

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

20220329000127390
03/29/2022 01:13:49 PM
DEEDS 1/4

Send Tax Notice to:
Highway 25 Properties, LLC
1403 Canyon Lane
Hoover, AL 35244

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Paul Brooks Brown, Trustee of The GST Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Highway 25 Properties, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.

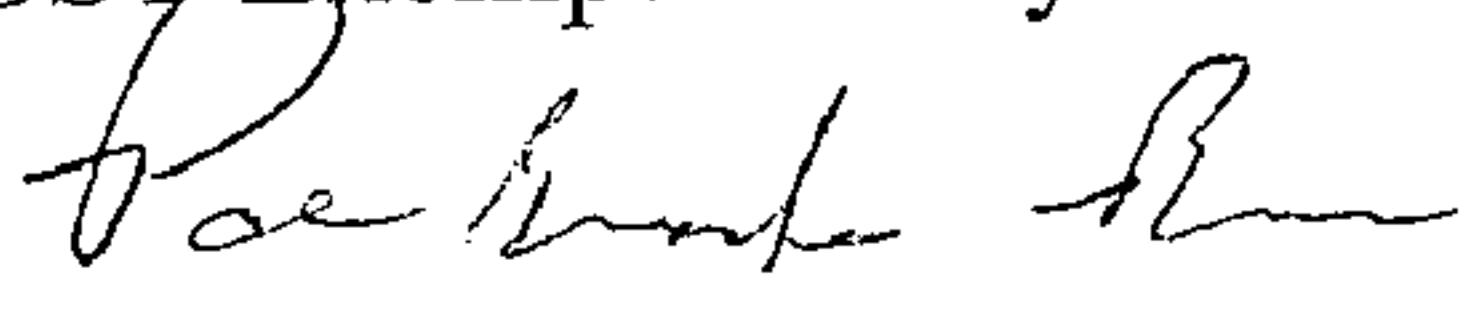
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 23rd day of March, 2022.

The GST Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010

X By: 
Paul Brooks Brown, Trustee

STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Paul Brooks Brown, Trustee of The GST Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of March, 2022.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

EXHIBIT A

COMMENCE AT A FOUND 5/8" REBAR, BEING THE SE CORNR OF THE SE ¼ OF THE NE ¼ OF FRACTIONAL SECTION 3, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 02-07'39" W, ALONG THE EASTERLY LINE OF SAID SETION FOR 189.32' TO A FOUND ½" REBAR ON THE SOUTH LINE OF U.S. HIGHWAY 25; THENC RUN N 67-32'02" W FOR 1120.31' TO A POINT SITUATED ON THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 25; SAID POINT BEING THE SE CORNER OF CARRIE DALY LOT, AS RECORDED IN INSTRUMENT NUMBER 20160210000042700; THENCE RUN S 84-44'12" E, ALONG THE NORTH RIIGHT OF WAY OF SAID U.S. HIGHWAY 25, FOR 189.00' TO A FOUND PK NAIL, AND THE POINT OF BEGINNING; THENCE RUN S 86-06'05" E, ALONG SAID RIGHT OF WAY LINE FOR 149.02' TO THE POINT OF BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1120.61', A CENTRAL ANGLE OF 11-03'45", A CHORD BEARING OF S 76-34'44" E, AND A CHORD OF 216.03'; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR 216.36' TO A CAP REBAR; THENCE RUN N 75-15'29" E FOR 65.00' TO A CAP REBAR SITUATED ON THE WESTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 116; THENCE RUN N 07-43'12" W, ALONG SAID RIGHT OF WAY LINE FOR 490.25' TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 340.00' AND A CENTRAL ANGLE OF 53-36'07"; THENCE RUN ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY FOR 318.08' TO THE END OF SAID CURVE; THENCE RUN N 64-07'37" W, ALONG SAID RIGHT OF WAY FOR 33.28' TO A CAP REBAR; THENCE RUN S 01-06'19" W FOR 413.29' TO A FOUND CAP REBAR; THENCE RUN N 77-34'02" W FOR 161.30' TO A FOUND CAP REBAR; THENCE RUN S 02-19'02" E FOR 331.00' TO THE POINT OF BEGINNING, CONTAINING 4.6434 ACRES.

Said property is subject to an easement, as referenced at Instrument No. 20060629000313160, more particularly described as follows:

A NON-EXCLUSIVE EASEMENT APPURTENANT, FOR INGRESS AND EGRESS USAGE ONLY, MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

Begin at the NW corner of that certain property owned by Jeffery L. Williams, Carolyn Williams and Duane Williams, situated in the East 1/2 of the NE 1/4, Section 3, Township 24 N, Range 12 E, Shelby County, Alabama, (as shown by Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument Number 2006-0105000009590), said point being upon the S right of way line of Shelby County Road Number 216, thence proceed in a Southwesterly direction along the West boundary line of said Williams property, for 179.25 feet, more or less, to the SW corner of said Williams property, thence turn right and proceed along a line which runs on the same plane as the Southern boundary of said Williams property for 20 feet; thence turn right and proceed Northeasterly along a line which is parallel to the West boundary line of said Williams property for 179.25 feet, more or less, to a point upon the Southerly right of way of said County Road 216; thence turn right and proceed Southeasterly along the Southern boundary of said right of way, for 20 feet, more or less, to the point of beginning of the hereinabove described easement, all being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
20220329000127390 03/29/2022 01:13:49 PM DEEDS 4/4

Grantor's Name Paul Brooks Brown, Trustee of The GST
Exempt Family Trust fbo Paul Brooks Brown dated July 13, 2010

Grantee's Name Highway 25 Properties, LLC
Mailing Address 1403 Canyon Lane
Hoover, AL 35244

Mailing Address 2280 Salem Road
Montevallo, AL 35115

Date of Sale March 23, 2022
Total Purchase Price \$325,000.00

Property Address 4905 Alabama 25
Montevallo, AL 35115

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:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2022 01:13:49 PM
\$356.00 CHERRY
20220329000127390

Justin S. Smitherman

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.

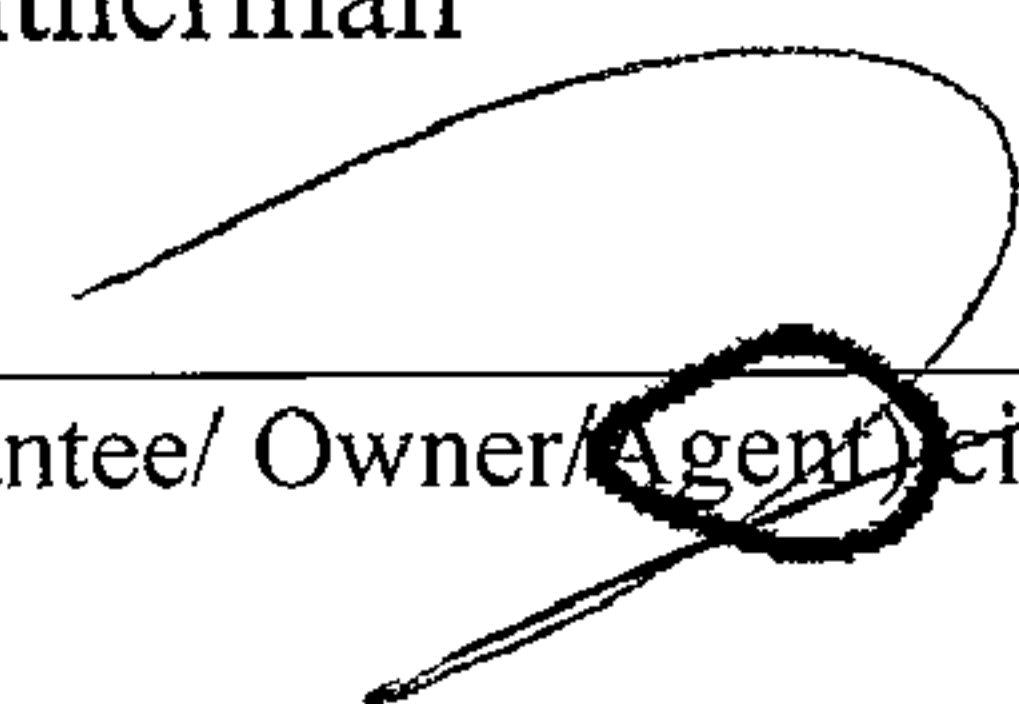
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be 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 March 23, 2022

Print: Justin Smitherman

☐ Unattested
(verified by)

Sign 
(Grantor/Grantee/ Owner/ Agent) circle one