

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Tim James, Inc.
P.O. Box 584
Greenville, Alabama 36037

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWENTY THOUSAND AND 00/100 Dollars (\$20,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

Arthur Lee Perkins and Vicki Davis Perkins, husband and wife

(hereinafter referred to as “Grantors”) do grant, bargain, sell and convey unto

Tim James, Inc., an Alabama Corporation

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

Commence at a 1/4" iron in place accepted as the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 21 minutes 12 seconds East along the West boundary of said quarter-quarter section for a distance of 199.91 feet to a 1/2" rebar in place, said point being the POINT OF BEGINNING. From this beginning point proceed Northeasterly along the curvature of a concave curve left having a delta angle of 02 degrees 58 minutes 42 seconds and a radius of 11,419.16 feet for a chord bearing and distance of North 81 degrees 41 minutes 15 seconds East, 593.52 feet to the Point of Tangent of said curve; thence proceed North 80 degrees 52 minutes 17 seconds East for a distance of 187.30 feet; thence proceed North 09 degrees 07 minutes 43 seconds West for a distance of 25.0 feet; thence proceed North 80 degrees 52 minutes 17 seconds East for a distance of 1095.79 feet to the pool elevation of Lay Lake; thence proceed South 44 degrees 44 minutes 30 seconds East along said pool elevation for a distance of 13.51 feet; thence proceed South 70 degrees 18 minutes 08 seconds East along said pool elevation for a distance of 30.64 feet; thence proceed South 08 degrees 24 minutes 16 seconds East along said pool elevation for a distance of 51.96 feet; thence proceed South 07 degrees 43 minutes 35 seconds East along said pool elevation for a distance of 28.51 feet; thence proceed South 80 degrees 52 minutes 17 seconds West for a distance of 1308.88 feet to the Point of Curve of a concave curve right having a delta angle of 03 degrees 01 minutes 25 seconds and a radius of 11,499.16 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 81 degrees 42 minutes 36 seconds West, 606.77 feet to its point of intersection with the West boundary of said quarter-quarter section; thence proceed North 00 degrees 21 minutes 12 inches West along the West boundary of said quarter-quarter section for a distance of 80.51 feet to the POINT OF BEGINNING.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantee its successors and assigns, forever;

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

IN WITNESS WHEREOF, we have set our hands and seals, this 14th day of March,
2022

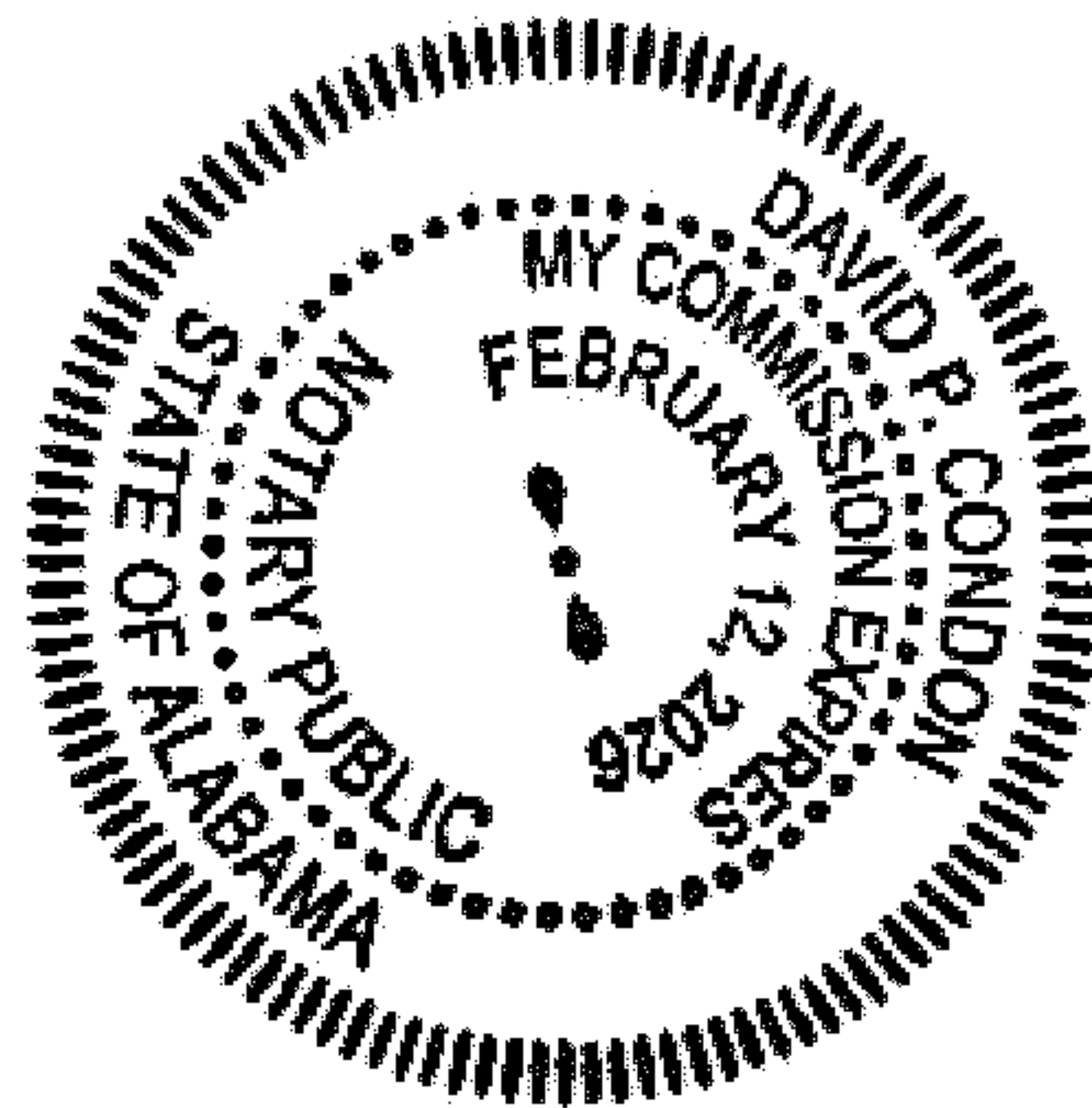
Arthur Lee Perkins
Arthur Lee Perkins
Vicki Davis Perkins
Vicki Davis Perkins

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Arthur Lee Perkins and Vicki Davis Perkins whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2022.

David P. Condon
Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name Arthur Lee Perkins and Vicki Davis Perkins
Mailing Address 6974 Hwy 28, Columbiana, AL 35061

Grantee's Name Tim James, Inc.
Mailing Address P.O. Box 584
Greenville, AL 36037

Property Address Highway 28
Columbiana, AL 35051

Date of Sale March 14, 2022
Total Purchase Price \$20,000.00
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.

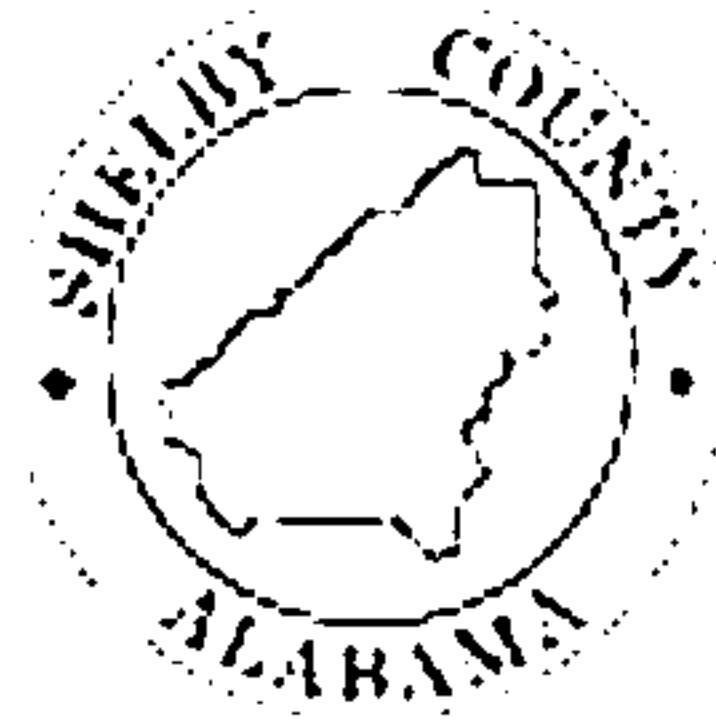
Actual value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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 Print David Condon
Unattested Sign (Grantor/Grantee/ Owner/Agent) Circle one
(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2022 08:16:27 AM
\$48.00 CHERRY
20220318000111220

Allen S. Bayl