

20220524000209800 1/4 \$431.00
Shelby Cnty Judge of Probate, AL
05/24/2022 11:07:15 AM FILED/CERT

This instrument prepared by:

John W. Clark IV
CLARK LAW FIRM
The Landmark Center, Suite 600
2100 First Avenue North
Birmingham, Alabama 35203
Telephone: (205) 506-0075
Facsimile: (800) 856-9028

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned **SMW ENGINEERING GROUP, INC.**, a corporation formed under the laws of the State of Alabama, whose address is 1550 Woods of Riverchase Drive, Suite 100, Hoover, Alabama 35244, Attn: William H. Sommerville, III ("**Grantor**") does hereby grant, bargain, sell and convey unto **TRIDENT INVESTMENT GROUP, LLC**, a limited liability company formed under the laws of the State of Alabama, whose address is 159 Bent Creek Drive, Chelsea, Alabama 35043, Attn: Joshua Pridgen ("**Grantee**"), the following real property situated in the City of Shelby, in Shelby County, Alabama, and described on ***Exhibit A*** hereto.

Subject to the following:

1. Any mining or mineral rights leased, granted, or retained by current or prior owners.
2. Real estate taxes for the year 2022 not yet due and payable and all subsequent years.

TO HAVE AND TO HOLD the real property, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to **WARRANT AND FOREVER DEFEND** the real property unto Grantee and its successors and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Shelby County, AL 05/24/2022
State of Alabama
Deed Tax: \$400.00

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WITNESS my hand and seal this 24 day of May 2022.

GRANTOR:

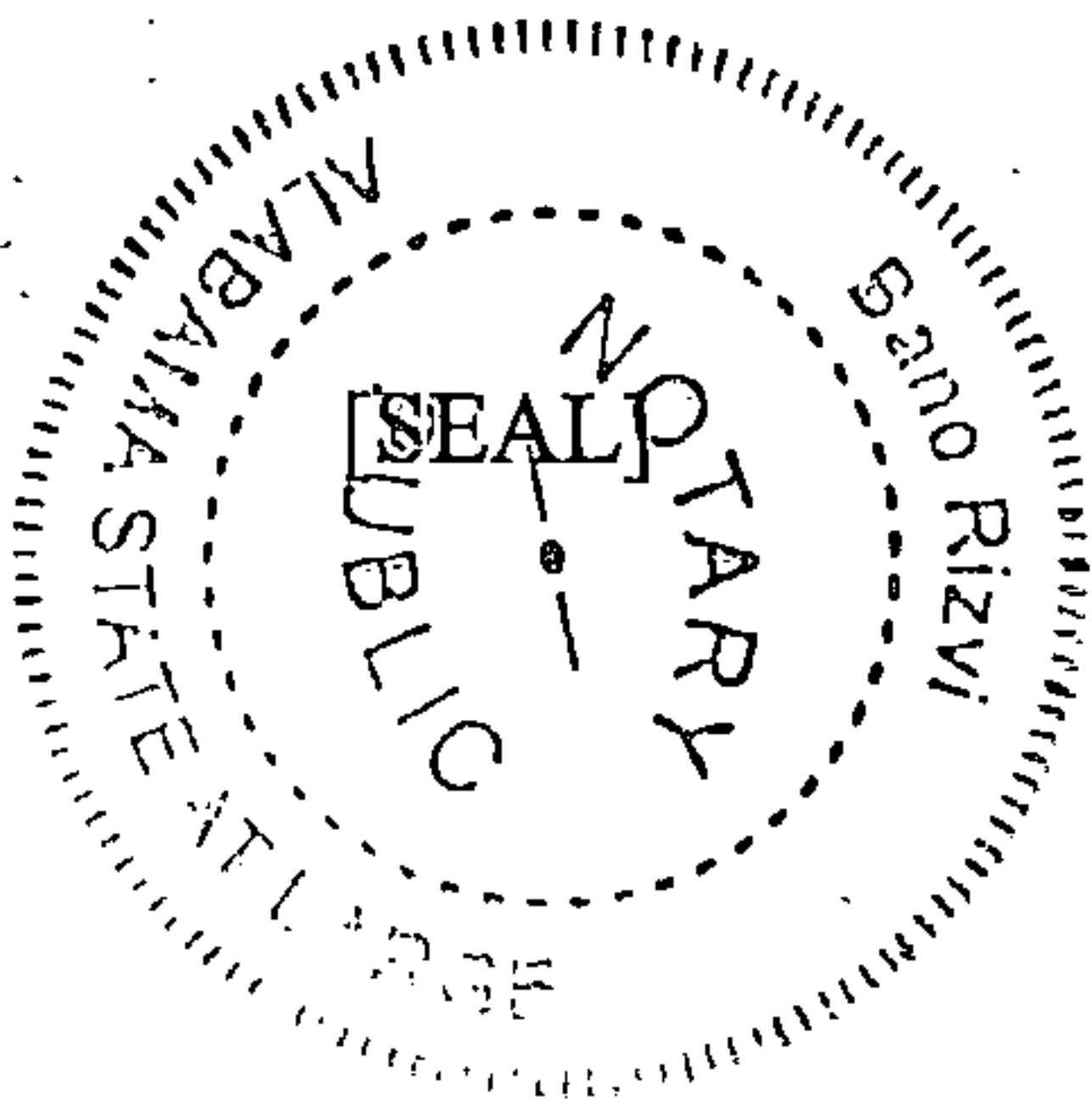
SMW ENGINEERING GROUP, INC.

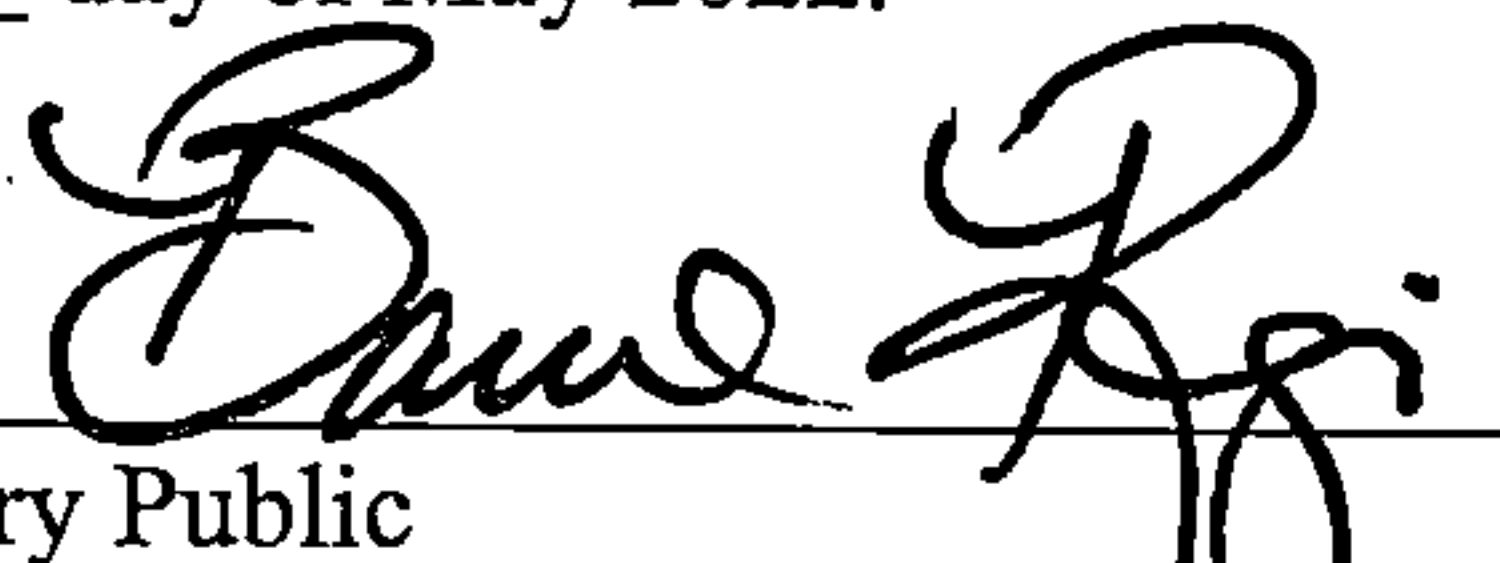

By: William H. Sommerville, III
As its: President

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County and State, hereby certify that **William H. Sommerville, III**, whose name is signed to the foregoing conveyance as the **President** of **SMW Engineering Group, Inc.**, an Alabama corporation, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the date set forth below on behalf of said entity.

Given under my hand and seal this the 24th day of May 2022.





Notary Public
My Commission Expires: _____

Bano Rizvi
Notary Public, Alabama State At Large
My Commission Expires June 4, 2023



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Exhibit A

Legal Description of Real Property

A parcel of land situated in the Southwest quarter of the Northeast quarter of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the Northwest quarter of the Southeast quarter, Section 34, Township 24 North, Range 15 East and run North 88 degrees 42 minutes 15 seconds West for a distance of 359.02 feet to the point of beginning; thence continue along said course for a distance of 11.06 feet; thence run North 37 degrees 40 minutes 22 seconds West for a distance of 6.00 feet; thence run North 09 degrees 03 minutes 25 seconds West for a distance of 95.58 feet; thence run North 29 degrees 38 minutes 54 seconds West for a distance of 28.82 feet to the point of a non-tangent curve to the left, said curve having a radius of 25.63 feet and a central angle of 45 degrees 30 minutes 34 seconds and being subtended by a chord which bears South 87 degrees 40 minutes 35 seconds West, 30.82 feet; thence run southwesterly along the arc of said curve for a distance of 33.06 feet; thence leaving said curve run South 05 degrees 19 minutes 22 seconds West for a distance of 101.57 feet to a point on the South line of the Southwest quarter of the Northeast quarter; thence run along said south line North 88 degrees 42 minutes 15 seconds West for a distance of 298.89 feet to a point on the East right of way line of Adams Ferry Road; thence leaving said South line run North 02 degrees 12 minutes 59 seconds East along said right of way for a distance of 183.59 feet; thence run North 01 degrees 35 minutes 46 seconds West along said right of way for a distance of 71.59 feet; thence run North 04 degrees 24 minutes 35 seconds East along said right of way for a distance of 280.59 feet; thence run North 07 degrees 23 minutes 22 seconds East along said right of way line for a distance of 64.58 feet to a point on a curve to the right, said curve having a radius of 118.49 feet and a central angle of 26 degrees 25 minutes 21 seconds and being subtended by a chord which bears North 23 degrees 41 minutes 12 seconds East, 54.16 feet; thence run along the arc of said curve for a distance of 54.64 feet to the intersection of Adams Ferry Road and Waxahatchee Road; thence run South 06 degrees 13 minutes 55 seconds East along the West right of way line of Waxahatchee Road for a distance of 129.99 feet; thence leaving said right of way run South 88 degrees 46 minutes 45 seconds East for a distance of 76.96 feet; thence run South 13 degrees 38 minutes 14 seconds East for a distance of 232.77 feet; thence run South 15 degrees 52 minutes 51 seconds East for a distance of 146.59 feet; thence run North 84 degrees 28 minutes 48 seconds East for a distance of 130.93 feet; thence run South 10 degrees 34 minutes 00 seconds West for a distance of 73.75 feet; thence run South 08 degrees 26 minutes 00 seconds East for a distance of 100.00 feet to the point of beginning. Lying within the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name SMW Engineering, Inc.
Mailing Address 1550 Woods of Riverchase Drive
Suite 100
Hoover, Alabama 35244

Grantee's Name Trident Investment Group, LLC
Mailing Address 159 Bent Creek Drive
Chelsea, Alabama 35043
Attn: Josh Pridgen

Property Address 244 Waxahatchee Road
Shelby, Alabama 35143

Date of Sale May 24, 2022
Total Purchase Price \$

or
Actual Value \$
or
Assessor's Market Value \$ 399,940

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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 24, 2022

Print William H. Sommerville, III

☒ Unattested



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eForms

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1