

Send tax notice to:
James J. Thompson, Jr., Trustee
9747 Hwy 41 S.
Leeds, AL 35094

This Instrument Prepared By:
Vincent J. Schilleci, III, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, James J. Thompson, Jr., a married man, (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto James J. Thompson, Jr., and any successors, as Trustee of the James J. Thompson, Jr. Management Trust dated August 31, 2022 (hereinafter referred to as "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

THE PROPERTY HEREIN CONVEYED IS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO, MADE A PART HEREOF AND INCORPORATED HEREIN FOR ALL PURPOSES.

SOURCES OF TITLE: Instrument No. 1996-09762; Instrument No. 2001-31061; and Instrument No. 20180118000016650

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever. Full power and authority is granted to the trustee(s) to protect, conserve, sell, at public or private sale, lease, encumber or otherwise to manage and dispose of the above described property, or any part of it, upon such terms and conditions as the trustee(s) may determine. No person dealing with the trustee(s) shall be bound to see to the application of any purchase money or to inquire into the validity, expediency or propriety of any such sale or other disposition.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantor other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

The above property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on August 31, 2022, 2022.

James J. Thompson, Jr.
James J. Thompson, Jr.

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that James J. Thompson, Jr., a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand on August 31, 2022.

Jessie D. Brewer
Notary Public
Jessica P. Brewer
Printed Name

(NOTARY SEAL)

My Commission Expires: ~~My Commission Expires~~ 01/07/2026

EXHIBIT "A"

PARCEL ONE

Part of the NW 1/4 of the SE 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama and run South 00 deg. 27 min. 57 sec. East along the West line of said 1/4 1/4 section for 1063.31 (1053.01 Deed) to the Northwestern corner of the property described in Deed 262 page 710, Shelby County, Alabama; thence left 106 deg. 03 min. and run North 73 deg. 28 min. 35 sec. East along the Northerly line of the property described in said Deed 262 page 710, for 1212.30 feet; thence left 73 deg. 26 min. and run North 00 deg. 02 min. 35 sec. East for 710.64 feet to the North line of said 1/4 1/4 Section; thence North 89 deg. 37 min. West along the North line of said 1/4 1/4 Section for 1171.44 feet to the point of beginning.

Also, A 15 foot irrevocable easement from the above described property to Shelby County Road No. 41, along the North property lines of the property described in Deed Books 247 page 439 and Deed Book 342 page 569, Shelby County, Alabama, said easement is for ingress and egress to the above described property and is over and across property presently owned by Joe A. Scotch and Peggy P. Scotch in Deed 230 page 723, Shelby County, Alabama.

Less and except Alabama Power Company easement or right of way running North and South across said described property.

All being situated in Shelby County, Alabama.

PARCEL TWO

Commence at the NE corner of the NE 1/4 of the SE 1/4 of Section 7, Township 18 South, Range 1 East; thence North 89 degrees 37 minutes West along the North line of said 1/4 1/4 Section for a distance of 277.00 feet to the Northwestern right of way line of Shelby County Highway #41; thence South 32 degrees 54 minutes West along said right of way 790.00 feet to the corner of the Pleasant Ridge Baptist Church Property; thence turn an angle of 101 degrees 12 minutes to the right and along said Church Property for a distance of 356.99 feet; thence turn an angle of 86 degrees 04 minutes to the left and run South 48 degrees 02 minutes West 312.55 feet; thence South 73 degrees 26 minutes West 360.00 feet to the Southwesterly corner of a parcel recorded in Deed Book 271, page 924, in the Probate Office of Shelby County, Alabama, and the point of beginning of parcel herein described; thence North 315.64 feet; thence 90 degrees 23 minutes to the right 259.77 feet; thence 89 degrees 37 minutes to the right 236.47 feet; thence 73 degrees 26 minutes to the right 271.57 feet to the point of beginning.

PARCEL THREE

A Parcel of land being situated in the North 1/2 of the SE 1/4 of Section 7, Township 18 South, Range 1 East, described as follows:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 of Section 7, Township 18 South, Range 1 East, and run North 89 degrees, 37 minutes West along the North line of said 1/4-1/4 for a distance of 277.0 feet to the Northwestern right of way line of Shelby County Highway No. 41 for the point of beginning; run thence South 32 degrees, 54 minutes West along said right of way for a distance of 790.00 feet to the corner of the Pleasant Ridge Baptist Church Property; thence turn an angle of 101 degrees, 12 minutes to the right and along said Church Property for a distance of 356.99 feet; thence turn an angle of 86 degrees, 04 minutes to the left and run South 48 degrees, 02 minutes West for a distance of 312.55 feet; run thence South 73 degrees, 26 minutes West for a distance of 360.0 feet; run thence North for a distance of 710.0 feet; run thence South 89 degrees, 37 minutes East for a distance of 1,263.17 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

A Parcel of land more particularly described as follows:

Begin at a point which is the most Southwesterly corner of a parcel of land conveyed to grantors by deed of Joe A. Scotch and wife, Peggy P. Scotch dated October 20, 1972, which deed appears of record in the Probate Office of Shelby County, Alabama, in Deed Book 271, at Page 924, run thence North 0 degrees, 00 minutes 315.64 feet; turn thence an angle of 90 degrees, 23 minutes to the right 259.77 feet; turn thence an angle of 89 degrees, 37 minutes to the right 236.47 feet; and turn thence an angle of 73 degrees, 26 minutes to the right 271.57 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

A Part of the NE 1/4 of SE 1/4 of Section 7, Township 18 South, Range 1 East and described as follows:

Commence at the NE corner of said 1/4-1/4 section, thence North 89 degrees, 37 minutes West along the North line of said 1/4-1/4 section a distance of 277.00 feet to the Westerly right of way line of Shelby County Highway No. 41; thence South 32 degrees, 54 minutes West along said right of way a distance of 790.00 feet; thence North 45 degrees, 54 minutes West a distance of 356.99 feet; thence North 89 degrees, 35 minutes West a distance of 147.20 feet to the point of beginning; thence continue along the last named course a distance of 200.0 feet; thence North 3 degrees, 15 minutes West a distance of 218.00 feet; thence South 89 degrees, 42 minutes East a distance of 210.84 feet; thence South 0 degrees, 24 minutes East a distance of 218.00 feet to the point of beginning.

ALSO, a 20.00 foot easement for ingress and egress to the above described property and the center line of said easement described as follows:

Commence at the SW corner of above described property; thence North 3 degrees, 15 minutes West a distance of 10.02 feet to the point of beginning; thence South 89 degrees, 35 minutes East a distance of 351.48 feet; thence South 45 degrees, 54 minutes East a distance of 359.01 feet to the Westerly right of way line of Shelby County Highway No. 41.

LESS AND EXCEPT THE FOLLOWING:

Commence at the Northeast corner of the NE 1/4 of Section 7, Township 18 South, Range 1 East, Shelby County, Alabama. From said corner run North 89 degrees, 37 minutes West 277.0 feet; thence South 32 degrees, 54 minutes West a distance of 790.0 feet along Highway No. 41; thence North 45 degrees, 54 minutes West a distance of 356.99 feet to the point of beginning of the tract herein described; thence South 48 degrees, 02 minutes West a distance of 312.55 feet to a point; thence South 73 degrees, 26 minutes West a distance of 89.04 feet; thence North and parallel with the West line of said 1/4-1/4 section a distance of 236.65 feet to a point; thence East and parallel with the North line of said 1/4-1/4 section a distance of 317.62 feet to the original point of beginning.

All being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/17/2022 03:15:41 PM
 \$504.00 JOANN
 20221017000392280

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name James J. Thompson, Jr.
 Mailing Address 9747 Highway 41 S.
Leeds, AL 35094

Grantee's Name James J. Thompson, Jr., Trustee
 Mailing Address 9747 Highway 41 S.
Leeds, AL 35094

Property Address 9747 Highway 41 S
Leeds, AL
35094

Date of Sale August 31, 2022
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 469,610.00

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
☒ Other Assessor's Market Value

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).

Date August 31, 2022

Print James J. Thompson, Jr.

☒ Unattested

(verified by)

Sign

James J. Thompson, Jr.
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1