

SEND TAX NOTICE TO:

DANIEL WILLIAM FUNK

1794 Hwy 26
Alabaster, AL 35007

20220712000274010

07/12/2022 09:43:49 AM

DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we **THE W. EARL RICHARDS CHARITABLE FOUNDATION, INC.**, herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **DANIEL WILLIAM FUNK**, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

SEE EXHIBIT A

\$290,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances, except as hereinabove provided, that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I we have hereunto set my our hand and seal this 7th day of July, 2022.

THE W. EARL RICHARDS CHARITABLE FOUNDATION,
INC.

BY: 
MARK BROWN, DIRECTOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State, hereby certify that MARK BROWN, DIRECTOR OF THE W. EARL RICHARDS CHARITABLE FOUNDATION, INC. 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, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 7th day of July, 2022


NOTARY PUBLIC

My commission expires Aug. 03, 2024

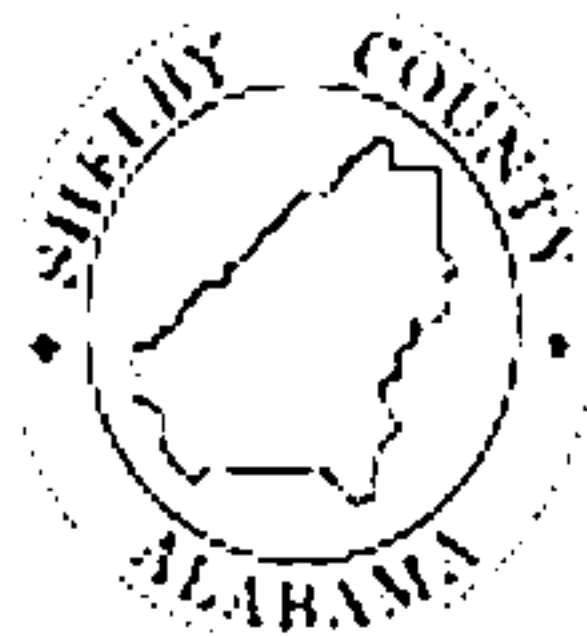
THIS INSTRUMENT PREPARED BY
DAVID S. SNOODY ATTORNEY AT LAW
THE SNOODY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

NATALIE DEKLE GIBBS
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES AUG. 03, 2024

EXHIBIT A
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed North 88°06'51" East along the South boundary of said section for a distance of 2661.65 feet to a 2 inch iron pipe in place accepted as the Southwest corner of the Southwest one-fourth of the Southeast one-fourth of said section, said point being the point of beginning. From this beginning point proceed North 84°07'59" East along a fence for a distance of 205.39 feet; thence proceed North 79°57'27" East along a fence for a distance of 260.08 feet; thence proceed North 82°17'14" East along a fence for a distance of 201.74 feet; thence proceed North 82°50'15" East along a fence for a distance of 127.45 feet; thence proceed North 85°02'37" East along a fence for a distance of 52.19 feet; thence proceed South 79°06'30" East along a fence for a distance of 86.89 feet; thence proceed South 55°52'57" East along a fence for a distance of 46.08 feet; thence proceed North 82°46'59" East along a fence for a distance of 74.82 feet; thence proceed South 55°07'20" East along a fence for a distance of 78.65 feet to a point on the South boundary of said quarter-quarter section; thence proceed North 88°07'07" East along the South boundary of said quarter-quarter section for a distance of 85.98 feet; thence proceed South 48°27'53" East for a distance of 106.66 feet to a point on the Northerly right of way of Alabama Highway 25; thence proceed North 41°32'07" East along the North right of way of said highway for a distance of 100.84 feet to the Southeast corner of said Southwest one-fourth of the Southeast one-fourth; then proceed North 00°42'59" East along the East boundary of said quarter-quarter section for a distance of 1338.62 feet to a 1 inch iron pipe accepted as the Northeast corner of the Southwest one-fourth of the Southeast one-fourth said point also being the Southwest corner of the Northeast one-fourth of the Southeast one-fourth; thence proceed North 88°02'12" East along the South boundary of said Northeast one-fourth of the Southeast one-fourth for a distance of 1325.01 feet to the Southeast corner of said Northeast one-fourth of the Southeast one-fourth; thence proceed North 00°24'53" East along the East boundary of said quarter-quarter section for a distance of 1342.72 feet to the Northeast corner of said quarter-quarter section; thence proceed South 87°56'21" West along the North boundary of the Northeast one-fourth of the Southeast one-fourth and along the North boundary of the Northwest one-fourth of the Southeast one-fourth for a distance of 2663.98 feet to the Northwest corner of the Northwest one-fourth of the Southeast one-fourth; thence proceed South 00°28'20" West along the West boundary of said Northwest one-fourth of the Southeast one-fourth and along the West boundary of the Southwest one-fourth of the Southeast one-fourth for a distance of 2674.48 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth, the Northeast one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 27 and the Northwest one-fourth of the Northeast one-fourth of Section 34, Township 21 South, Range 1 West, Shelby County, Alabama, less 100 foot Norfolk Southern Railroad right of way located in the Northwest corner of above described property.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/12/2022 09:43:49 AM
 \$403.00 JOANN
 20220712000274010

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name THE W. EARL RICHARDS

Grantee's Name DANIEL WILLIAM FUNK

CHARITABLE FOUNDATION, INC.

Mailing Address: 2000 Morris Ave, Suite 1210

Mailing Address: 1794 Highway 26

Property Address Birmingham, AL 35203

Alabaster, AL 35007

121 +/- ACRES
 COLUMBIANA, ALABAMA

Date of Sale: July 8, 2022

Total Purchaser Price \$375,000.00

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

____ Appraisal

____ Sales Contract

____ Other _____

 x 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

Print Daniel William Funk

Unattested _____
 (verified by)

Sign Daniel William Funk
 (Grantor/Grantee/Owner/Agent) circle one