

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS; that, in consideration of One Hundred and No/100 Dollars (\$100.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, CHARLES R. APPERSON & WIFE, JANISE APPERSON, and CHARLES R. APPERSON & WIFE, JANISE APPERSON DBA CRACO FARMS (hereinafter referred to as "Grantors"), do hereby grant, bargain, sell and convey unto the State of Alabama, Department of Conservation and Natural Resources (hereinafter referred to as "Grantee"), its successors and assigns, the following described real estate situated in the County of Shelby and the State of Alabama, as described on **EXHIBIT A** attached hereto and made a part hereof, TOGETHER WITH all and singular the rights, tenements, hereditaments, members, privileges, and appurtenances therunto belonging or in anywise appertaining.

This conveyance is made subject to the following:

1. Ad valorem taxes for the current and subsequent years.
2. Right of way to State of Alabama for Highway #25.
3. Right of way to Alabama Power Company recorded in Deed Book 139, Page 153 in the Shelby County Probate Office.
4. Right of way to Alabama Power Company recorded in Deed Book 121, Page 49 in the Shelby County Probate Office.
5. Right of way to Alabama Power Company recorded in Deed Book 133, Page 282 in the Shelby County Probate Office.
6. Right of way to Alabama Power Company recorded in Deed Book 139, Page 154 in the Shelby County Probate Office.
7. Right of way to Alabama Power Company recorded in Deed Book 139, Page 154 in the Shelby County Probate Office.
8. Right of way to Shelby County as recorded in Deed Book 237, Page 158 in the Shelby County Probate Office.
9. Right of way to Shelby County as recorded in Deed Book 237, Page 509 in the Shelby County Probate Office.

This conveyance is made further subject to the following:

The Shelby County tract herein conveyed to the State of Alabama, Department of Conservation and Natural Resources and located at (coordinates to be inserted after receiving grant award letter) in Shelby County, Alabama was acquired (in part) with funds provided by the U.S. Department of Interior, Fish & Wildlife Service, pursuant to the Wildlife Restoration Program (CFDA Program 15.611), under grant award F22AF00834 (AL-W-85-1) and will be managed for the purpose of this Grant Award, in accordance


with applicable Federal and State law. Property may not be disposed of, transferred, or encumbered in any manner, or used for purposes inconsistent with the Program for which it was acquired, without prior written approval of the Regional Director - U.S. Fish and Wildlife Service. Any legally binding limitation on real property which may lessen its value or burden, obstruct or impair its use is considered an encumbrance under U.S. Fish and Wildlife Service Policy 520 FW 6 Real Property - Overview. Discrimination is prohibited on this property as long as it continues to serve its originally authorized purposes.

TO HAVE AND TO HOLD, the above-described property, together with all improvements, easements and appurtenances thereunto pertaining, to the said Grantee, its successors and assigns, forever.

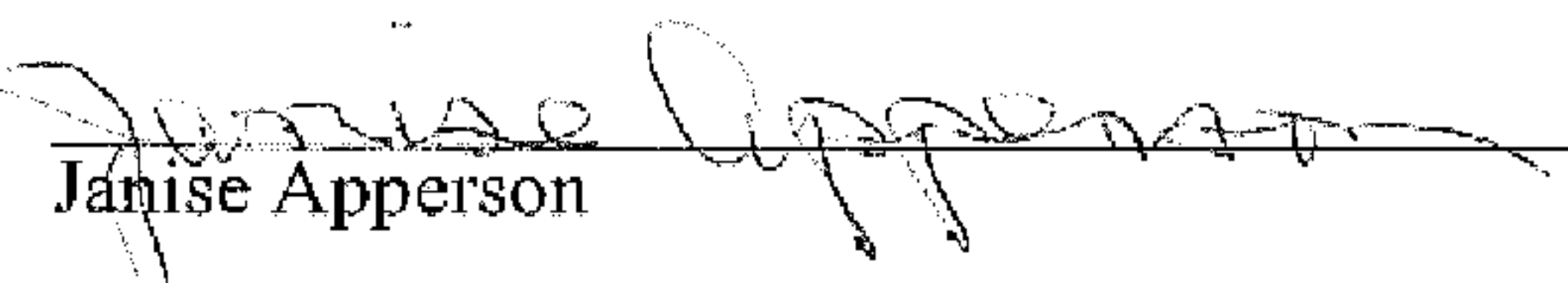
And the said Grantors do for themselves, their successors and assigns, covenant with said Grantee, its successors and assigns, that, except as hereinabove provided, they are lawfully seized in fee simple of the property conveyed hereby; that the property is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said Grantee, its successors and assigns; and the Grantors will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims of all persons, except as herein provided.

IN WITNESS WHEREOF, CHARLES R. APPERSON & JANISE APPERSON and CHARLES R. APPERSON & JANISE APPERSON DBA CRACO FARMS have caused this instrument to be executed on this 24th day of March, 2022.

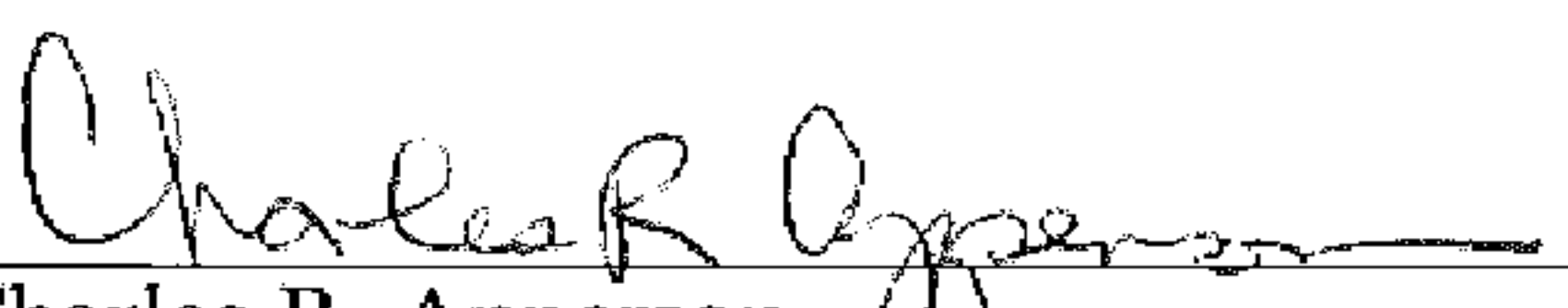
CHARLES R. APPERSON

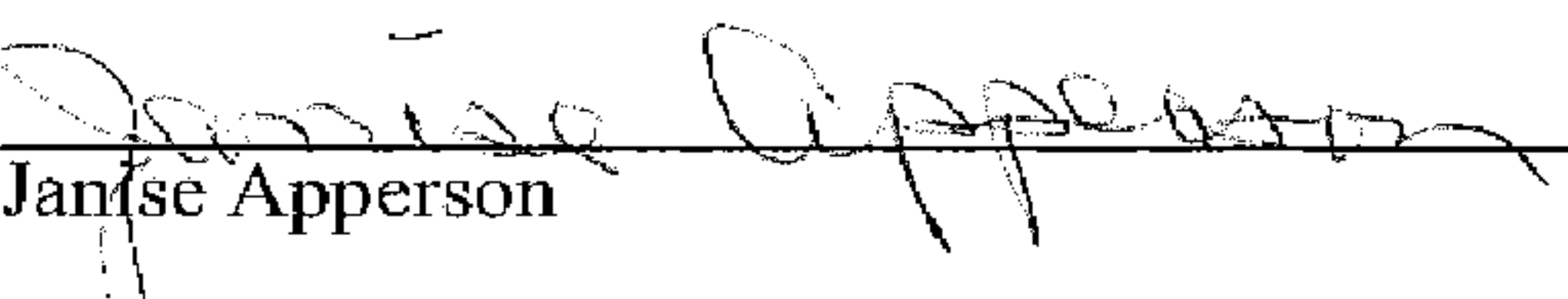

Charles R. Apperson

JANISE APPERSON


Janise Apperson

**CHARLES R. APPERSON & JANISE APPERSON
DBA CRACO FARMS:**


Charles R. Apperson


Janise Apperson

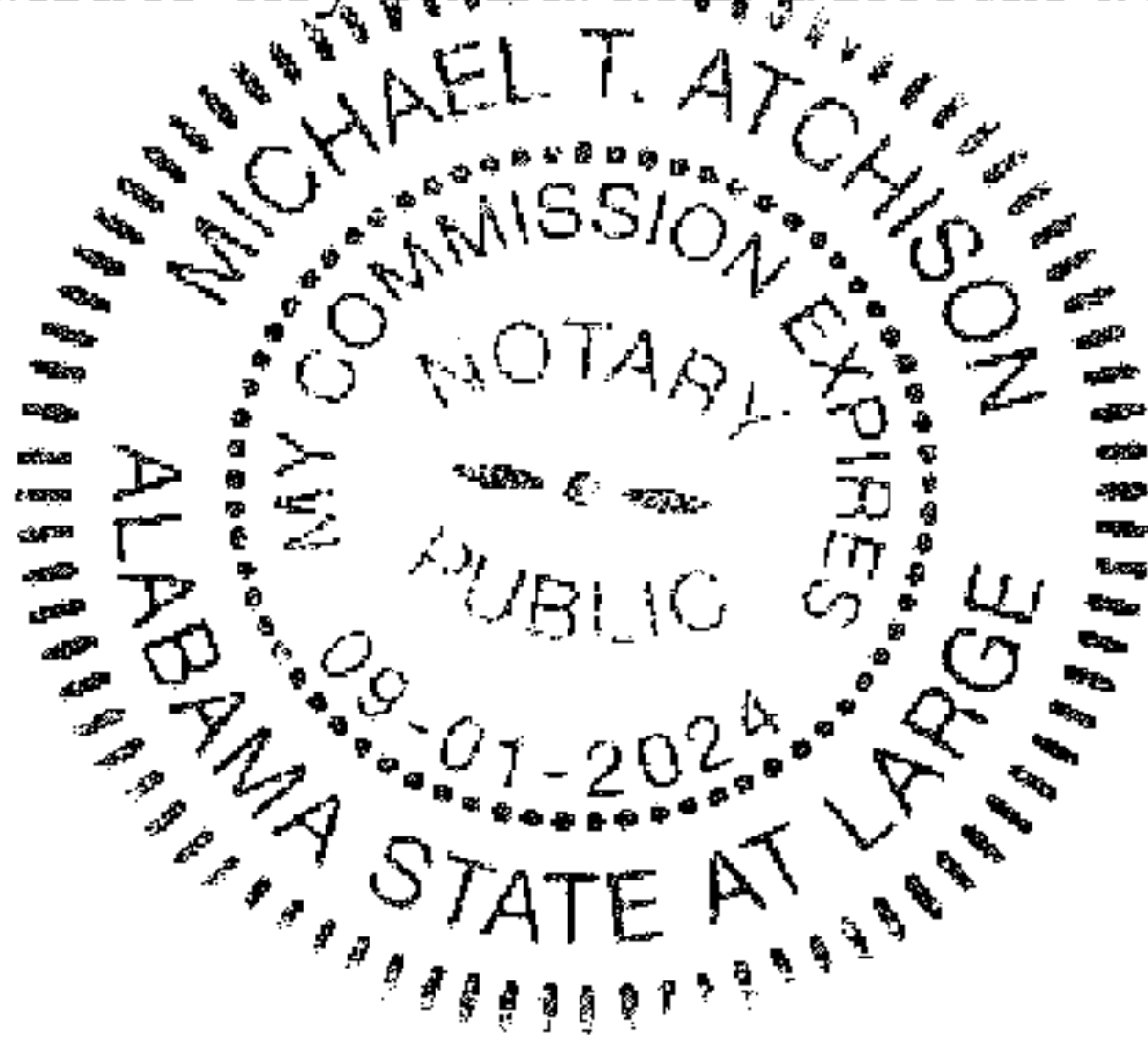
STATE OF ALABAMA)

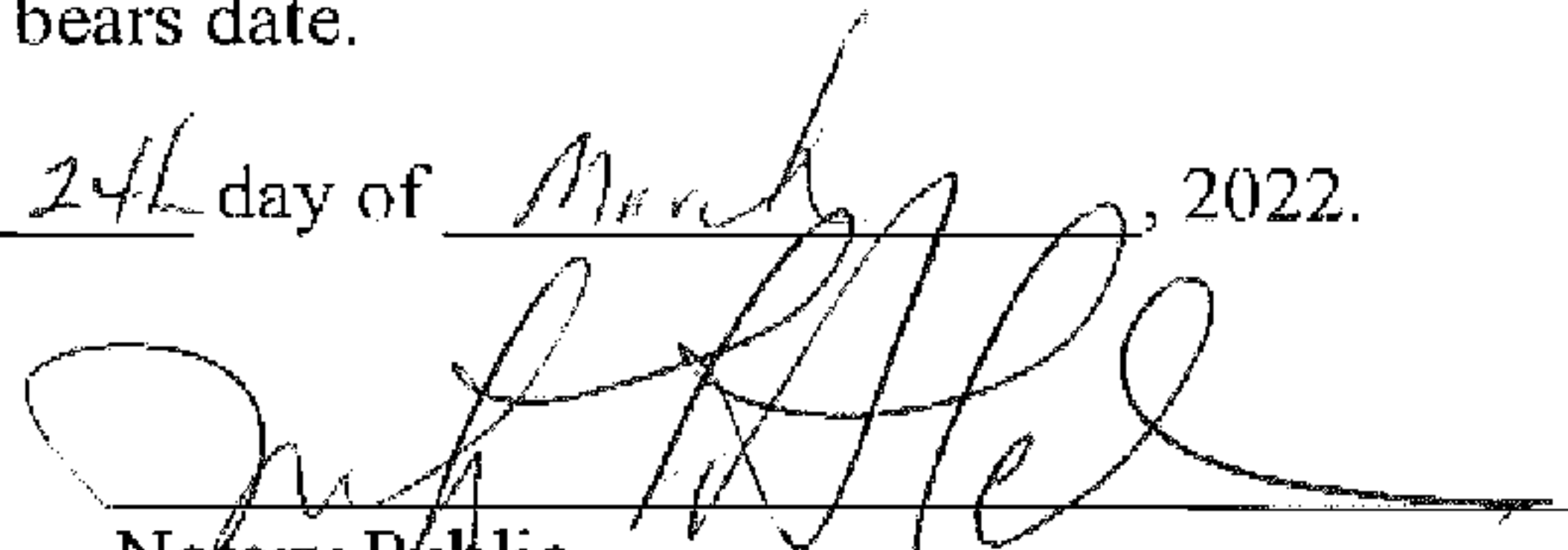
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Apperson, 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 within conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2022.

(SEAL)




Notary Public
My Commission Expires: 9-1-24

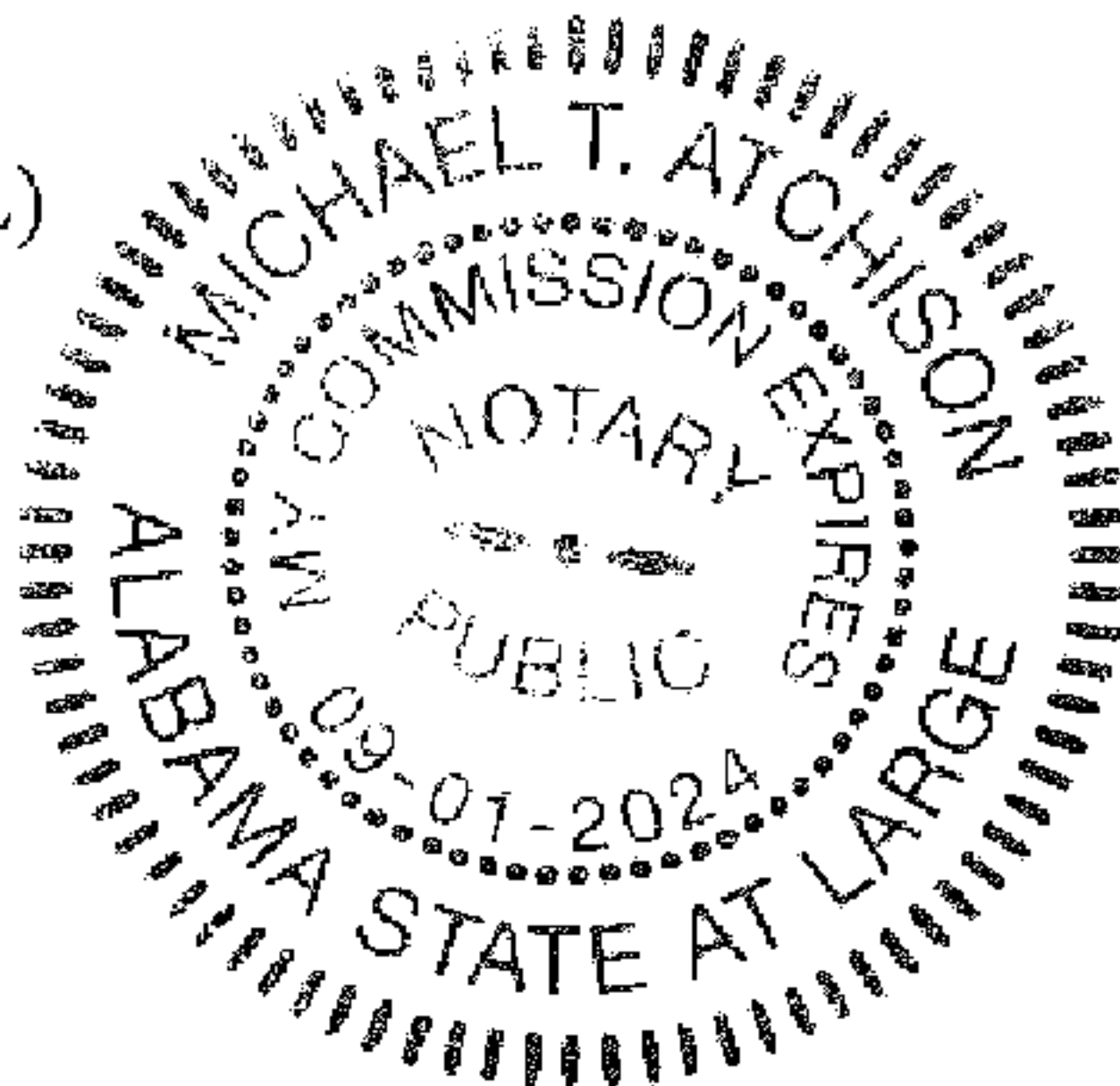
STATE OF ALABAMA)

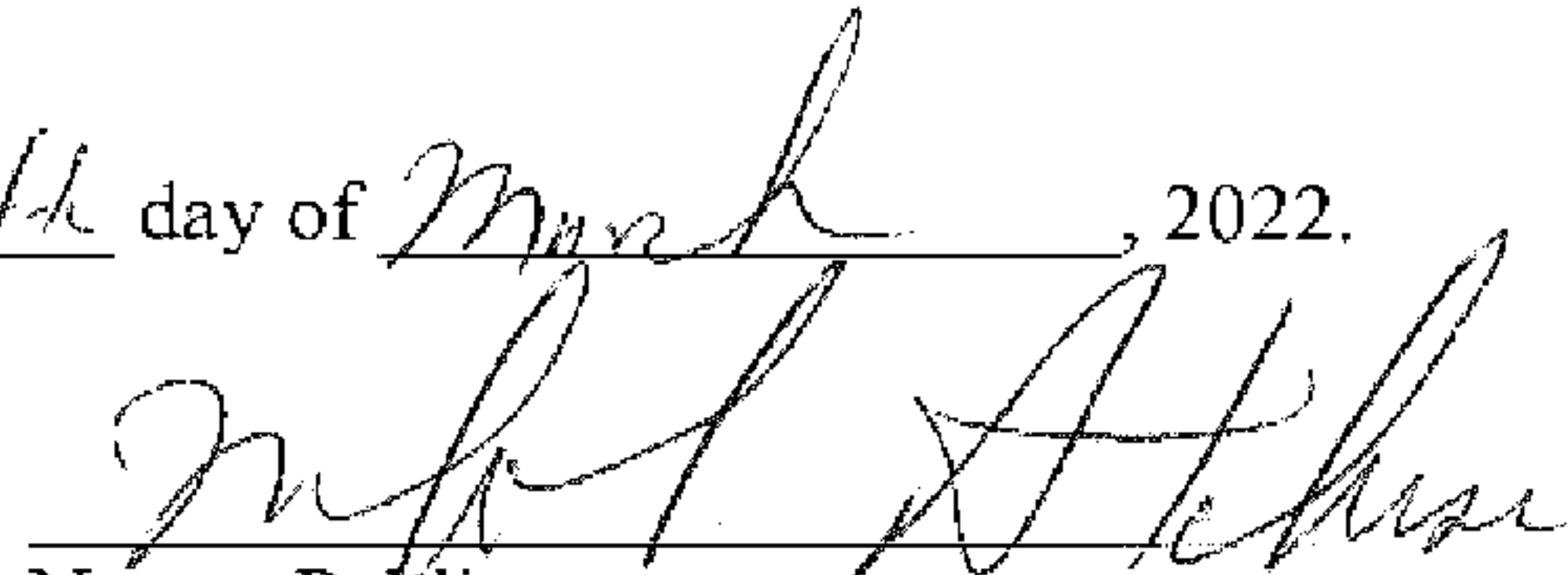
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janise Apperson, 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 within conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 24th day of March, 2022.

(SEAL)




Notary Public
My Commission Expires: 9-1-24

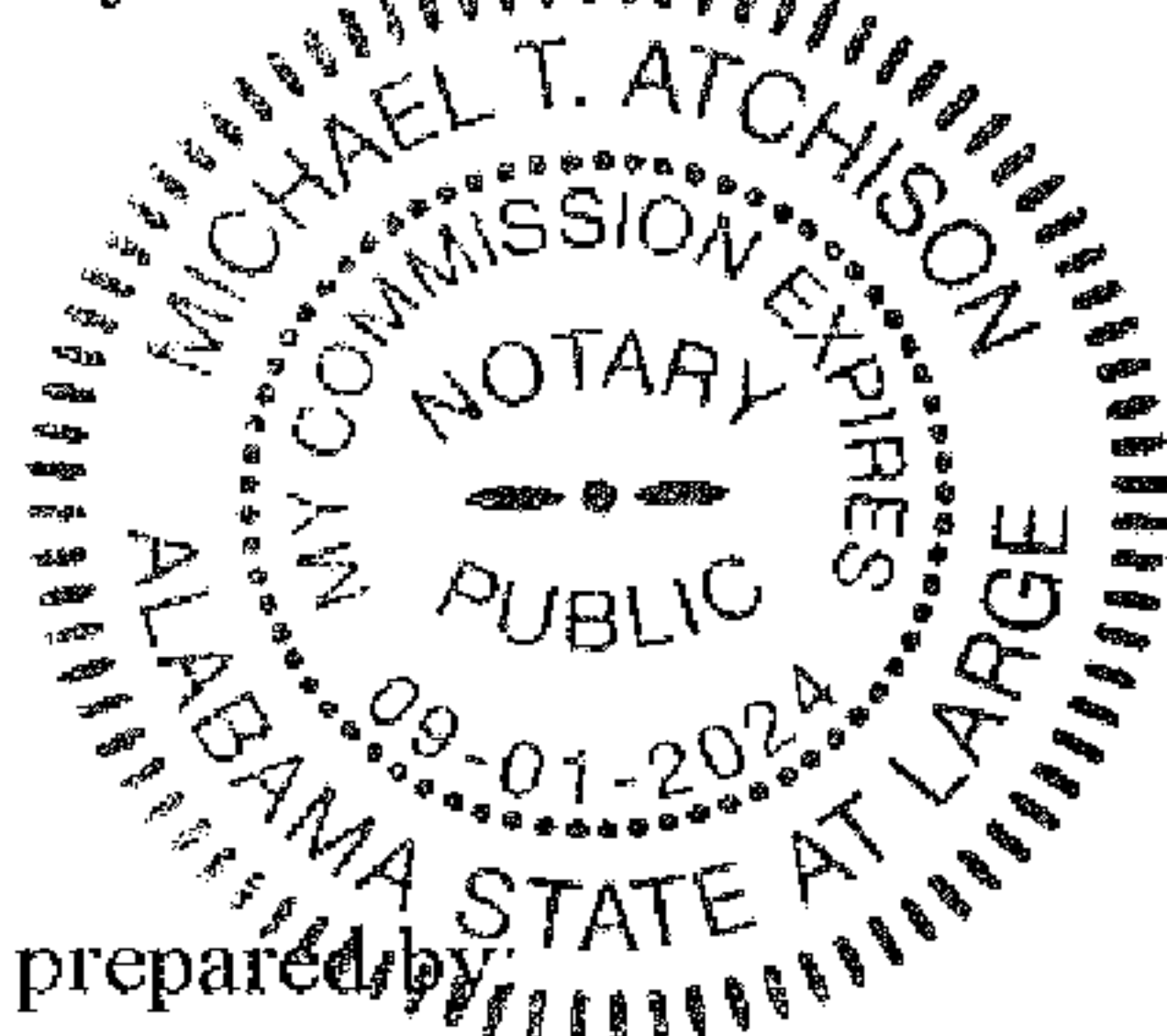
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles R. Apperson and Janise Apperson, whose names as Charles R. Apperson and Janise Apperson dba Craco Farms 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 within conveyance and with full authority, executed the same voluntarily, for and on behalf of said entity, on the day the same bears date.

Given under my hand and official seal this 24th day of March 2022.

(SEAL)




Notary Public

My Commission Expires: 9-1-24

This instrument was prepared by:
Jennifer Weber, Esq.
State of Alabama Department of Conservation and Natural Resources
64 North Union Street, Suite 474
Montgomery, Alabama 36130
(334) 242-3165

**For ad valorem tax purposes, the mailing address of Grantee is as above:
64 North Union Street, Suite 474, Montgomery, Alabama 36130.**

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

Parcel 1:

The Northeast Quarter of the Northwest Quarter of Section 3, Township 22 South, Range 1 West, Shelby County, Alabama. Situated in Shelby County, Alabama.

Parcel 2:

The Northwest Quarter of the Northwest Quarter of Section 3, Township 22 South, Range 1 West.
The West Half of Southwest Quarter of Section 34, Township 21 South, Range 1 West, except part deeded to Albert Ingram and described as follows: Beginning at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34, Township 21 South, Range 1 West; thence East 70 yards; thence South to the North line of Columbiana Calera Public Road; thence in a Westerly direction along the North side of said road to the Section line Sections 33 and 34; thence North along said Section line to the point of beginning. And except all that part lying North of the New State Highway No. 25 By Pass in Shelby County, said property having being conveyed to John Swint Eades and wife, Nellie Bookholdt Eades by Leslie R. Longshore and said deed having been recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Deed Book 249, Page 405. Situated in Shelby County, Alabama.

Parcel 3:

Also 60 acres off of the West side of the East Half of the Southwest Quarter of Section 34, Township 21 South, Range 1 West. Less and except that part lying North of the New State Highway No. 25 By Pass right of way. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 2 degrees 19 minutes 37 seconds West along the West line of said section a distance of 1311.49 feet; thence North 87 degrees 40 minutes 23 seconds East a distance of 733.55 feet to the POINT OF BEGINNING; thence North 86 degrees 12 minutes 37 seconds East a distance of 133.52 feet; thence North 89 degrees 59 minutes 37 seconds East a distance of 133.52 feet; thence North 8 degrees 35 minutes 45 seconds West a distance of 479.60 feet to the southerly right of way of Alabama Hwy. 25 and a point on a curve to the right having a central angle of 04 degrees 10 minutes 13 seconds and a radius of 4372.18 feet, said curve subtended by a chord bearing South 83 degrees 22 minutes 54 seconds West and a chord distance of 318.18 feet; thence along the arc of said curve and along said right of way a distance of 318.23; thence South 14 degrees 9 minutes 40 seconds East and leaving said right of way a distance of 398.27 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shifflett, dated August 15, 2002, Al. Reg. No. 21784.

TRACT 2:

Commence at the SW corner of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 2 degrees 19 minutes 37 seconds West along the West line of said section a distance of 1311.49 feet; thence North 87 degrees 40 minutes 23 seconds East a distance of 733.55 feet to the POINT OF BEGINNING; thence North 86 degrees 12 minutes 37 seconds East a distance of 133.52 feet; thence North 89 degrees 59 minutes 37 seconds East a distance of 133.52 feet; thence North 8 degrees 35 minutes 45 seconds West a distance of 479.60 feet to the southerly right of way of Alabama Hwy. 25 and a point on a curve to the right having a central angle of 04 degrees 10 minutes 13 seconds and a radius of 4372.18 feet, said curve subtended by a chord bearing South 83 degrees 22 minutes 54 seconds West and a chord distance of 318.18 feet; thence along the arc of said curve and along said right of way a distance of 318.23; thence South 14 degrees 9 minutes 40 seconds East and leaving said right of way a distance of 398.27 feet to the POINT OF

BEGINNING.

According to the survey of Rodney Shiflett, dated August 16, 2002, Al. Reg. No. 21784.

TRACT 3:

A parcel of land situated in the North one-half of the Northeast Quarter of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows;

Begin at a 3/4" orimp found locally accepted to be the Southeast corner of the Northeast quarter of the Northeast quarter of Section 4; thence run North 88 degrees 08 minutes 43 seconds West (an assumed bearing) along the South line of said quarter-quarter section for a distance of 1316.35 feet to an iron pin set with SSI cap on the East right of way line of Gould Road (a 50 foot R-O-W) said iron being also on a curve to the left having a central angle of 11 degrees 38 minutes 14 seconds a radius of 388.65 feet, and a chord bearing of North 28 degrees 17 minutes 32 seconds West; thence run in a northwesterly direction along said East right of way line and also along the arc of said curve for a distance of 78.94 feet to an iron pin set with SSI cap; thence run North 34 degrees 06 minutes 39 seconds West along said East right of way line for a distance of 227.92 feet to an iron pin set with SSI cap; thence run North 55 degrees 53 minutes 21 seconds East leaving said East right of way for a distance of 32.89 feet to an iron pin set with SSI cap; thence run South 55 degrees 16 minutes 52 seconds East for a distance of 408.79 feet to an iron pin set with SSI cap; thence run South 88 degrees 08 minutes 43 seconds East for a distance of 1,118.24 feet to an iron pin set with SSI cap on the East line of said quarter-quarter section; thence run South 00 degrees 00 minutes 00 seconds East along said East line for a distance of 60.02 feet to the point of beginning.

According to the survey of Carl Daniel Moore, Reg. L.S. #12159, dated April 6, 2016.

Deed Sources:

Instrument Number 20040827000480920

Instrument Number: 20040827000480910

Instrument Number: 20160712000241420



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2022 11:57:24 AM
 \$45.00 CHERRY
 20220324000120480

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	Charles R. Apperson Janise L. Apperson Charles R. Apperson and wife, Janise Apperson d/b/a Craco Farms	Grantee's Name	State of Alabama, Department of Conservation and Natural Resources
Mailing Address	<u>P.O. Box 7</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>538 Fol Som Admin</u> <u>64 North Union St</u> <u>Montgomery, AL 36130</u>
Property Address	<u>Columbiana, AL 35051</u>	Date of Sale	<u>March 24, 2022</u>
		Total Purchase Price	<u>\$2,198,500.00</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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> Closing Statement	

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 of 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 March 16, 2022

Print Charles R. Apperson

Unattested

Sign *Charles R. Apperson*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1