

This Instrument was Prepared by:

Send Tax Notice To: Brogdon Development

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

1500 Resource Dr  
Birmingham, AL 35242

File No.: MV-22-28244

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Four Thousand Dollars and No Cents (\$324,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **THE LOCUST HILL LIMITED PARTNERSHIP**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brogdon Development**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Commence at a pine knot in rock pile being the Southwest corner of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama said point being the point of beginning. From this beginning point proceed North 00°14'21" West along the West boundary of said quarter-quarter section for a distance of 1310.42 feet to a 5/8" rebar in place (Paragon), said point being the Northwest corner of said quarter-quarter section; thence proceed South 89°26'09" East along the North boundary of said quarter-quarter section for a distance of 1298.27 feet to a 1" rebar in place, said point being the Northeast corner of said quarter-quarter section; thence proceed South 01°15'35" East along the East boundary of said quarter-quarter section for a distance of 1280.98 feet to a 5/8" capped rebar in place (PLS #17255), said point being the Southeast corner of said quarter-quarter section; thence proceed South 89°15'53" West along the South boundary of said quarter-quarter section for a distance of 1321.02 feet to the point of beginning.

**Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of May, 2022.

THE LOCUST HILL LIMITED PARTNERSHIP


  
By James J. Sibley  
President & Managing Partner

State of Alabama

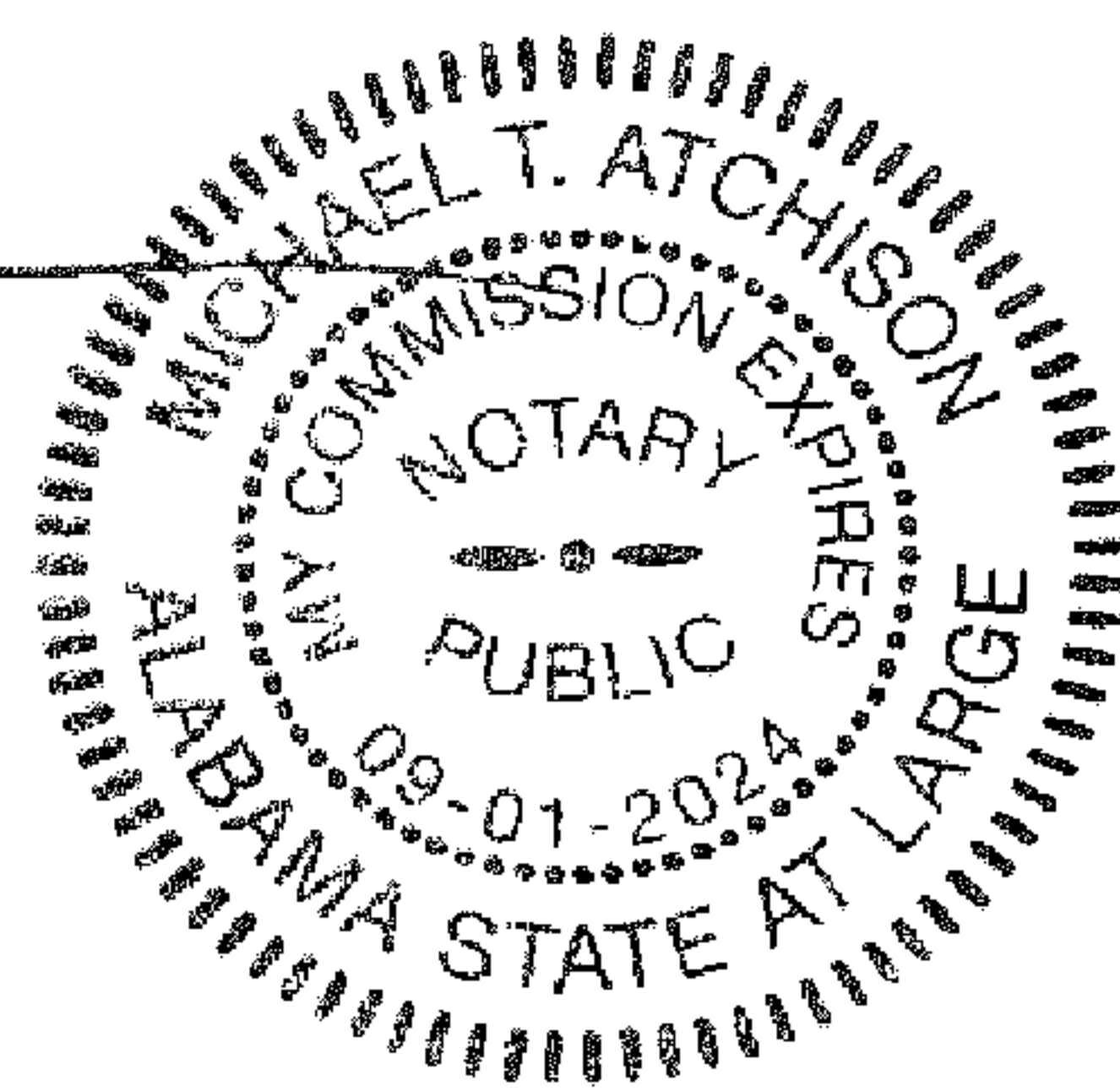
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that James J. Sibley as President and Managing Member of THE LOCUST HILL LIMITED PARTNERSHIP, 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 this the 9th day of May, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>THE LOCUST HILL LIMITED PARTNERSHIP</u>	Grantee's Name	<u>Brogdon Development</u>
Mailing Address	<u>P.O. Box 232 Chelsea, AL 35618</u>	Mailing Address	<u>1500 RESOURCE DRIVE BIRMINGHAM, AL 35242</u>
Property Address	<u>Vacant Chelsea, AL 35043</u>	Date of Sale	_____
		Total Purchase Price	<u>\$324,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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).

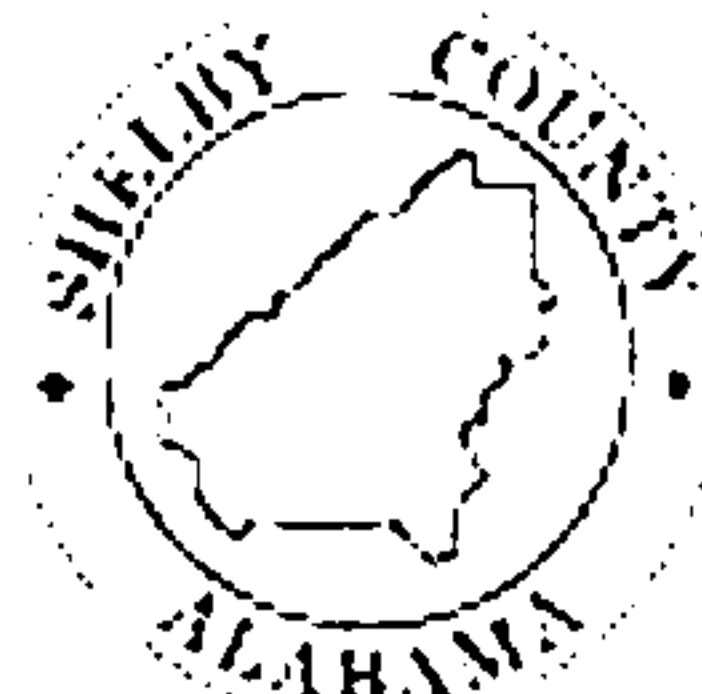
Date April 25, 2022

Print THE LOCUST HILL LIMITED PARTNERSHIP

Unattested

(verified by)

Sign *James J. Sibley*  
(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/09/2022 02:18:27 PM**  
**\$352.00 JOANN**  
**20220509000190620**

Form RT-1

*Alicia S. Boyd*