

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
12 & 80 Land, LLC
P.O. Box 43905
Birmingham, AL 35243

20220707000269190 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
07/07/2022 11:15:47 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Nine Hundred Seventy-Five Thousand Two Hundred Sixty-Three and 00/100 (\$975,263.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **South Grande View Development Co., Inc., an Alabama corporation** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **12 & 80 Land, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2022 and subsequent years not yet due and payable until October 1, 2022.

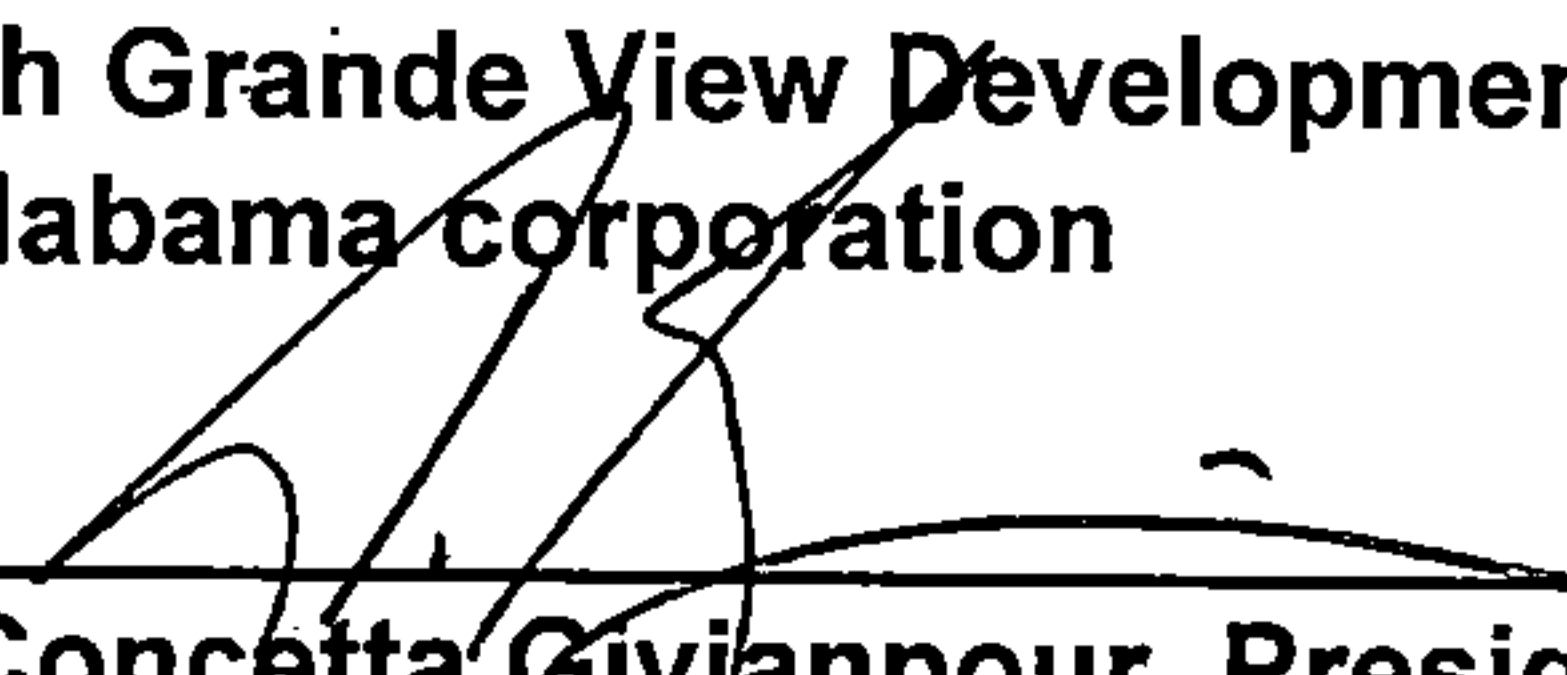
Existing covenants and restrictions, easements, building lines and limitations of record.

\$975,263.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **30th** day of **June, 2022**.

South Grande View Development Co., Inc.
an Alabama corporation

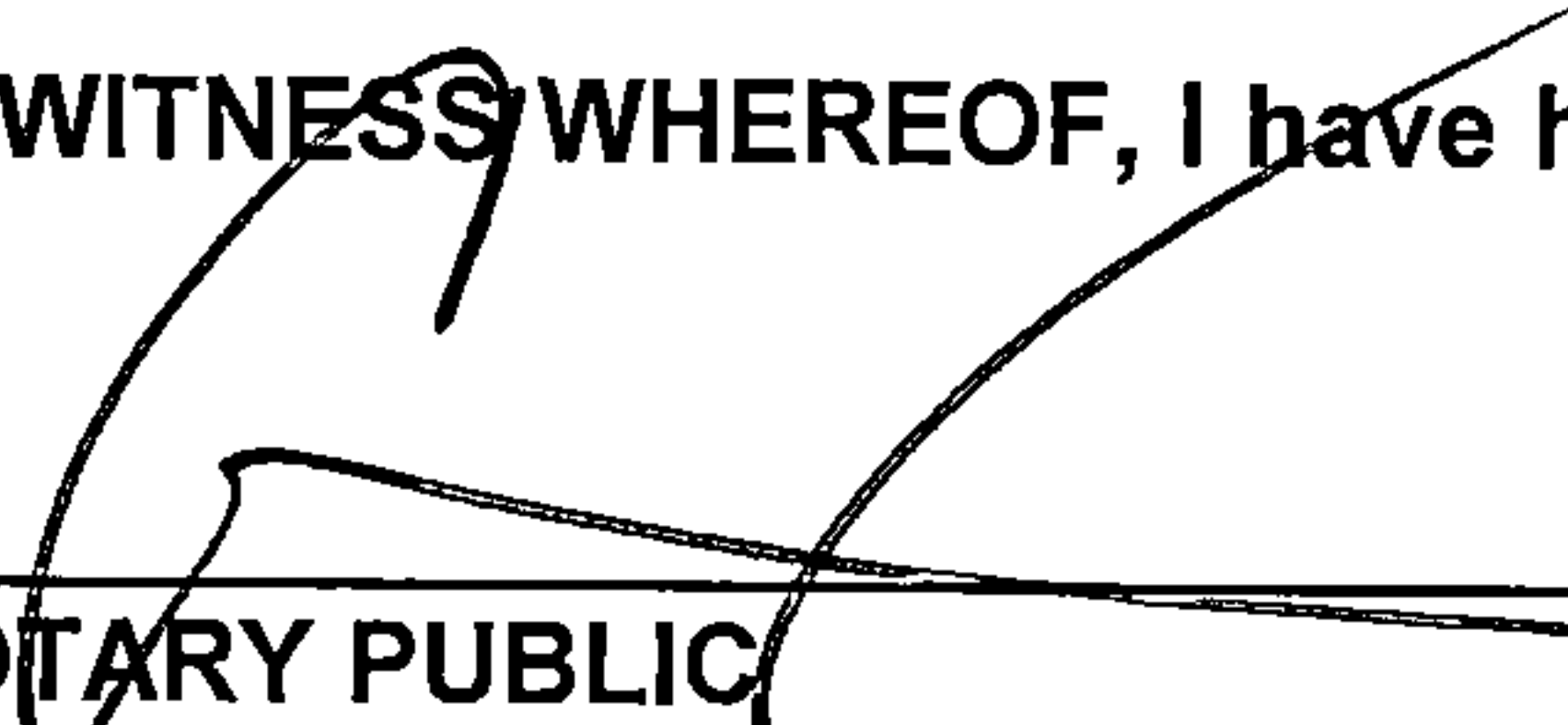

By: **Concetta Givianpour, President**
Its: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Concetta Givianpour, whose name as President of South Grande View Development Co., Inc., an Alabama corporation, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she as such President and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of June, 2022.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



CLAYTON T. SWEENEY, ATTORNEY AT LAW

EXHBIT "A"
Legal Description

Parcel I:

Part of the East One-Half of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 21, run in an Easterly direction along the South line of said 1/4-1/4 Section for a distance of 1320.19 feet to an existing old capped iron; thence turn an angle to the right of 88°40'37" and run in a Southerly direction along the West line of the SE 1/4 of the SE 1/4 of said Section 21 for a distance of 1329.08 feet to an existing old capped iron being the Southwest corner of the SE 1/4 of SE 1/4; thence turn an angle to the left of 88°34'16" and run in an Easterly direction along the South line of said SE 1/4 of SE 1/4 for a distance of 1320.88 feet to the Southeast corner of said Section being an old open top iron; thence turn an angle to the left of 91°33'50" and run in a Northerly direction for a distance of 1176.79 feet to an existing iron pin being on the Southerly right-of-way line of Shelby County Highway No. 80; thence turn an angle to the left of 88°25'44" and run in a Westerly direction along the Southerly right-of-way line of Shelby County Highway No. 80 for a distance of 34.03 feet to the Point of Beginning of a curve; said curve being concave in a Northeasterly direction and having a central angle of 68°30'11" and a radius of 613.13 feet; thence turn angle to the right and run in a Westerly, Northwesterly direction along the arc of said curve for a distance of 733.06 feet to the point of ending of said curve; thence run in a Northwesterly direction along a line tangent to the end of said curve and along the Southwesterly right-of-way line of Shelby County Highway No. 80 for a distance of 487.60 feet to the Point of Beginning of a new curve; said new curve being concave in a Southwesterly direction and having a central angle of 29°10' and a radius of 1392.53 feet; thence turn an angle to the left and run in a Northwesterly direction along the arc of said curve for a distance of 708.87 feet to the end of said curve; thence run in a Northwesterly direction along the Southwest right-of-way line of Shelby County Highway No. 80 and along a line tangent to the end of said curve for a distance of 497.56 feet; thence turn an angle to the left of 42°01'04" and run in a Westerly direction for a distance of 103.12 feet to a point on the Southeasterly right-of-way line of Shelby County Highway No. 12; thence turn an angle to the left of (17°20'37" to the chord of a new curve) and run in a Southwesterly and Westerly directions along the arc of the Southeasterly right-of-way line of Shelby County Highway No. 12 (said curved right-of-way line being concave in a Northwesterly direction and having a central angle of 38°13'54" and a radius of 1016.96 feet) for a distance of 678.59 feet; thence run in a Westerly direction along the Southerly right-of-way line of Shelby County Highway No. 12 and along a line tangent to the end of said curve for a distance of 365.55 feet to a point of intersection with the West line of the East 1/2 of said Section 21; thence turn an angle to the left of 90°30'39" and run in a Southerly direction for a distance of 1336.37 feet, more or less, to the Point of Beginning.

Less and Except the following Parcel:

Part of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly descried as follows:

Beginning at the SW corner of the NW 1/4 of the SE 1/4 of said Section 21, run in an Easterly direction along the South line of said 1/4 - 1/4 Section for a distance of 1320.19 feet to an existing iron. pin being the Southeast corner of said 1/4 - 1/4 Section; thence turn an angle to the left of 10°24'59" and run in an Easterly direction for a distance of 777.33 feet to a point on the Southwest right of way line of Shelby County Highway No. 80 and said point being on a curve, said curve being concave in a Northeasterly direction and having a deflection angle of 4°55'24-1/2" and a radius of 613.13 feet; thence turn an angle to the left (105°53'28" to the chord of said curve) and run in a Northwesterly direction along the Southwest right of way line of Shelby County Highway No. 80 and along the arc of said curve for a distance of 105.37 feet to the point of ending of said curve; thence run in a Northwesterly direction along the Southwest right of way line of said Shelby County Highway No. 80 and along a line tangent to the end of said curve for a distance of 487.60 feet to the Point of Beginning of a new curve, said new curve being concave in a Southwesterly direction and having a central angle of 25°46'22" and a radius of 1392.53 feet; thence turn an angle to the left and run in a Northwesterly direction along the arc of said curve and along the Southwest right of way line of said Shelby County Highway No. 80 for a distance of 626.39 feet; thence turn an angle to the left (106°25'46" from the chord of last mentioned curve) and run in a Southwesterly direction for a distance of 375.0 feet; thence turn an angle to the right of



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89°44'33" and run in a Northwesterly direction for a distance of 380.0 feet; thence turn an angle to the right of 32°43'37" and run in a Northwesterly direction for a distance of 365.0 feet to a point on the South right of way line of Shelby County Highway No. 12, said right of way line being in a curve, said curve being concave in a Northerly direction and having a central angle of 31°28'01" and a radius of 1016.96 feet; thence turn an angle to the left (88°18'06" to the chord of said curve) and run in a Southwesterly and Westerly direction along the arc of said curve for a distance of 558.52 feet and still being on the South right of way line of Shelby County Highway No 12; thence run in a Westerly direction along said South right of way line of said Shelby County Highway No. 12 and along a line tangent to the end of said curve for a distance of 365.55 feet to an existing iron pin; thence turn an angle to the left of 90°30'39" and run in a Southerly direction for a distance of 322.49 feet to an existing iron rebar; thence turn an angle to the left of 1°37'50" and run in a Southerly direction for a distance of 396.05 feet to an existing iron rebar; thence turn an angle to the left of 22°27'10" and run in a Southeasterly direction for a distance of 64.12 feet to an existing iron rebar; thence turn an angle to the left of 47°05'45" and run in a Southeasterly direction for a distance of 36.85 feet to an existing iron rebar; thence turn an angle to the right of 37°07'48" and run in a Southeasterly direction for a distance of 22.56 feet to an existing iron rebar; thence turn an angle to the right of 62°51'35" and run in a Southwesterly direction for a distance of 104.86 feet to an existing iron rebar; thence turn an angle to the left of 24°18'29" and run in a Southerly direction for a distance of 438.34 feet, more or less, to the Point of Beginning.

Less and Except the following Parcel:

Part of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the SW corner of the NW 1/4 of the SE 1/4 of said Section 21, run in an Easterly direction along the South line of said 1/4 - 1/4 Section for a distance of 1320.19 feet to an existing iron pin being the Southeast corner of said 1/4 - 1/4 Section; thence turn an angle to the left of 10°24'59" and run in an Easterly direction for a distance of 777.33 feet to a point on the Southwest right of way line of Shelby County Highway No. 80 and said point being on a curve, said curve being concave in a Northeasterly direction and having a deflection angle of 4°55'24-1/2" and a radius of 613.13 feet; thence turn an angle to the left (105°53'28" to the chord of said curve) and run in a Northwesterly direction along the Southwest right of way line of Shelby County Highway No. 80 and along the arc of said curve for a distance of 105.37 feet to the point of ending of said curve; thence run in a Northwesterly direction along the Southwest right of way line of said Shelby County Highway No. 80 and along a line tangent to the end of said curve for distance of 487.60 feet to the Point of Beginning of a new curve; said new curve being concave in a Southwesterly direction and having a central angle of 25°46'22" and a radius of 1392.53 feet; thence turn an angle to the left and run in a Northwesterly direction along the arc of said curve and along the Southwest right of way line of said Shelby County Highway No. 80 for a distance of 626.39 feet to the Point of Beginning; thence turn an angle to the left (106°25'46" from the chord of last mentioned curve) and run in a Southwesterly direction for a distance of 375.0 feet; thence turn an angle to the right of 89°44'33" and run in a Northwesterly direction for a distance of 380.0 feet; thence turn an angle to the right of 32°43'47" and run in a Northwesterly direction for a distance of 365.0 feet to a point on the South right of way line of Shelby County Highway No. 12, said right of way line being in a curve and said curve being concave in a Northwesterly direction and having a deflection angle of 3°22'56-1/2" and a radius of 1016.96 feet; thence turn an angle to the right (72°34'57" to the chord of said curve) and run in a Northeasterly direction along the arc of said curve for a distance of 120.07 feet; thence turn an angle to the right (33°04'38" from last mentioned chord line) and run in an Easterly direction for a distance of 103.12 feet to a point on the Southwest right of way line of Shelby County Highway No. 80; thence turn an angle to the right of 42°01'14" and run in a Southeasterly direction for a distance of 497.56 feet to a point of curve, said new curve being concave in a Southwesterly direction and having a deflection angle of 1°41' 49" and a radius of 1392.53 feet; thence turn an angle the right and run in a Southeasterly direction along the Southwest right of way line of Shelby County Highway No. 80 for a distance of 82.48 feet, more or less, to the Point of Beginning.

Parcel II:

A tract of land situated in the North 1/2 of Section 21, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 21 and run South 01°04'23" East along the East line of said 1/4 1/4 Section for 100.03 feet to a point on the centerline of Shelby County Highway No. 12 right of way; thence run South 66°34'59" West along said



highway centerline for 959.15 feet to the Point of Beginning of a curve to the left, having a radius of 1,909.87 feet and a chord bearing of South 56°04'30" West; thence run along said curve and said highway centerline for 700.77 feet to the point of a tangent to said curve; thence run South 45°33'49" West along said tangent and said road centerline for 170.66 feet to the Point of Beginning of a curve to the right, having a radius of 976.96 feet and a chord bearing of South 67°28'37" West; thence run along said curve and said highway centerline for 747.30 feet to the point of a tangent to said curve; thence run South 89°23'26" West for 465.06 feet; thence run North 00°27'01" West for 40.00 feet; thence run North 89°32'59" East for 710.68 feet to an existing iron pin being at the point of intersection with the Easterly right-of-way line of Southern Railroad right-of-way; thence turn an angle to the right of 73°16'56" and run in Northwesterly direction along said Easterly right-of-way line for a distance of 1862.76 to the Point of Beginning; thence turn an interior angle of 98°10'18" and run to the right in a Northeasterly direction for 483.84 feet to a point; thence turn an interior angle of 155°21'45" and run to the right in an Easterly direction for 109.99 feet being on the Westerly Right of Way of a 50.00 foot street, said point being on a curve to the left, having a central angle of 5°26'31" and a radius of 525.00 feet; thence turn an interior angle of 89°25'43" to the tangent of said curve and run in a Southerly direction along said Right of Way and arc of said curve 49.86 feet to a point; thence turn an interior angle of 270°00'21" from the tangent of said point on said curve and run in a Northeasterly direction for 160.00 feet to a point, said point being on a curve to the left, having a central angle of 6°33'03" and a radius of 365.00 feet; thence turn an interior angle of 89°59'30" to the tangent of said curve and run in a Southerly direction along arc of said curve 41.73 feet to a point; thence continue in a Southwesterly direction along a line tangent from said curve 1141.28 feet to a point; thence turn an interior angle of 246°41'14" and run to the left in a Southeasterly direction for 268.09 feet to the Northeasterly most corner of Lot 1531 Grand View Estates Givianpour Addition to Alabaster 15 Addition as recorded in Map Book 32, page 126, in the Judge of Probate Office, Shelby County, Alabama; thence run North 32°00'57" East for 437.44 feet; thence North 15°44'10" East for 144.32; thence North 10°56'04" East for 198.86 feet; thence North 04°44'01" West for 17.27 feet the Southeast corner of Lot 1540 Grand View Estates Givianpour Addition to Alabaster 15 Addition as recorded in Map Book 32, page 126, in the Judge of Probate Office, Shelby County, Alabama; thence turn an angle to the left of 44°00'00" and run in a Northwesterly direction for a distance of 535.00 feet to a point; thence turn an angle to the left of 14°30'00" and run in a Northwesterly direction for a distance of 850.00 feet to a point; thence turn an angle to the left of 49°15'00" and run in a Southwesterly direction for a distance of 315.00 feet; thence turn an angle to the left of 91°02'56" and run in a Southeasterly direction for a distance of 145.83 feet; thence turn an angle to the left of 88°06'35" and run in a Westerly direction for a distance of 311.94 feet to the Easterly right-of-way line of Southern Railroad right-of-way; thence run Southeasterly along said right-of-way to the Point of Beginning.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name South Grande View
Development Co., Inc.

Grantee's Name 12 & 80 LLC

Mailing Address 1409 Marion Court
Hoover, AL 35242

Mailing Address PO Box 43905
Birmingham, AL 35243

Property Address 40 Acres
Birmingham, AL 35243

Date of Sale June 30, 2022

Total Purchase Price \$ 975,263.00

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/ Assessor's Appraised Value
☐ 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).

South Grande View Development Co., Inc.

Date _____

Print Concetta Givianpour, President

Unattested _____
(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle one