20220902000345090 09/02/2022 01:57:06 PM DEEDS 1/8

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: \ /6 /25

JUSTIN SMITHERMAN

Lotory Dublic Alabama State At L.

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

A See attached Exhibit 13 For heirship approducts,

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 Lucus 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.

Real Estate Sales Validation Form

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

Grantor's Name	Linda Marianna Aaron	Grantee's Name	Freedom Land Developers, L.L.C.
Mailing Address	4513 Wooddale Drive	Mailing Address	100 Carrington Lane
	Pelham, AL 35124		<u>Calera, AL 35040</u>
Property Address	91 Roberlyn Lane	Date of Sale	<u>September 2, 2022</u>
	Montevallo, AL 35115	Total Purchase Price	<u>\$190,000.00</u>
		Or Actual Value	\$
		Or	
		Assessor's Market Valu	e \$
The purchase p	rice or actual value claimed	on this form can be verified in the	following documentary evidence:
(check one) (Re	ecordation of documentary e	vidence is not required)	
Bill of S	ale	Appraisal	
X Sales Co		Other:	
***************************************	Statement		
If the conveyor	ce document precented for r	ecardatian caatains all af the reasi	ired information referenced above,
•	s form is not required.	conganon comanns an or mo reda	iton ittioittiamott tetetetioen annae'
			······································
∕™quarandaruta arasara		Instructions	
	and maning address - provint mailing address.	de the name of the person or perso	ns conveying interest to property
Grantee's name	and mailing address - provi	de the name of the person or perso	ns to whom interest to property is
being conveyed			
Property addres	ce _ the nhweical address of ti	he property being conveyed, if avai	ilable Date of Sale - the date on
-	to the property was conveyed		manio, lyano oi maio uio agro oii
		•	
-	<u>~</u>	l for the purchase of the property, b	oth real and personal, being
conveyed by an	e instrument offered for reco	M.	
Actual value - :	if the property is not being se	old, the true value of the property,	both real and personal, being
•		ord. This may be evidenced by an a	appraisal conducted by a licensed
appraiser or the	assessor's current market va	alue.	
If no proof is p	rovided and the value must b	be determined, the current estimate	of fair market value, excluding
-		ermined by the local official charg	
		will be used and the taxpayer will	The state of the s
Alabama 1975	§ 40-22-1 (h).		
I attest, to the h	est of my knowledge and be	elief that the information contained	in this document is true and
• • • • • • • • • • • • • • • • • • •	-	statements claimed on this form n	
	ed in <u>Code of Alabama 1975</u>	,	
Date Septembe	æ ን ግብግን	Print: Justin Smit	 1
raic pchicinne	1 49 44 44 44	I IIIIL. JUDILL KJILILE.	
Unattest	ed	Sign	
	(verified by)	(Grantor/Gran	tee/Owner/Egent) eircle one
		•	

Form RT-1

Exh. 617 13

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

STATE OF ALABAMA HEIRSHIP AFFIDAVIT COUNTY OF SHELL HEIRSHIP AFFIDAVIT
BEFORE ME, the undersigned Notary Public, on this day personally appeared Horion English (affiant) who is known to me (or who did confirm their identity be 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 (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 201 until his/her death on a RCh 13th, 2022. I was personally well acquainted with the Decedent during his/her lifetime:
during his/her lifetime; Brother Of Close Irica d statement as to how affiant knew decedent). (short
The Decedent died in Jeffer Surbounty, 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 and he/she lives/lived at
Decedent had the following heirs:
1. Linda Marianna Haron, Sister, 4513 Wooddale Driv (Name, age, relationship to decedent, address) Pelham, AL. 35124
(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)

20220902000345090 09/02/2022 01:57:06 PM DEEDS 6/8

And Affiant further states that De	cedent left no other children (living or deceased) or
adopted children (living or deceased), no	r descendants of deceased children or deceased adopted
children. Furthermore Decedent's surviv	$oldsymbol{ au}$
children whether adopted, or biological c descendants listed were the children of	other than those listed on this Affidavit and that all of the as well. And that
all of the above named parties are over th	
Affiant states that his/her relation	
triench	(state relationship to decedent).
Further Affiant saith not.	
	ANThowy E Hamson
	(printed name)
	Affiant
STATE OF Alabama COUNTY OF Jetterson	
COUNTY OF Jetterson	. ' ''''''''''''''''''''''''''''''''''
I the undersigned outhority a Na	stary Public in and for said County and State, do hereby
	whose name is signed to the foregoing Affidavit,
	before me on this day that, being informed of the
contents of this document, he/she execut	ed the same voluntarily on the day the same bears date.
ምንት	_ 41.1.7 7 7 ⁴⁹ ^ 1
Given under my hand and official seal or	n this <u>— day of <u>Autrus</u> — , 20<u>22</u></u>
	0 l
	Mithu Bai
	Notary Public
	My commission expires: 0612 2024

This instrument prepared by: Justin Smitherman, Esq. 173 Tucker RD Suite 201 Helena, AL 35080 HEIRSHIP AFFIDAVIT STATE OF ALABAMA COUNTY OF BEFORE ME, the undersigned Notary Public, on this day personally appeared En Audense (or who did confirm their identity be 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: (name), and I live at That my name is (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. HARON, from 2007 until his/her death on March 13th, 2022. I was personally well acquainted with the Decedent during his/her lifetime; ing his/her lifetime;
Through family member tworking with (short statement as to how affiant knew decedent). The Decedent died in Jeffeisson County, Hlaboman or about and at the time of Decedent's death, Decedent's residence was 4513 Wooddate ORive, Pelham H., County of Shellou 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 NONE spouse is/was and he/she lives/lived at Decedent had the following heirs: 1. <u>Linda Marianna Haron, Sister, 4513 Wooddale Drive, Pelke</u> (Name, age, relationship to decedent, address) (Name, age, relationship to decedent, address) 3. (Name, age, relationship to decedent, address) 4.

(Name, age, relationship to decedent, address)

(Name, age, relationship to decedent, address)

20220902000345090 09/02/2022 01:57:06 PM DEEDS 8/8

	edent left no other children (living or deceased) or	
adopted children (living or deceased), nor d	descendants of deceased children or deceased adopted	
children. Furthermore Decedent's surviving	ig spouse, $NONE$, had no	
children whether adopted, or biological other	er than those listed on this Affidavit and that all of the	
descendants listed were the children of	as well. And that	
all of the above named parties are over the		
an or me above named bardes are ever me o	ago or zi youro.	
4 CC 4 - 4 - 4 - 4 - 4 1 - 4 - 4 1 - 1 - 4 - 4 - 4 1 - 4 - 4 1 - 4 - 4 - 4 1 - 4 - 4 - 4 1 - 4	in to the Decedent suce that of	
Affiant states that his/her relationship		
40,5,40	(state relationship to decedent).	
Further Affiant saith not.		
	Crik E Awastan	
	(printed name)	
1.	Affiant	
STATE OF Alabama COUNTY OF Shelby		
COUNTY OF Shallow		
	,	
L the undersigned authority, a Notar	ary Public in and for said County and State, do hereby	
certify that Ca: K Anderson	ary Public in and for said County and State, do hereby whose name is signed to the foregoing Affidavit,	
and who is known to me acknowledged be	efore 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.	
CAlifering of filly documents involve exponence		
Given under my hand and official seal on the	this 27 day of Hull. (1) 2021	
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AND THE PARTY OF T		
IN CON LASTIN		
STOTAPING	Notary Public	
	My commission expires:	
My Comm. Expires :		
A PORTION BUILDING		
STATE AT MINISTER OF THE PARTY		



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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