

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Dunnavant Valley Dining, LLC
402 Office Park Dr., Suite 150
Mountain Brook, AL 35223

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **EIGHTEEN THOUSAND NINE HUNDRED TWENTY AND 00/100 Dollars (\$18,920.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

Donna Jo Ballenger Barefield, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Dunnavant Valley Dining, LLC

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West and being more particularly described as follows:

COMMENCE at a concrete monument found at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 17, Township 19 South, Range 1 West: thence North 00° 13' 37" West along said Quarter Line for a distance of 580.64 feet; thence South 64° 39' 23" West for a distance of 330.95 feet to a point; thence turn North 16° 33' 14" West for a distance of 10.25 feet to an Capped Iron Found (PLS 0053) on the North right of way line of Shelby County Highway No. 41; thence S 71° 51' 48" W along the North right of way line of Shelby County Highway No. 41 for a distance of 118.76 feet to a Capped Iron Found (PLS 0114); thence S 53° 05' 19" W along the North right of way line of Shelby County Highway No. 41 for a distance of 50.86 feet to a Right-of-Way Monument found at the POINT OF BEGINNING of the following described parcel; thence S 64° 15' 04" W along the North right of way line of Shelby County Highway No. 41 for a distance of 55.45 feet to a Capped Iron Found (PLS 0114); thence leaving the North right of way line of Shelby County Highway No. 41 run N 70° 07' 15" W for a distance of 292.95 feet to a Capped Iron Found (PLS 16165); thence N 20° 14' 46" E for a distance of 30.20 feet to a 3/8 Inch Rebar Found; thence S 70° 09' 08" E for a distance of 280.01 feet to a Capped Iron Found (PLS 0114); thence N 85° 33' 27" E for a distance of 29.43 feet to a Capped Iron Found (PLS 0114); thence S 63° 34' 27" E for a distance of 24.87 feet to the POINT OF BEGINNING; said parcel containing 0.22 acres more or less.

Said Property being one and the same as described fully below:

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, being a part of the same land described in a deed to George and Ruby Erwin, recorded in Deed Book 268 at Page 308 of the Real Property Records and amended Civil Court Decree of Case E-305- 74, as recorded in the Civil Court Records in Book 14, at Page 261, of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Parcel B:

Commencing at a concrete monument, found at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 17; Thence N 01°13'37" W, along the East line of said Sixteenth Section, a distance of 580.64 feet to the North right of way of County Road No. 41; Thence S 64°36'26"W, along said right of way, a distance of 330.95 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", and the point of beginning; Thence S 63°36'26" W, along the said right of way, a distance of 205.87 feet; Thence N 69°50'51" W, a distance of 315.08 feet, to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; Thence N 20°24'51" E, a distance of 518.83 feet, to a point in the center of a pond; Thence S 63°51'58" E, passing at 74.75 feet, a 1/2" rebar, set for reference, with a cap stamped "S. Wheeler RPLS 16165", a total distance of 450.02 feet, to an existing water well; Thence S 37°37'46" W, a distance of 230.35 feet to a 1/2" rebar, set with a cap stamped "S. Wheeler RPLS 16165"; Thence S 16°33'32" E, a distance of 131.31 feet to the point of beginning.

LESS AND EXCEPT 1:

A part of the SW 1/4 of SE 1/4, Section 17, Township 19 South, Range 1 West, identified as Tract No. 2, on Project No. ST-059-038-003 in Shelby County, Alabama and being more fully described as follows: Commencing at the SE corner of the SW 1/4 of SE 1/4 of Section 17, Township 19 South, Range 1 West, thence run N 34°41'18" W a distance of 537.33 feet, more or less, to a point on present R/W line of County Road 41, which is the said Point of Beginning; Thence S 63°36'26" W and along the present R/W line of County Road 41, a distance of 209.18 feet; Thence N 69°50'51" W and along the grantor's property line a distance of 21.89 feet to a point on the required R/W line; Thence N 64°27'13" E and along the required R/W line, a distance of 59.22 feet; (to a said point offset 55' and perpendicular to centerline of County Road 41 at station 56+00); Thence N 53°1'12" E and along the required R/W line, a distance of 50.99 feet to a point on the required R/W line (said point offset 65' and perpendicular to centerline of County Road 41 at station 56+50); Thence N 71°40'42" E and along the required R/W line, if extended would intersect a point that is offset 38.77 feet and perpendicular to centerline of County Road 41 at station 58+50, a distance of 112.83 feet to a point on the Grantor's property line; Thence S 16°33'32" E and along the grantor's property line a distance of 11.81 feet; to the point and place of BEGINNING.

LESS AND EXCEPT 2:

A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West situated in Shelby County, Alabama and being more particularly described as follows:

Commence at a concrete monument found at the Southeast corner of the SW 1/4 of the SE 1/4 of said Section 17, Township 19 South, Range 1 West: thence North 00 degrees, 13 minutes 37 seconds West along the East line of said Sixteenth Section, a distance of 580.64 feet to the North right of way of Shelby County Highway No. 41; thence South 64 degrees 39 minutes 23 seconds West along said right of way and a projection thereof for a distance of 330.95 feet to a point; thence turn North 16 degrees 33 minutes 14 seconds West for a distance of 10.25 feet to an iron pin set at the POINT OF BEGINNING; also being on the North right of way line of Shelby County Highway No. 41; thence run South 72 degrees 10 minutes 17 seconds West along said right of way line for a distance of 118.77 feet to an iron pin set; thence run South 53 degrees, 16 minutes, 02 seconds West along said right of way line for a distance of 50.99 feet to a concrete monument found; thence run North 63 degrees 10 minutes 26 seconds West for a distance of 25.00 feet to an iron pin set; thence run South 85 degrees 39 minutes 26 seconds West for a distance of 29.37 feet to an iron pin set; thence run North 69 degrees 53 minutes 06 seconds West for a distance of 280.09 feet to an iron pin set; thence run North 20 degrees 24 minutes 51 seconds East of a distance of 488.78 feet to a point; thence run South 63 degrees 52 minutes 33 seconds East for a distance of 450.01 feet to a point; thence run South 37 degrees 34 minutes 50 seconds West for a distance of 230.30 feet to an iron pin found with a Wheeler cap; thence run South 16 degrees, 33 minutes 14 seconds East for a distance of 120.96 feet to the point of beginning.

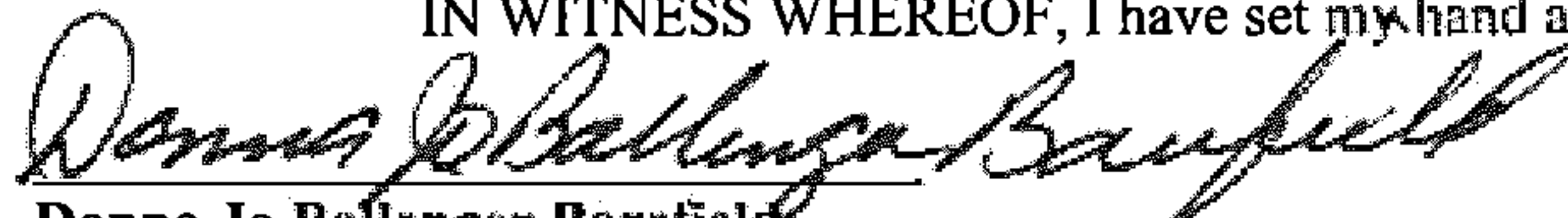
Grantor Donna Jo Ballenger Barefield is one and the same as Donna Jo Ballenger. The property described above and conveyed herein is not the homestead of the grantor or her spouse.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) right of way granted to Alabama Power Company as recorded in Instrument 2009124000457740 Deed Volume 230, Page 850, and Deed Volume 245, Page 58.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

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

IN WITNESS WHEREOF, I have set my hand and seal, this 9th day of June, 2022

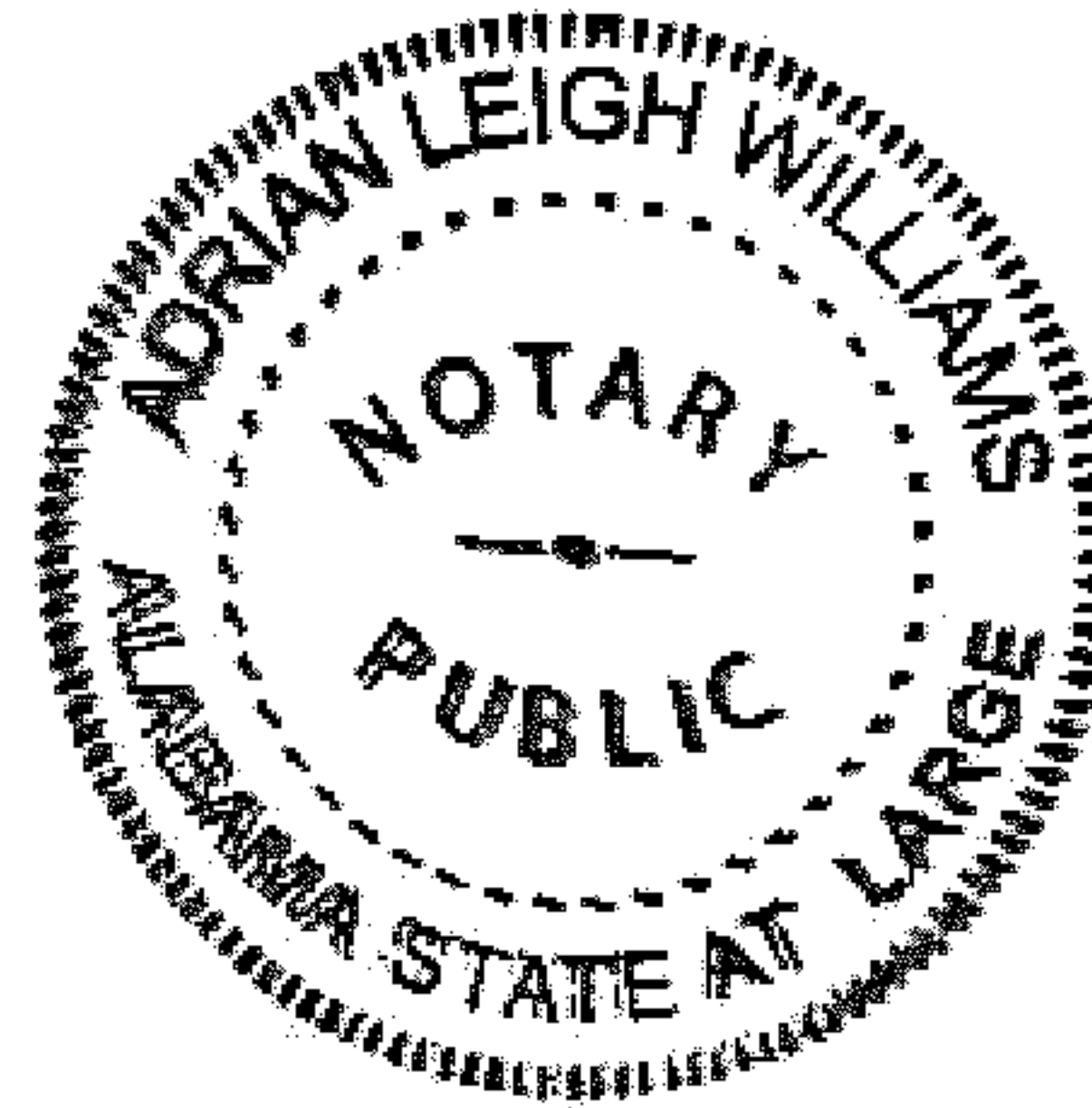

Donna Jo Ballenger Barefield

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Donna Jo Ballenger Barefield whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, 2022.


Notary Public: Adrian C. Williams
My Commission Expires: Feb 9, 2025



Real Estate Sales Validation Form

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

Grantor's Name Donna Jo Ballenger Barefield
 Mailing Address 5374 Byler Road
Nauvoo, AL 35578

Grantee's Name Dunnavant Valley Dining, LLC
 Mailing Address 402 Office Park Drive
Suite 150
Mountain Brook, AL 35223

Property Address Shop Drive
Chelsea, AL 35242

Date of Sale June 9, 2022
 Total Purchase Price \$18,920.00

☒ 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

☐ Appraisal
☐ 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 6-9-22 Print Dawn Bagwell for David P. Condon P.C.

Sign Dawn Bagwell

Unattested
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2022 11:32:44 AM
 \$50.00 BRITTANI
 20220621000247490

(verified by)

Allen S. Bayl

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1

