



20220603000224070 1/8 \$1539.00  
Shelby Cnty Judge of Probate, AL  
06/03/2022 01:41:44 PM 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

Please send tax notice to:

280-43, LLC  
Attn: Smith Registered Agent, LLC  
c/o Corporation Service Company  
641 S. Lawrence Street  
Montgomery, Alabama 36104

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 (a) **BEVERLY FAYE STAMPS**, as the Personal Representative of the Estate of **SHERWOOD J. STAMPS**, deceased, Probate Case No. **RP-2020-000080**; (b) **BEVERLY FAYE STAMPS**, as the trustee of the Family Trust created under the Last Will & Testament of **SHERWOOD J. STAMPS**, deceased, Probate Case No. **RP-2020-000080**; and (c) **BEVERLY FAYE STAMPS**, individually, whose address is 600 Stamps Junction, Montevallo, Alabama 35115 (together, the “**Grantor**”) does hereby grant, bargain, sell and convey unto **280-43, LLC**, a limited liability company formed under the laws of the State of Alabama, whose address is c/o Corporation Service Company, 641 South Lawrence Street, Montgomery, Alabama 36104, Attn: Smith Registered Agent, LLC (“**Grantee**”), that certain real property situated in Shelby County, Alabama and more particularly described on *Exhibit A* hereto.

Subject to the following:

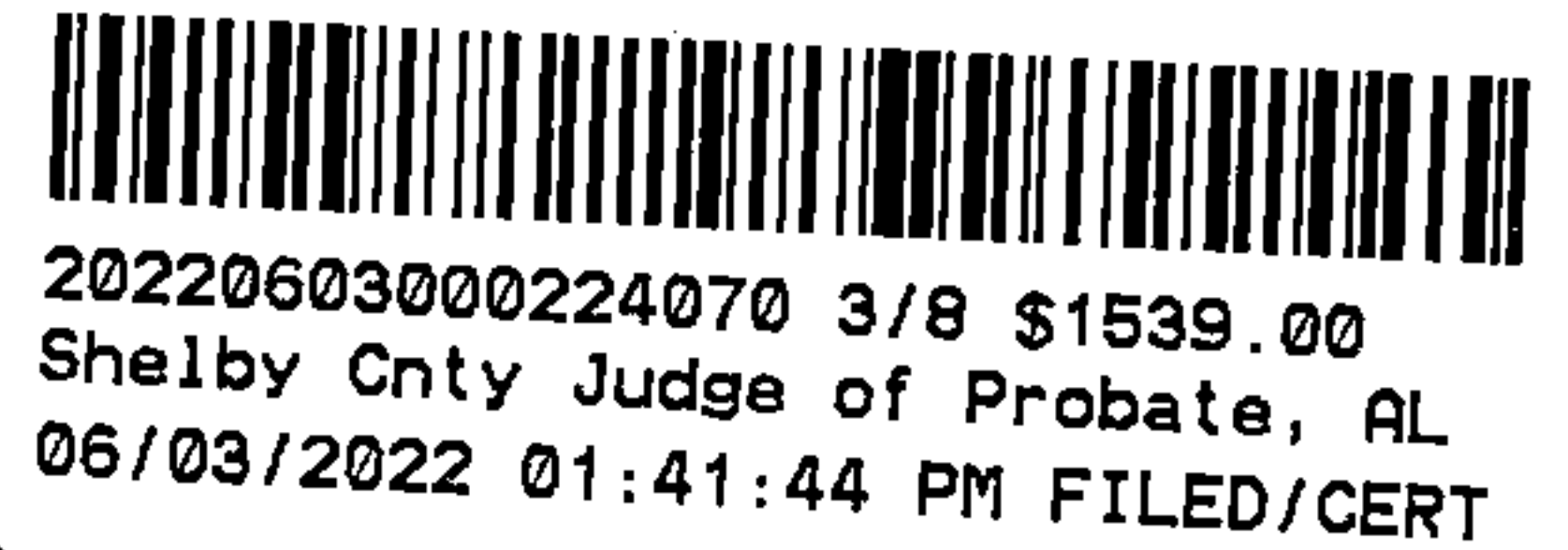
1. Any mineral and/or mining rights not owned by Grantor, it being the intention of Grantor to convey, without warranty, such mineral and mining rights to which Grantor has title, if any.
2. Real estate taxes for the year 2022 not yet due and payable and all subsequent years.

Shelby County, AL 06/03/2022  
State of Alabama  
Deed Tax: \$1495.00



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3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 102, Page 145 through Page 148; Deed Book 103, Page 428; Deed Book 124, Page 517; Deed Book 126, Page 87; Deed Book 126, Page 193 through Page 195; Deed Book 211, Page 432, and Deed Book 236, Page 839.
4. Less and except any portion of subject land lying within right of way deed(s) to the State of Alabama recorded in Deed Book 228, Page 495 and Deed Book 298, Page 357 together with release(s) of damages set out therein.
5. Drainage easement(s) to the State of Alabama as shown by deed recorded in Deed Book 298, Page 357.
6. Agreements, terms, and conditions regarding easement(s) to Shelby County as set out in Inst. # 1992-15134.
7. Easement to Alabama Power Company as recorded in Inst. # 1997-2634, and Easement of Correction recorded in Inst. # 1997-35053.
8. Less and except any portion of subject land lying within railroad right way of the Seaboard Coast Line Railroad.
9. Any part of the subject land lying within the right of way of a public road.
10. Denial of all existing, future, or potential common law or statutory rights of access between the subject land and U.S. Highway 280.
11. Riparian and other rights created by the fact the subject land fronts on named and unnamed creeks and branches.
12. The following matters as shown on Survey by Rodney Shifflett dated July 16, 2021: (a) Overhead Utility Line(s) traversing Parcel I and Parcel II, and (b) Disturbed Concrete Monuments corners as to Parcel I.
13. Easements, restrictions, rights of way, covenants, and conditions of record.
14. All matters that would be disclosed by an accurate survey or inspection of the Property.



TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the 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.

*[SIGNATURES ON FOLLOWING PAGE]*





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[SIGNATURE PAGE TO STATUTORY WARRANTY DEED]

WITNESS my hand and seal this 2<sup>nd</sup> day of June, 2022.

**GRANTOR:**

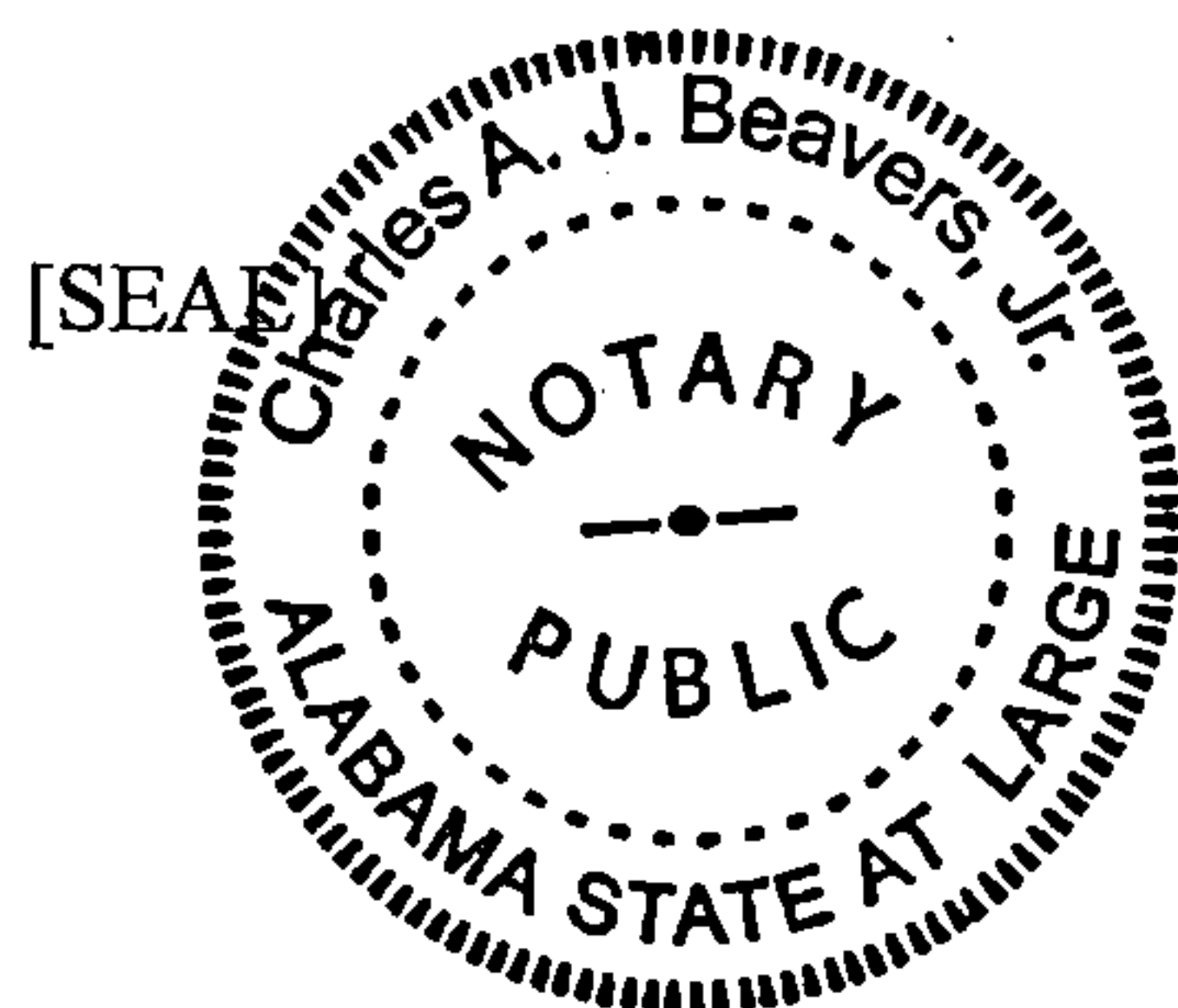
*Beverly Faye Stamps*

**BEVERLY FAYE STAMPS, as the Personal Representative of the Estate of SHERWOOD J. STAMPS, deceased, Probate Case No. RP-2020-000080**

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Beverly Faye Stamps**, whose name is signed to the foregoing conveyance as the **Personal Representative of the Estate of Sherwood J. Stamps, deceased, Probate Case No. RP-2020-000080**, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the date set forth below in her capacity as Personal Representative for said Estate.

Given under my hand and seal this the 2<sup>nd</sup> day of June, 2022.



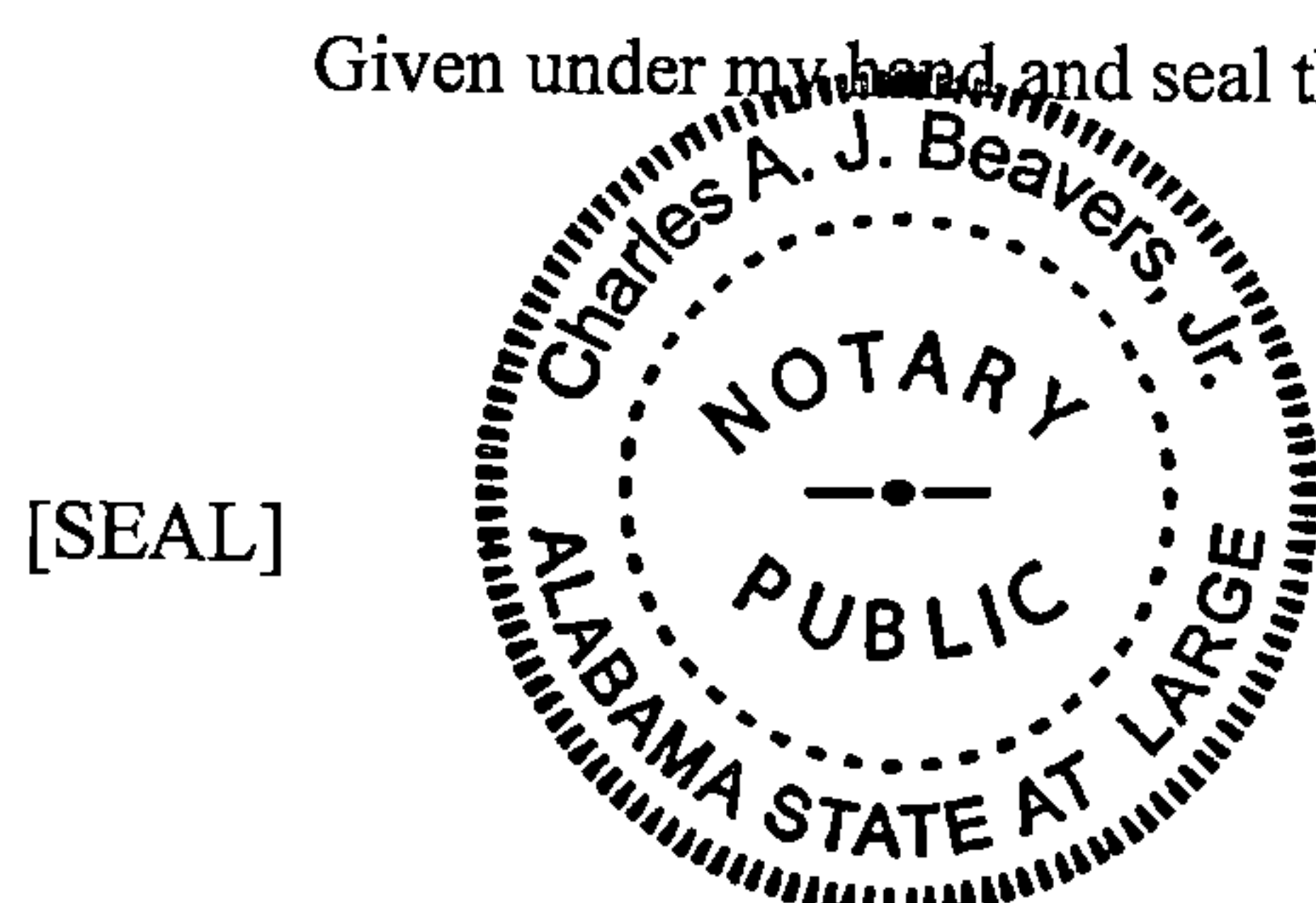
*Charles A. J. Beavers, Jr.*  
 Notary Public  
 My Commission Expires: 5-4-25

*Beverly Faye Stamps*  
**BEVERLY FAYE STAMPS, as the Trustee of the Family Trust created under the Last Will & Testament of SHERWOOD J. STAMPS, deceased, Probate Case No. RP-2020-000080**

STATE OF ALABAMA )  
 COUNTY OF SHELBY )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Beverly Faye Stamps**, whose name is signed to the foregoing conveyance as the **Trustee of the Family Trust created under the Last Will & Testament of Sherwood J. Stamps, deceased, Probate Case No. RP-2020-000080**, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the date set forth below in her capacity as Trustee for said Trust.

Given under my hand and seal this the 2<sup>nd</sup> day of June, 2022.



*Charles A. J. Beavers, Jr.*  
 Notary Public  
 My Commission Expires: 5-4-25



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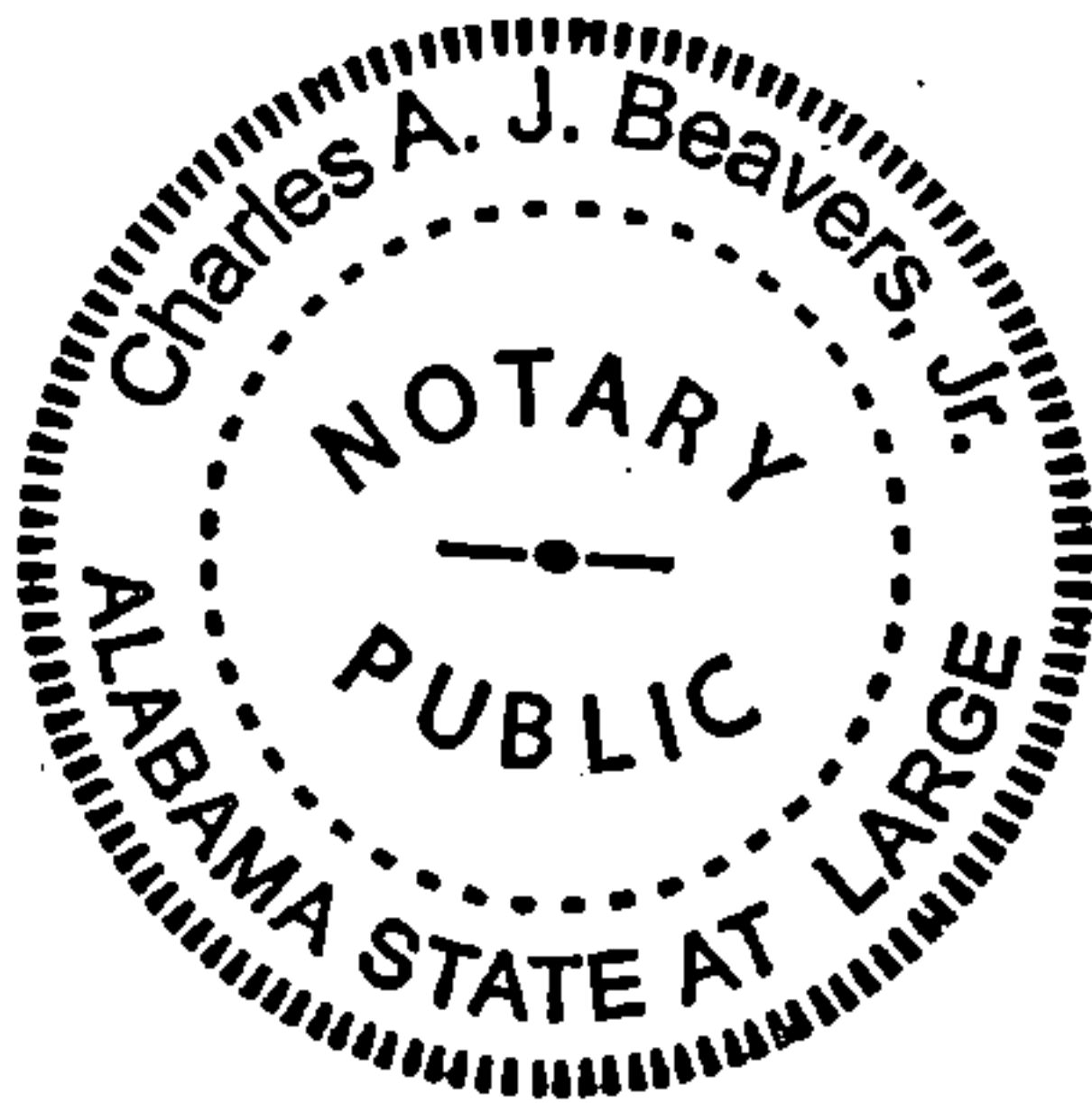
*Beverly Faye Stamps*  
**BEVERLY FAYE STAMPS, individually**

STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned Notary Public in and for said County and State, hereby certify that **Beverly Faye Stamps**, whose name is signed to the foregoing and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily on the date set forth below.

Given under my hand and seal this the 2<sup>nd</sup> day of June, 2022.

[SEAL]



*Charles A. J. Beavers, Jr.*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5-4-25





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## **Exhibit A**

### *Legal Description*

#### **PARCEL 1:**

Commence at the Northwest Corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 49 minutes 11 seconds West a distance of 3,738.02 feet; thence South 00 degrees 10 minutes 49 seconds West a distance of 1,058.49 feet to a point on the East right of way line of Bear Creek Road, (aka Shelby County Highway 43) and the Southerly right of way line of U.S. Highway 280, said point being the point of beginning; thence leaving said Bear Creek Road right of way line and along said U.S. Highway 280 right of way line, North 81 degrees 20 minutes 37 seconds East a distance of 141.73 feet; thence South 83 degrees 08 minutes 30 seconds East and along said right of way line a distance of 624.45 feet; thence South 50 degrees 17 seconds 58 minutes East and along said right of way line a distance of 298.95 feet; thence South 44 degrees 47 minutes 12 seconds East and along said right of way line a distance of 822.50 feet; thence South 50 degrees 24 minutes 13 seconds East and along said right of way line a distance of 438.38 feet to North right of way line of Seaboard Coast Line Railroad; thence North 67 degrees 26 minutes 38 seconds West leaving said U.S. Highway 280 and along said Railroad right of way line a distance of 24.08 feet; thence North 68 degrees 15 minutes 25 seconds West and along said right of way line a distance of 52.57 feet; thence North 68 degrees 22 minutes 45 seconds West and along said right of way line a distance of 52.97 feet; thence North 68 degrees 52 minutes 16 seconds West and along said right of way line a distance of 573.33 feet; thence North 69 degrees 20 minutes 16 seconds West and along said right of way line a distance of 50.46 feet; thence North 70 degrees 09 minutes 56 seconds West and along said right of way line a distance of 49.86 feet; thence North 71 degrees 18 minutes 28 seconds West and along said right of way line a distance of 50.93 feet; thence North 72 degrees 06 minutes 34 seconds West and along said right of way line a distance of 54.53 feet; thence North 74 degrees 42 minutes 30 seconds West and along said right of way line a distance of 49.25 feet; thence North 76 degrees 07 minutes 22 seconds West and along said right of way line a distance of 52.42 feet to a curve to the left, having a radius of 1,476.06 feet, subtended by a chord bearing South 80 degrees 40 minutes 02 seconds West having a chord distance of 1,104.00 feet; thence along the arc of said curve and along said right of way line for a distance of 1,131.50 feet; thence North 28 degrees 54 minutes 46 seconds West and leaving said right of way line a distance of 160.95 feet; thence South 74 degrees 05 minutes 18 seconds West a distance of 102.18 feet; thence North 47 degrees 44 minutes 42 seconds West a distance of 259.19 feet to the Easterly right of way line of Bear Creek Road (aka Shelby County Highway 43); thence North 45 degrees 36 minutes 24 seconds East and along said right of way line a distance of 11.79 feet; thence South 53 degrees 47 minutes 44 seconds East and along said right of way line a distance of 40.01 feet; thence North 42 degrees 02 minutes 50 seconds East and along said right of way line a distance of 210.92 feet; thence North 32 degrees 14 minutes 46 seconds East a distance of 600.51 feet to the point of beginning.

#### **PARCEL 2:**

Commence at the Northwest Corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 49 minutes 11 seconds West a distance of 3,738.02 feet; thence South 00 degrees 10 minutes 49 seconds West a distance of 1,058.49 feet to a point on the East right of way line of Bear Creek Road, (aka Shelby County Highway 43) and the Southerly right of way line of U.S. Highway 280, thence leaving said Bear Creek Road right of way line and along said U.S. Highway 280 right of way line, North 81 degrees 20 minutes 37 seconds East a distance of 141.73 feet; thence South 83 degrees 08 minutes 30 seconds East and along said right of way line a distance of 624.45 feet; thence South 50 degrees 17 seconds 58 minutes East and along said right of way line a distance of 298.95 feet; thence South 44 degrees 47 minutes 12 seconds East and along said right of way line a distance of 822.50 feet; thence South 50 degrees 24 minutes 13 seconds East and along said right of way line a distance of 438.38 feet to North right of way line of Seaboard Coast Line Railroad; thence North 67 degrees 26 minutes 38 seconds West leaving said U.S. Highway 280 and along said Railroad right of way line a distance of 24.08 feet; thence North 68 degrees 15 minutes 25 seconds West and along said right of way line a distance of 52.57 feet; thence North 68 degrees 22 minutes 45 seconds West and along said right of way line a distance of 57.97 feet; thence South 74 degrees 20 minutes 53 seconds West a distance of





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167.52 feet to the Southerly right of way line of Seaboard Coast Line Railroad to a curve to the left, having a radius of 675.38 feet, and subtended by a chord bearing North 68 degrees 53 minutes 00 seconds West, and a chord distance of 137.22 feet; thence along the arc of said curve and along said right of way line for a distance of 137.46 feet to the point of beginning; thence North 68 degrees 50 minutes 36 seconds West and along said right of way line a distance of 302.13 feet; thence North 69 degrees 19 minutes 35 seconds West and along said right of way line a distance of 49.64 feet; thence North 70 degrees 15 minutes 25 seconds West and along said right of way line a distance of 50.26 feet; thence North 71 degrees 14 minutes 33 seconds West and along said right of way line a distance of 22.74 feet; thence South 00 degrees 17 minutes 04 seconds East and leaving said right of way line a distance of 163.11 feet to the Northerly right of way line of Old Highway 280; thence North 71 degrees 57 minutes 51 seconds West and along said right of way line a distance of 9.55 feet to a curve to the right, having a radius of 675.38 feet, subtended by a chord bearing North 88 degrees 37 minutes 31 seconds East, and a chord distance of 387.27 feet; thence along the arc of said curve and along said right of way line for a distance of 392.78 feet to the point of beginning.

### PARCEL 3:

Commence at the Northwest Corner of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 49 minutes 11 seconds West a distance of 3,738.02 feet; thence South 00 degrees 10 minutes 49 seconds West a distance of 1,058.49 feet to a point on the East right of way line of Bear Creek Road, (aka Shelby County Highway 43) and the Southerly right of way line of U.S. Highway 280, thence leaving said Bear Creek Road right of way line and along said U.S. Highway 280 right of way line, North 81 degrees 20 minutes 37 seconds East a distance of 141.73 feet; thence South 83 degrees 08 minutes 30 seconds East and along said right of way line a distance of 624.45 feet; thence South 50 degrees 17 seconds 58 minutes East and along said right of way line a distance of 298.95 feet; thence South 44 degrees 47 minutes 12 seconds East and along said right of way line a distance of 822.50 feet; thence South 50 degrees 24 minutes 13 seconds East and along said right of way line a distance of 438.38 feet to North right of way line of Seaboard Coast Line Railroad; thence North 67 degrees 26 minutes 38 seconds West leaving said U.S. Highway 280 and along said Railroad right of way line a distance of 24.08 feet; thence North 68 degrees 15 minutes 25 seconds West and along said right of way line a distance of 52.57 feet; thence North 68 degrees 22 minutes 45 seconds West and along said right of way line a distance of 57.97 feet; thence South 74 degrees 20 minutes 53 seconds West a distance of 167.52 feet to the Southerly right of way line of Seaboard Coast Line Railroad and the point of beginning; thence South 68 degrees 49 minutes 39 seconds East and along said right of way line a distance of 133.90 feet; thence South 68 degrees 22 minutes 36 seconds East and along said right of way line a distance of 57.11 feet; thence South 68 degrees 14 minutes 29 seconds East and along said right of way line a distance of 52.45 feet; thence South 67 degrees 25 minutes 03 seconds East and along said right of way line a distance of 51.76 feet; thence South 65 degrees 48 minutes 21 seconds East and along said right of way line a distance of 36.26 feet to a curve to the right, having a radius of 1,711.20 feet, subtended by a chord bearing South 59 degrees 36 minutes 15 seconds East, and a chord distance of 387.81 feet; thence along the arc of said curve and along said right of way line a distance of 388.64 feet; thence South 53 degrees 13 minutes 57 seconds East and along said right of way line a distance of 36.64 feet; thence South 51 degrees 46 minutes 09 seconds East and along said right of way line a distance of 51.76 feet; thence South 50 degrees 56 minutes 45 seconds East and along said right of way line a distance of 52.45 feet; thence South 50 degrees 58 minutes 46 seconds East and along said right of way line a distance of 56.73 feet; thence South 50 degrees 39 minutes 55 seconds East and along said right of way line a distance of 60.48 feet; thence North 83 degrees 12 minutes 03 seconds West and leaving said right of way line a distance of 28.63 feet; thence South 88 degrees 24 minutes 24 seconds West a distance of 121.98 feet to the Northerly right of way line of Old Highway 280 to a curve to the left, having a radius of 1,677.02 feet, and subtended by a chord bearing North 62 degrees 06 minutes 53 seconds West, and a chord distance of 27.86 feet; thence along the arc of said curve and along said right of way line for a distance of 27.86 feet; thence North 62 degrees 35 minutes 26 seconds West and along said right of way line a distance of 194.86 feet to a curve to the right, having a radius of 1,100.95 feet; subtended by a chord bearing North 52 degrees 34 minutes 17 seconds West, and a chord distance of 383.08 feet; thence along the arc of said curve and along said right of way line for a distance of 385.04 feet to a reverse curve to the left, having a radius of 675.38 feet, subtended by a chord bearing North 52 degrees 48 minutes 08 seconds West, and a chord distance of 240.36 feet; thence along the arc of said curve and along said right of way line for a distance of 241.65 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 Beverly Faye Stamps, as PR & Trustee  
Mailing Address 600 Stamps Junction  
Montevallo, Alabama 35115

Grantee's Name 280-43, LLC  
Mailing Address Attn: Smith Registered Agent, LLC  
c/o CSC, 641 S. Lawrence Street  
Montgomery, Alabama 36104

Property Address Vacant Property at the Intersection of  
Hwy 280 and Bear Creek Road

Date of Sale 6/2/22

Total Purchase Price \$ 1,495,000.00

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 6/2/22

Print Beverly Faye Stamps, as PR & Trustee

Sign

Beverly Faye Stamps  
(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested



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eForms

Form RT-1