

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Freedom Land Developers, L.L.C.
100 Carrington Lane
Calera, AL 35040

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Linda Marianna Aaron, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Freedom Land Developers, L.L.C.**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Martha G. Chamblee, grantee in those certain deeds recorded in Book 275, Page 250; Book 36, Page 20; and Instrument No. 1996-35824, all of which were recorded in the Probate Office of

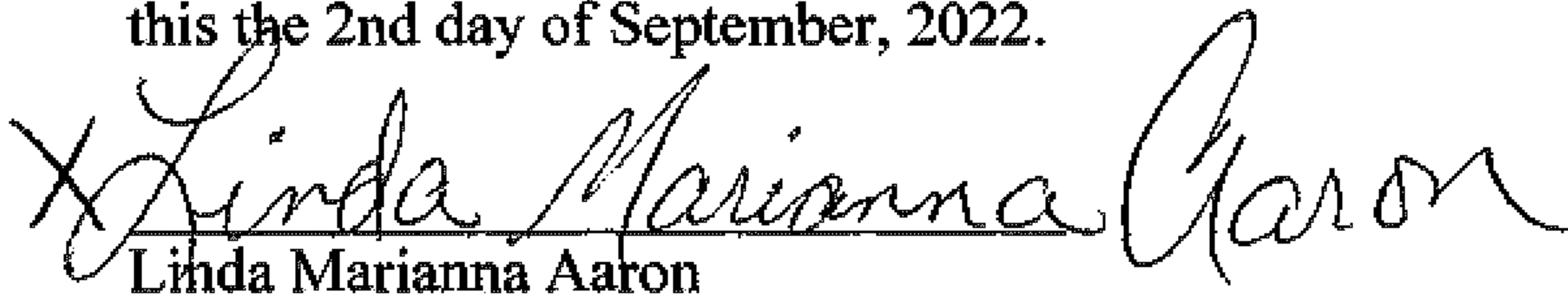
Shelby County, Alabama, is one and the same as Martha Emily Chamblee referenced in Shelby County Probate Case No. PR-2005-000211.

Martha G. Chamblee was the surviving grantee in those certain deeds recorded in Book 275, Page 250; Book 36, Page 20; and Instrument No. 1996-35824, all of which were recorded in the Probate Office of Shelby County, Alabama, the other grantee, Donald R. Chamblee, having died on or about March 23, 2001.

Linda Marianna Aaron and Robert Aaron are the sole beneficiaries of the Estate of Martha Emily Chamblee, deceased, Shelby County Probate Case No. PR-2005-0002.

Linda Marianna Aaron is the sole surviving heir of Robert Aaron having died on or about March, 13, 2022.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2nd day of September, 2022.


Linda Marianna Aaron

STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Linda Marianna Aaron**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of September, 2022.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

* See attached Exhibit B for heirship affidavits,

Exhibit "A"
Property Description

PARCEL 1:

Commence at a fence corner accepted as the NW corner of the SW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama and run South along the West line of said 1/4 1/4 Section for a distance of 135.0 feet to point of beginning; thence continue along last described course for a distance of 201.2 feet to a fence corner accepted as the SW corner of the Lucas Property; thence left 87 deg. 42 min. 26 sec. and run Easterly and parallel to the North line of said 1/4 1/4 Section for a distance of 694.07 feet to a point of intersection with the Westerly right-of-way line of a public road known as Highway No. 17; thence left 82 deg. 30 min. 07 sec. (to chord) and run Northerly along said road right-of-way line for a chord distance of 202.77 feet; thence left 92 deg. 29 min. 53 sec. and run Westerly and parallel to the North line of said 1/4 1/4 Section for a distance of 728.58 feet to point of beginning; said property being situated in Shelby County, Alabama.

And Also:

A tract of land in the SW 1/4 of the NW 1/4 of Section 28, Township 21, Range 3 West, more particularly described as follows: Commence at the SW corner of the SW 1/4 of NW 1/4 and run East 718 feet to the Montevallo-Elyton Road; thence North along said road 761 feet to the point of beginning of the parcel herein described; thence continue North along said road 210 feet; thence West 210 feet along the North line of a parcel described in Deed Book 151 at page 356, office of the Judge of Probate of Shelby County, Alabama; thence South parallel with said Montevallo-Elyton Road a distance of 210 feet; thence East a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL 2:

Begin at a fence corner accepted as the NW corner of the SW 1/4 of NW 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama and run South along the west line of said 1/4 1/4 Section a distance of 135.0 feet; thence left 87 deg. 42 min. 26 sec. and run Easterly parallel to the North line of said 1/4 1/4 Section for a distance of 728.58 feet to a point of intersection with the Westerly right of way line of a public road known as Highway No. 17; thence left 75 deg. 39 min. 57 sec. to chord and run Northerly along said road right of way line a chord distance of 139.23 feet to a point of intersection with the North line of said 1/4 1/4 Section; thence left 104 deg. 20 min. 03 sec. (to chord) and run Westerly along said 1/4 1/4 Section for a distance of 768.45 feet to point of beginning; being situated in Shelby County, Alabama.

PARCEL 3:

Commence at a found 3 inch capped pipe corner that represents the southwest corner of the Southwest Quarter of the Northwest Quarter of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, and run thence North 01 degrees, 28 minutes, 19 seconds West along the west line of said quarter-quarter a distance of 761.67 feet to a set rebar corner and the point of beginning of the property being described; Thence run North 01 degrees, 28 minutes, 19 seconds West a distance of 168.15 feet to a set rebar corner; thence • run South 89 degrees, 21 minutes, 35 seconds East a distance of 481.56 feet to a set rebar corner; Thence run South 05 degrees, 40 minutes, 22 seconds West a distance of 210.00 feet to a set rebar corner; thence run North 84 degrees, 12 minutes, 47 seconds West a distance of 458.79 feet to the point of beginning.

Exhibit B

This instrument prepared by:
 Justin Smitherman, Esq.
 173 Tucker RD Suite 201
 Helena, AL 35080

STATE OF ALABAMA
 COUNTY OF Shelby

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Anthony E Harrison, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is A E H (name), and I live at _____ (address of Affiant),
 that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, Robert F. Aaron, from 2017 until his/her death on MARCH 13th, 2022. I was personally well acquainted with the Decedent during his/her lifetime;
Brother of close friend (short statement as to how affiant knew decedent).

The Decedent died in Jefferson County, Alabama on or about MARCH 13th, 2022 and at the time of Decedent's death, Decedent's residence was 4513 Wooddale Drive, Pelham, AL County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was NA NONE and he/she lives/lived at _____.

Decedent had the following heirs:

1. Linda Marianna Aaron, sister, 4513 Wooddale Drive
 (Name, age, relationship to decedent, address) Pelham, AL 35124
2. _____
 (Name, age, relationship to decedent, address)
3. _____
 (Name, age, relationship to decedent, address)
4. _____
 (Name, age, relationship to decedent, address)
5. _____
 (Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, NONE, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of NA as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of friend (state relationship to decedent).

Further Affiant saith not.

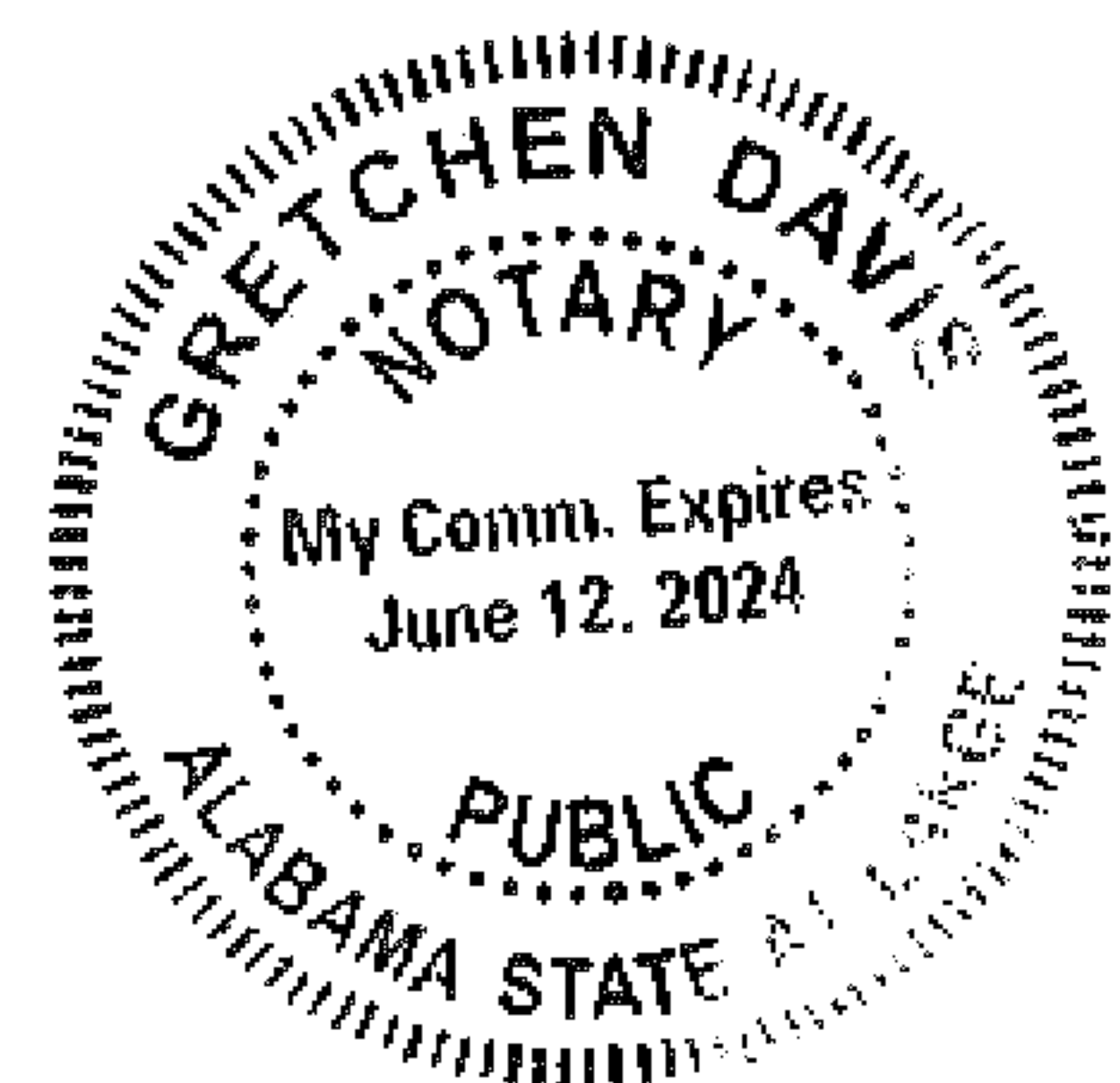
X Anthony E Harrison
Anthony E Harrison
(printed name)
Affiant

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Anthony E Harrison whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27th day of August, 20 22

Gretchen Davis
Notary Public
My commission expires: 06/12/2024



This instrument prepared by:
 Justin Smitherman, Esq.
 173 Tucker RD Suite 201
 Helena, AL 35080

STATE OF ALABAMA
 COUNTY OF Shelby

HEIRSHIP AFFIDAVIT

BEFORE ME, the undersigned Notary Public, on this day personally appeared Erik F. Anderson, (affiant) who is known to me (or who did confirm their identity by presenting a driver's license as identification), appearing to be fully competent and of sufficient age, after having been first duly sworn, deposes and says as follows:

That my name is E. E. Cook (name), and I live at _____ (address of Affiant),
 that I am over the age of Twenty One (21) years, am of sound mind and have personal knowledge of the following facts:

I knew Decedent, Robert F. Aaron, from 2007 until his/her death on March 13th, 2022. I was personally well acquainted with the Decedent during his/her lifetime; Through family member & working with Robert (short statement as to how affiant knew decedent).

The Decedent died in Jefferson County, Alabama on or about March 13th, 2022 and at the time of Decedent's death, Decedent's residence was 4513 Wooddale Drive, Pelham, AL, County of Shelby.

I was also well acquainted with the family and near relatives of the Decedent. To the best of my knowledge and belief, the decedent did/did not have a surviving spouse. Decedent's surviving spouse is/was NONE and he/she lives/lived at NA.

Decedent had the following heirs:

1. Linda Marianna Aaron, sister, 4513 Wooddale Drive, Pelham, AL
 (Name, age, relationship to decedent, address)
2. _____
 (Name, age, relationship to decedent, address)
3. _____
 (Name, age, relationship to decedent, address)
4. _____
 (Name, age, relationship to decedent, address)
5. _____
 (Name, age, relationship to decedent, address)

And Affiant further states that Decedent left no other children (living or deceased) or adopted children (living or deceased), nor descendants of deceased children or deceased adopted children. Furthermore Decedent's surviving spouse, NONE, had no children whether adopted, or biological other than those listed on this Affidavit and that all of the descendants listed were the children of NA as well. And that all of the above named parties are over the age of 21 years.

Affiant states that his/her relationship to the Decedent was that of Friend (state relationship to decedent).

Further Affiant saith not.

X Erik E. Anderson
Erik E. Anderson
(printed name)
Affiant

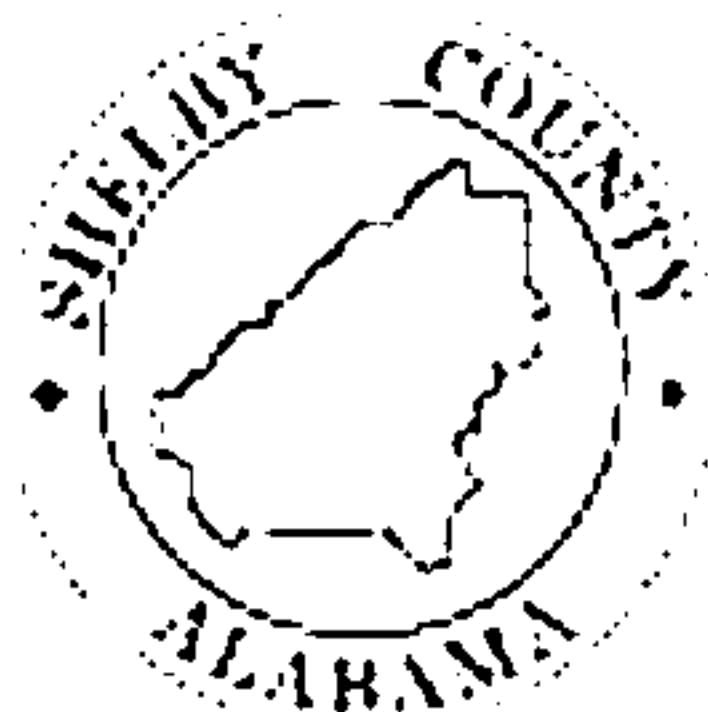
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Erik Anderson whose name is signed to the foregoing Affidavit, and who is known to me, acknowledged before me on this day that, being informed of the contents of this document, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 27 day of August, 2021



[Signature]
Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/02/2022 01:57:06 PM
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Alex S. Bayl