

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Hoover, AL 35226

Send Tax Notice to:  
Shelby County Properties, LLC  
814 Tara Drive  
Columbiana, AL 35051

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                 )                   **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$250,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **SHANNON L. LOVELL and DEAN ALLEN LOVELL, wife and husband** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **SHELBY COUNTY PROPERTIES, LLC** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$250,000.00 of the above-recited consideration is being paid in cash.

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

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with its heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

20220516000199480 05/16/2022 03:03:47 PM DEEDS 2/4  
IN WITNESS WHEREOF, said Grantors have set their hand and seal this the 13th day of May, 2022.

  
\_\_\_\_\_  
**SHANNON L. LOVELL**

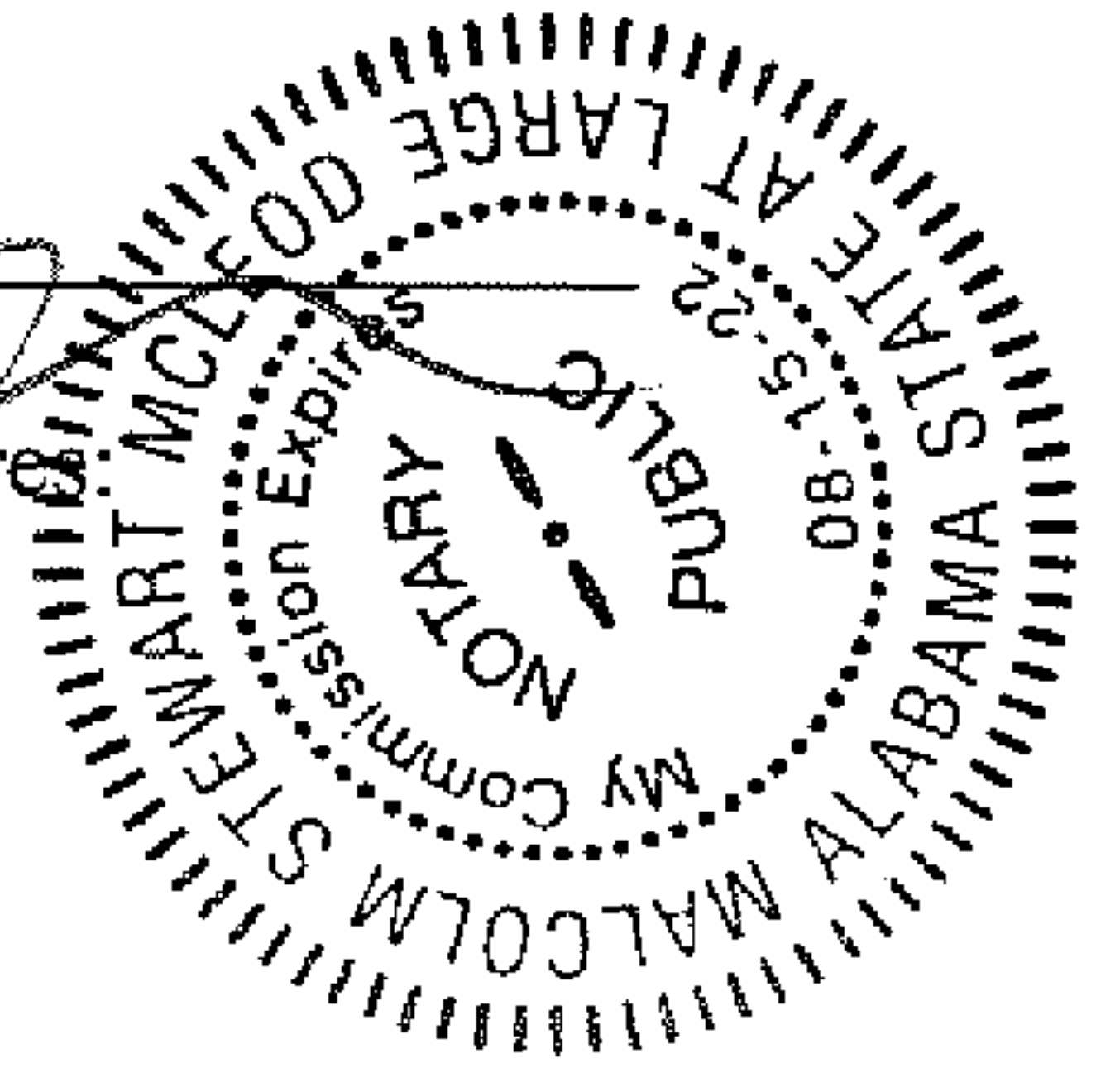
  
\_\_\_\_\_  
**DEAN ALLEN LOVELL**

STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **SHANNON L. LOVELL and DEAN ALLEN LOVELL**, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of May, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires



**Exhibit A****Legal Description**

Begin at the SE corner of the SW quarter of the SW quarter of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning; thence North 88 degrees 15 minutes 25 seconds West, a distance of 1,109.89 feet to a point on the southerly R.O.W. line of Shelby County Highway 331.60 feet ROW said point also being the beginning of a non tangent curve to the left, having a radius of 192.20 feet, a central angle of 08 degrees 50 minutes 07 seconds and subtended by a chord which bears North 20 degrees 02 minutes 21 seconds West and a chord distance of 29.61 feet; thence along the arc of said curve and said R.O.W. line, a distance of 29.64 feet to a point, said point being the beginning of a reverse curve to the right, having a radius of 500.00 feet, a central angle of 09 degrees 35 minutes 29 seconds and subtended by a chord which bears North 19 degrees 39 minutes 40 seconds West and a chord distance of 83.60 feet; thence along the arc of said curve and said R.O.W. line, a distance of 83.70 feet; thence North 14 degrees 51 minutes 55 seconds West and along said R.O.W. line, a distance of 26.87 feet; thence North 56 degrees 59 minutes 40 seconds East and leaving said R.O.W. line, a distance of 534.68 feet; thence North 36 degrees 33 minutes 44 seconds East, a distance of 201.66 feet; thence North 51 degrees 01 minutes 11 seconds East, a distance of 284.09 feet; thence North 03 degrees 11 minutes 10 seconds East, a distance of 525.28 feet; thence North 86 degrees 48 minutes 50 seconds West, a distance of 425.24 feet to the southerly ROW line of above mentioned highway 331; thence North 35 degrees 51 minutes 26 seconds East and along said ROW line, a distance of 9.82 feet to the beginning of a curve to the left, having a radius of 480.00 a central angle of 03 degrees 01 minutes 56 seconds and subtended by a chord which bears North 34 degrees 20 minutes 28 seconds East and a chord distance of 25.40 feet; thence along the arc of said curve and said ROW line a distance of 25.40 feet; thence South 86 degrees 48 minutes 50 seconds East and leaving said ROW line a distance of 753.39 feet; thence South 00 degrees 27 minutes 41 seconds West, a distance of 1,333.47 feet to the point of beginning.

**Real Estate Sales Validation Form**

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

Grantor's Name SHANNON L. LOVELL and DEAN ALLEN LOVELL

Grantee's Name SHELBY COUNTY PROPERTIES, LLC

Mailing Address 2916 HIGHWAY 331 COLUMBIANA, AL 35051

Mailing Address 814 TARA DR COLUMBIANA, AL 35051

Property Address 2916 HIGHWAY 331 COLUMBIANA, AL 35051

Date of Sale May 13, 2022

Total Purchase Price \$250,000.00

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 May 13, 2022

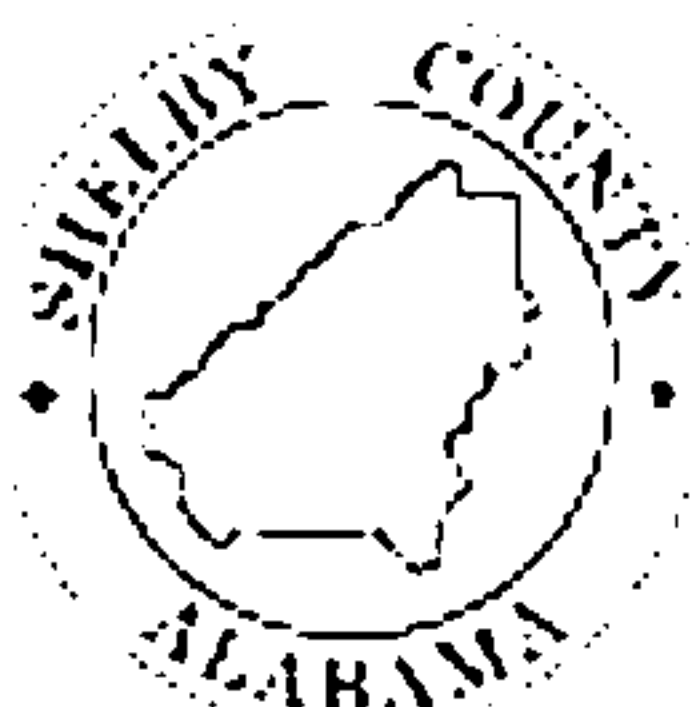
Print Malcolm S. McLeod

Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 05/16/2022 03:03:47 PM  
 \$281.00 JOANN  
 20220516000199480

File 22382

Form RT-1  
Alabama 08/2012 LSS

*Allen S. Bayl*