

This Instrument was Prepared by: Send Tax Notice To: Bent Branch Farm, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28617

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Clay Burnum Blake, Jr. and Roxanne O. Blake**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bent Branch Farm, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$200,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of October, 2022.

Clay Burnum Blake, Jr. Roxanne O. Blake
Clay Burnum Blake, Jr. Roxanne O. Blake

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Clay Burnum Blake, Jr. and Roxanne O. Blake, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of October, 2022.

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: 9-1-24

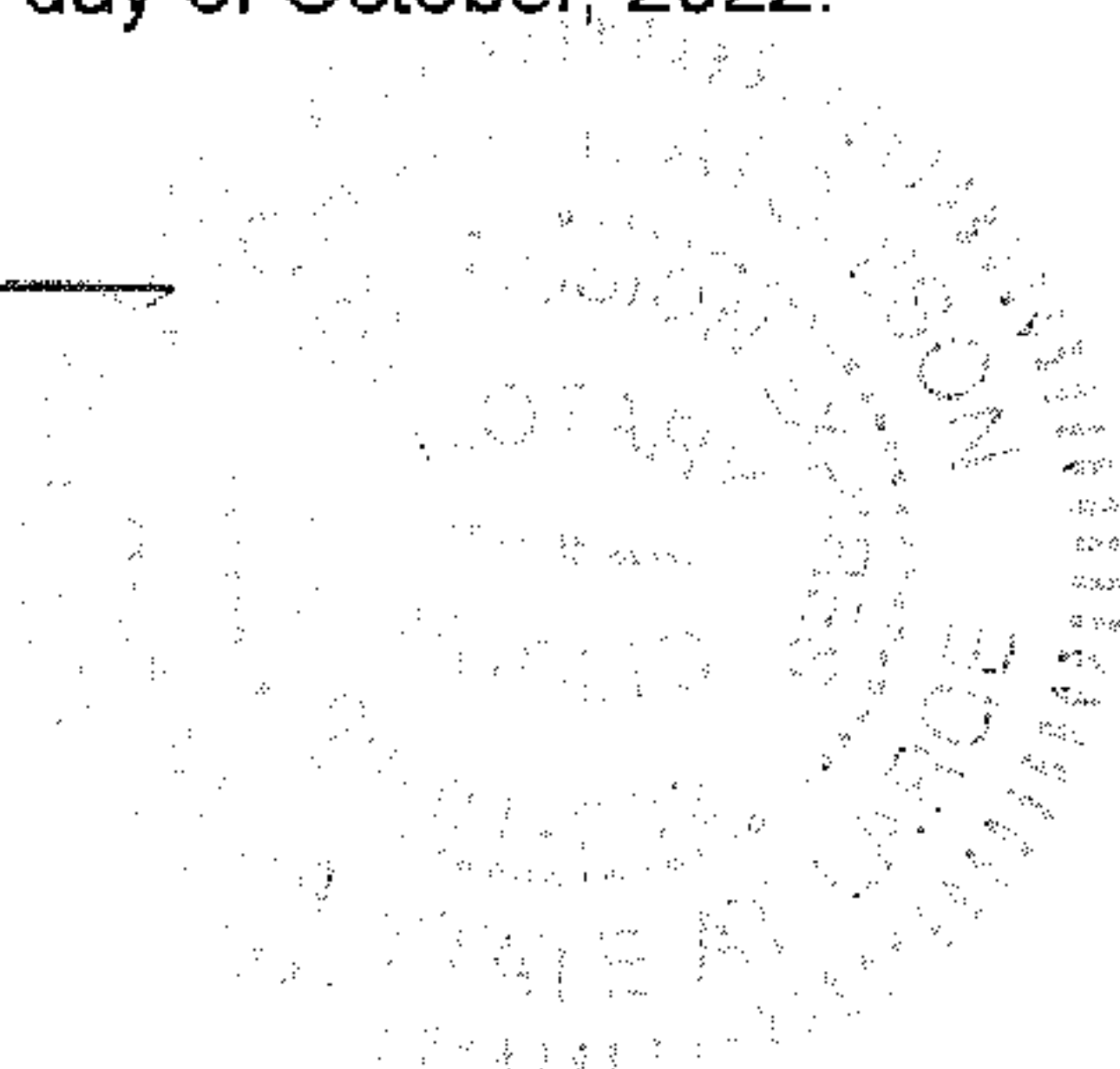


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the NW corner of the SE 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINING; thence North 03 degrees 14 minutes 59 seconds East a distance of 805.57 feet to the Southerly R.O.W. line of Shelby County Highway 311; thence South 52 degrees 21 minutes 51 seconds West and along said R.O.W. line a distnace of 71.00 feet to a curve to the right, having a radius of 2540.00 a central angle of 09 degrees 04 minutes 54 seconds and subtended by a chord which bears South 56 degrees 54 minutes 18 seconds West and a chord distance of 402.18 feet; thence along the arc of said curve and said R.O.W. line a distance of 402.60 feet; thence South 61 degrees 26 minutes 45 seconds West and along said R.O.W. line, a distance of 41.98 feet to a curve to the left, having a radius of 1460.00, a central angle of 08 degrees 38 minutes 05 seconds and subtended by a chord which bears South 57 degrees 07 minutes 43 seconds West, and a chord distance of 219.82 feet; thence along the arc of said curve and said R.O.W. line, a distance of 220.03 feet, thence South 52 degrees 48 minutes 40 seconds West and along said R.O.W. line, a distance of 103.99 feet to a curve to the right, having a radius of 1140.00, a central angle of 09 degrees 32 minutes 21 seconds and subtended by a chord which bears South 57 degrees 34 minutes 51 seconds West, and a chord distance of 189.58 feet; thence along the arc of said curve an said R.O.W line, a distance of 189.80 feet; thence South 62 degrees 21 minutes 01 seconds West and along said R.O.W. line a distance of 107.04 feet to a curve to the left, having a radius of 1860.00, a central angle of 06 degrees 30 minutes 14 seconds and subtended by a chord which ears South 59 degrees 05 minutes 54 seconds West and a chord distance of 211.02 feet, thence along the arc of said curve and said R.O.W. line, a distance of 211.14 feet; thence South 55 degrees 50 minutes 47 seconds West and along said R.O.W. line a distance of 106.47 feet; thence South 89 degrees 02 minutes 36 seconds East and leaving said R.O.W. line a distance of 1176.02 to the POINT OF BEGINNING, being located in the NE 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama.

Parcel II:

The SE 1/4 of the NW 1/4 of Section 21, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:
BEGIN at the SE corner of above said 1/4-1/4, said point being the POINT OF BEGINNING; thence N00° 00'00"E, a distance of 1345.31'; thence N89°02'36"W, a distance of 1298.43'; thence S00°55'09"W, a distance of 1327.92'; thence S88°17'47"E, a distance of 1320.13' to the point of beginning.

LESS AND EXCEPT and R.O.W. of Shelby County, Highway 311.

ALSO LESS AND EXCEPT property described in Warranty Deed recorded in Instrument #: 20150717000244440, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:
Beginning at the found rebar located at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 24 North, Range 15 East; thence North 16 degrees 41 minutes 5 seconds East for a distance of 686.63 feet to a point; thence North 0 degrees 55 minutes 9 seconds East for a distance of 663.84 feet to a point; thence North 89 degrees 2 minutes 36 seconds West for a distance of 52.61 feet to a point the ROW of Shelby County Highway 311; thence South 54 degrees 14 minutes 9 seconds West for a distance of 152.62 feet along the ROW of Shelby County Highway 311; thence South 0 degrees 55 minutes 9 seconds West for a distance of 1236.66 feet leaving the ROW of Shelby County Highway 311 to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Clay Burnam Blake, Jr. Roxanne O. Blake	Grantee's Name	Bent Branch Farm, LLC
Mailing Address	<u>191 S. River Dr</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>1200 Grandview Ln</u> <u>Maylene, AL 35114</u>
Property Address	<u>0 County Road 311</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>October 04, 2022</u>
		Total Purchase Price	<u>\$260,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 October 03, 2022

Print Clay Burnam Blake, Jr.

Unattested

Sign Clay Burnam Blake Jr.
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/04/2022 12:14:51 PM
\$288.00 JOANN
20221004000378860



Allen S. Bayl

Form RT-1