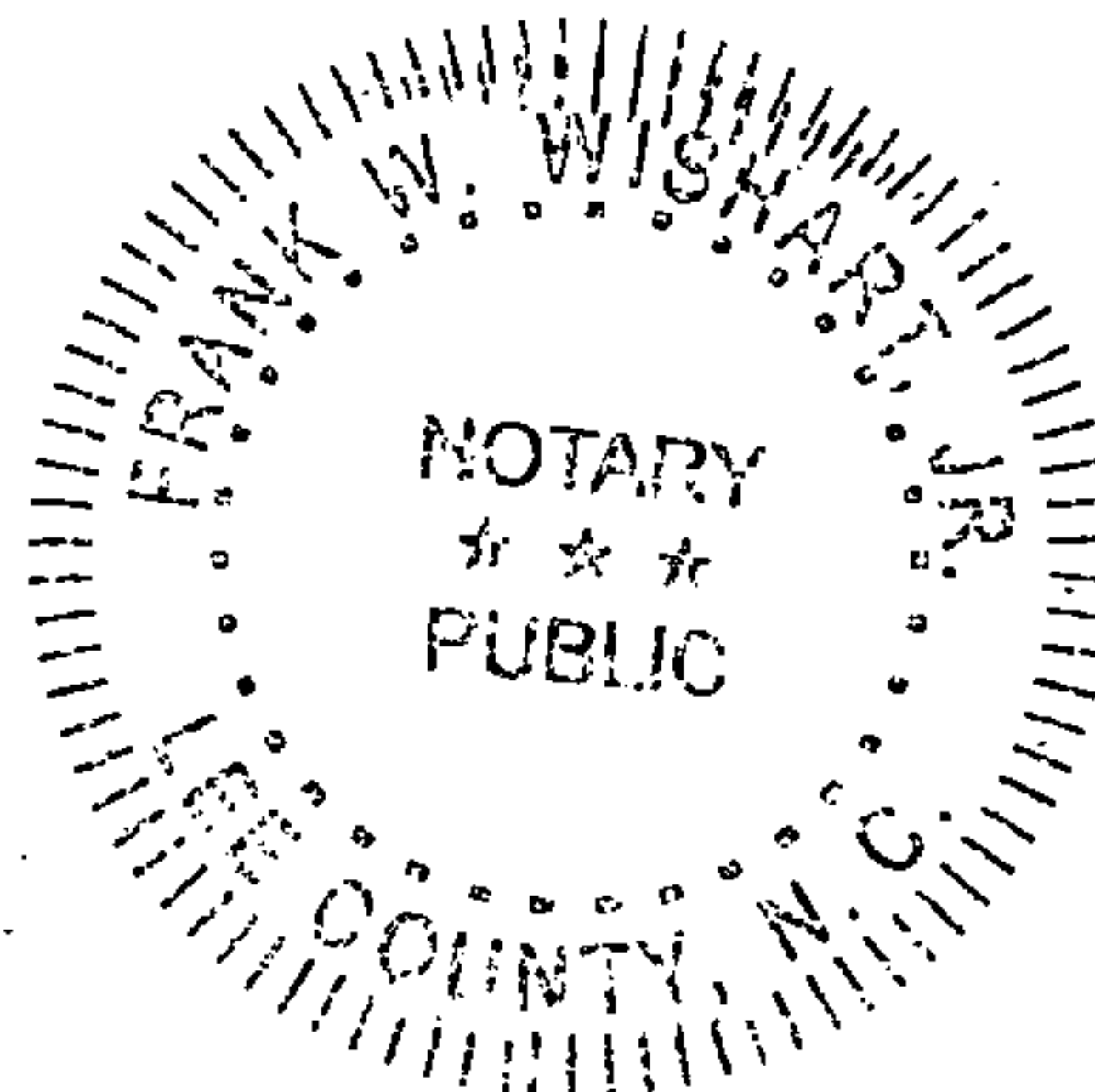
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of February, 2022.



NOTARY PUBLIC

My Commission Expires: March 27, 2026

(must affix seal)



IN WITNESS WHEREOF, said GRANTOR has through its duly authorized trustee hereunto set her hand and seal this the 17th day of February, 2022.

Witness

Helen H. Phillips, Trustee
Helen H. Phillips, Trustee



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STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Clayton T. Sweeney, the undersigned, a Notary Public, in and for said County and State, hereby certify that Helen H. Phillips, whose name as Trustee under that certain Trust, 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 Instrument, she as such Trustee and with full authority, signed the same voluntarily for and as the act of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of February, 2022.

Jerry Wayland Elliott
NOTARY PUBLIC
My Commission Expires: 04/20/2024

(must affix seal)

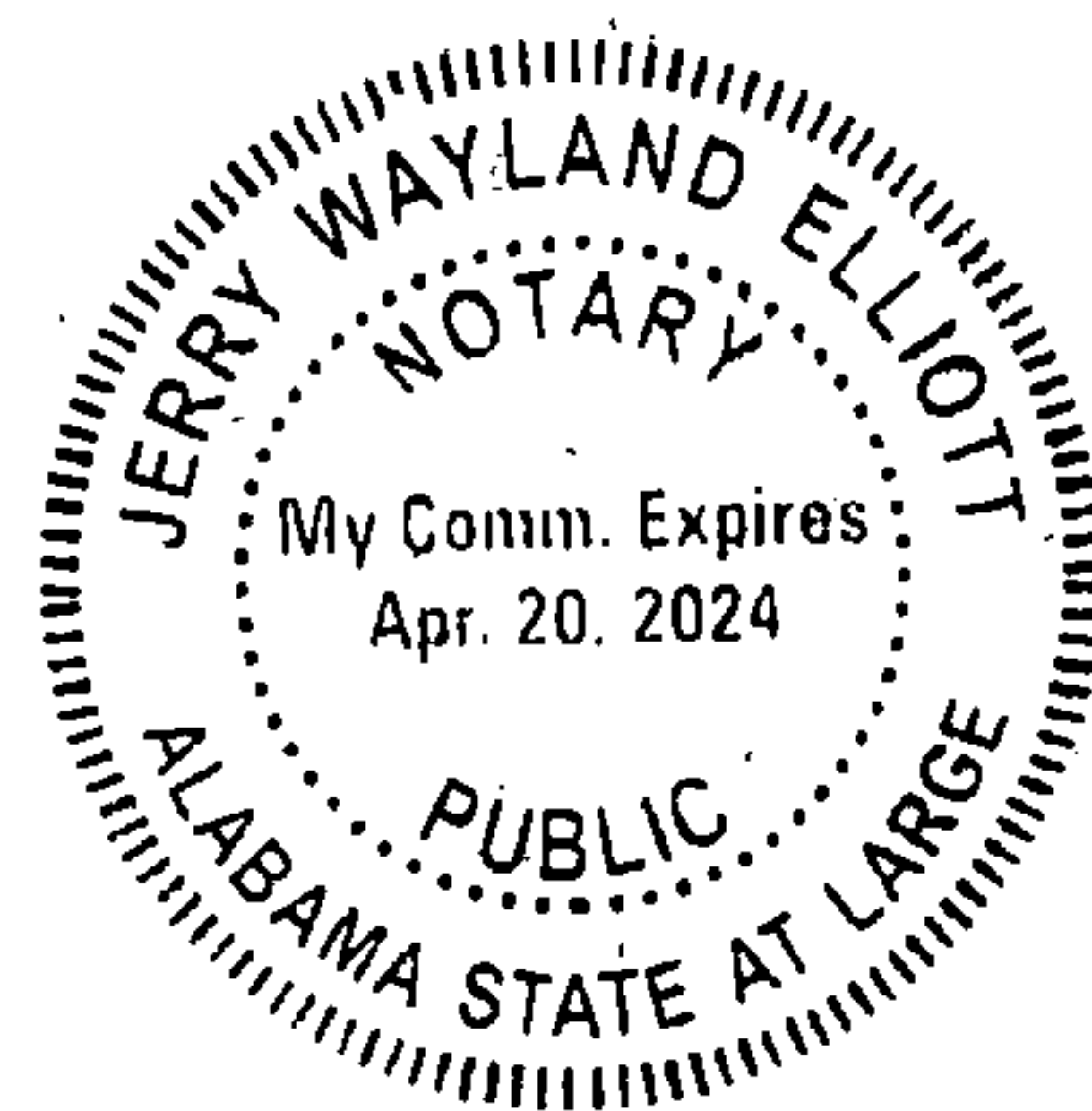


EXHIBIT "A"

Legal Description



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A parcel of land situated in the W 1/2 of the NW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the NE corner of the NW 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 2 West, said point being the point of beginning; thence South 0 degrees 51 minutes 29 seconds East a distance of 1041.83 feet; thence North 89 degrees 39 minutes 06 seconds West a distance of 876.64 feet to a point on the centerline of Shelby County Highway No. 331 (Firetower Road - prescriptive use right of way), said point lying on a curve to the right, having a radius of 532.45 feet and a central angle of 19 degrees 34 minutes 18 seconds; thence along said centerline and the arc of said curve a distance of 181.88 feet, said arc subtended by a chord which bears North 27 degrees 24 minutes 37 seconds West a distance of 181.00 feet, to a point on a reverse curve to the left, having a radius of 144.26 feet and a central angle of 45 degrees 53 minutes 12 seconds; thence along said centerline and the arc of said curve a distance of 115.53 feet, said arc subtended by a chord which bears North 40 degrees 34 minutes 04 seconds West a distance of 112.47 feet, to the end of said curve; thence North 63 degrees 30 minutes 40 seconds West along said centerline a distance of 110.13 feet to a point on a curve to the left having a radius of 238.95 feet and a central angle of 24 degrees 47 minutes 54 seconds; thence along said centerline and the arc of said curve a distance of 103.42 feet, said arc subtended by a chord which bears North 75 degrees 54 minutes 37 seconds West a distance of 102.62 feet, to the end of said curve; thence North 88 degrees 18 minutes 34 seconds West a distance of 137.60 feet to a point on the Westerly boundary of the NW 1/4 of said Section; thence North 1 degrees 57 minutes 15 seconds West along said Westerly boundary and leaving said centerline a distance of 332.94 feet to a point on said centerline; thence North 67 degrees 55 minutes 54 seconds East along said centerline a distance of 132.02 feet to a point on a curve to the left having a radius of 156.23 feet and a central angle of 7 degrees 14 minutes 21 seconds; thence along said centerline and the arc of said curve a distance of 19.74 feet, said arc subtended by a chord which bears North 64 degrees 18 minutes 43 seconds East a distance of 19.73 feet, to the end of said curve; thence North 60 degrees 41 minutes 33 seconds East along said centerline a distance of 172.94 feet to a point on a curve to the right having a radius of 297.60 feet and a central angle of 18 degrees 35 minutes 51 seconds; thence along said centerline and the arc of said curve a distance of 96.60 feet, said arc subtended by a chord which bears North 69 degrees 59 minutes 29 seconds East a distance of 96.17 feet, to a point on a reverse curve to the left having a radius of 1028.45 feet and a central angle of 3 degrees 46 minutes 57 seconds; thence along said centerline and the arc of said curve a distance of 67.90 feet, said arc subtended by a chord which bears North 77 degrees 23 minutes 56 seconds East a distance of 67.88 feet, to a point on a reverse curve to the right having a radius of 243.97 feet and a central angle of 15 degrees 58 minutes 20 seconds; thence along said centerline and the arc of said curve a distance of 68.01 feet, said arc subtended by a chord which bears North 83 degrees 29 minutes 37 seconds East a distance of 67.79 feet, to a point on a reverse curve to the left having a radius of 126.81 feet and a central angle of 34 degrees 28 minutes 17 seconds; thence along said centerline and the arc of said curve a distance of 76.30 feet, said arc subtended by a chord which bears North 74 degrees 14 minutes 38 seconds East a distance of 75.15 feet, to a point on a compound curve to the left having a radius of 362.20 feet and a central angle of 6 degrees 19 minutes 54 seconds; thence along said centerline and the arc of said curve a distance of 40.03 feet, said arc subtended by a chord which bears North 53 degrees 50 minutes 33 seconds East a distance of 40.01 feet, to a point on a compound curve to the left having a radius of 22.54 feet and a central angle of 103 degrees 37 minutes 37 seconds; thence along said centerline and the arc of said curve a distance of 40.77 feet, said arc subtended by a chord which bears North 1 degree 08 minutes 13 seconds West a distance of 35.43 feet, to the end of said curve; thence North 51 degrees 29 minutes 46 seconds West along said centerline a distance of 24.64 feet to a point on a curve to the left having a radius of 122.63 feet and a central angle of 15 degrees 01 minutes 31 seconds; thence along said centerline and the arc of said curve a distance of 32.16 feet, said arc subtended by a chord which bears North 59 degrees 00

Real Estate Sales Validation Form

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

Grantor's Name William T. Harrison and Helen H.
Phillips as Trustees of the Nancy H.
Gray Trust dated March 21, 1983

Mailing Address 1200 Corporate Drive Suite 107
Birmingham, AL 35242

Property Address 3752 County Road 331
Columbiana, AL 35051

Grantee's Name Rock Ridge Farms, LLC

Mailing Address 3844 Timberline Way
Birmingham, AL 35244

Date of Sale February 17, 2022

Total Purchase Price \$ 149,900.00

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
☐ Deed

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 _____

Print Clayton T. Sweeney, Attorney At Law

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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