

20221031000406170  
10/31/2022 08:58:45 AM  
DEEDS 1/5

STATE OF ALABAMA  
COUNTY OF SHELBY

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Barbara Butsch Thompson**, a single woman, the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged to have been paid to said grantor by **Garden Street Communities Southeast, LLC, a Florida limited liability company** the grantee does hereby GRANT, BARGAIN, SELL AND CONVEY unto said grantee and to its successors and assigns, subject to the provisions hereinafter contained, all of that real property located in the County of Shelby, State of Alabama, which is described as follows:

See attached Exhibit "A"


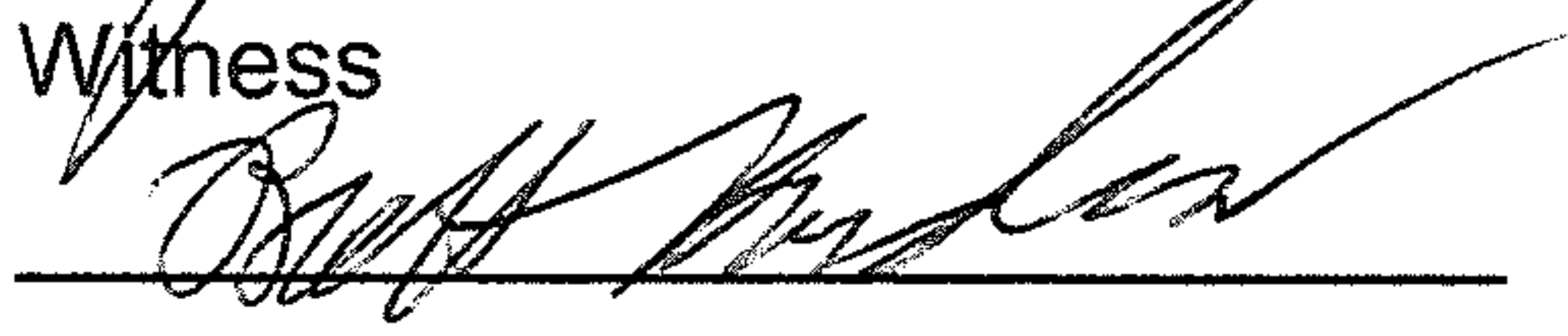
Address unavailable – vacant land

WITNESSETH: That the said Grantor, for and in consideration of the purchase price of the property being \$850,000.00 and valuable considerations to the Grantor in hand paid by the Grantees

together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances and improvements belonging or in anywise appertaining thereto; TO HAVE AND TO HOLD the same unto said grantee and to its successors and assigns in fee simple, forever.

And, except as to the above and the taxes hereafter falling due, said grantor, for itself, its successors and assigns, hereby covenants with said grantee, its successors and assigns that it is seized of an indefeasible estate in fee simple in and to said property, that it has a good and lawful right to convey the same, that said property is free and clear of all encumbrances, that it has the right to the possession, quiet use and enjoyment of the said property and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof unto said grantee and its successors and assigns against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed by its thereunto on this 28th day of October, 2022.


  
\_\_\_\_\_  
Witness  
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Barbara Butsch Thompson

STATE OF ALABAMA  
COUNTY OF *Shelby*

I, the undersigned notary public, in and for said State and County, hereby certify that Barbara Butsch Thompson, 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 said instrument, she, with full authority, executed the same voluntarily on the day the same bears date.

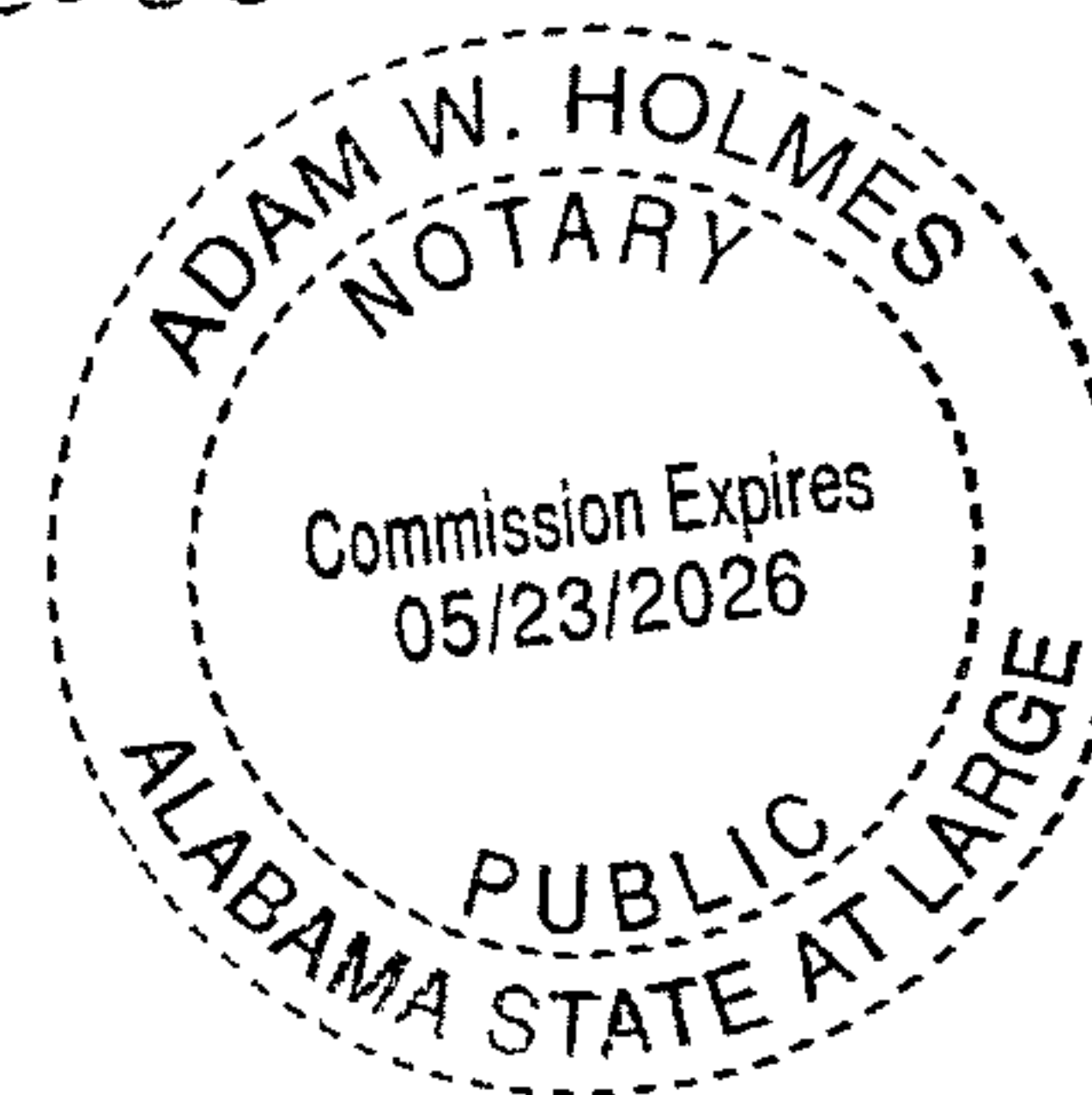
Given under my hand and notarial seal on this the 27 day of October, 2022.

  
\_\_\_\_\_  
Notary Public  
Printed Name *Adam W. Holmes*  
My Commission Exp. *05-23-2026*

Mailing Address of grantor:  
7610 Hwy 17  
Maylene, AL 35114

Mailing Address of grantee:  
100 W. Garden St 2nd Floor  
Pensacola, FL 32502

This instrument Prepared By  
and Return To:  
John W. Monroe, Jr., of  
Emmanuel, Sheppard & Condon  
30 S. Spring St.  
Pensacola, FL 32502  
10723-152323





## Exhibit "A"

Commence at the Southeast corner of Section 4, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 43 degrees 30 minutes 00 seconds West, a distance of 1523.32 feet along the Northeasterly line of Woodland Hills, Second Phase, First Sector, as recorded in Map Book 6 Page 138, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 66 degrees 22 minutes 45 seconds West, a distance of 1514.69 feet to the Point of Beginning, said point also being a point on the Westerly right of way line of Shelby County Highway 17; thence North 51 degrees 17 minutes 46 seconds East along said right of way a distance of 143.45 feet to a Point of Curve to the left having a radius of 570.00 feet and a central angle of 37 degrees 52 minutes 08 seconds; thence Northeasterly along the arc and along said right of way a distance of 376.73 feet; thence North 13 degrees 25 minutes 38 seconds East along said right of way a distance of 129.40 feet to a Point of Curve to the left having a radius of 2,970.00 feet and a central angle of 08 degrees 04 minutes 02 seconds; thence Northerly along the arc and along said right of way a distance of 418.17 feet; thence North 05 degrees 21 minutes 36 seconds East along said right of way, a distance of 263.10 feet to a Point of Curve to the left having, a radius of 1,356.57 feet and a central angle of 05 degrees 23 minutes 25 seconds; thence Northerly along the arc and along said right of way a distance of 127.62 feet, to the intersection of the centerline of Broadhead Branch and said right of way, thence North 59 degrees 52 minutes 50 seconds West along said centerline and leaving said right of way, a distance of 125.75 feet; thence North 29 degrees 36 minutes 50 seconds West along said centerline, a distance of 64.98 feet; thence North 73 degrees 54 minutes 19 seconds West along said centerline, a distance of 76.80 feet; thence North 38 degrees 27 minutes 39 seconds West along said centerline, a distance of 175.45 feet; thence North 43 degrees 39 minutes 48 seconds West along said centerline, a distance of 230.29 feet; thence North 01 degrees 26 minutes 56 seconds West along said centerline, a distance of 91.43 feet; thence North 56 degrees 23 minutes 21 seconds East along said centerline a distance of 35.61 feet; thence North 07 degrees 09 minutes 40 seconds West along said centerline, a distance of 191.24 feet; thence North 05 degrees 54 minutes 29 seconds East along said centerline, a distance of 43.70 feet; thence North 59 degrees 48 minutes 56 seconds West along said centerline, a distance of 75.57 feet; thence South 86 degrees 59 minutes 49 seconds West along said centerline, a distance of 52.02 feet; thence North 22 degrees 34 minutes 59 seconds West along said centerline, a distance of 44.75 feet; thence North 84 degrees 52 minutes 34 seconds West along said centerline, a distance of 31.02 feet; thence North 00 degrees 35 minutes 26 seconds East along said centerline, a distance of 56.40 feet; thence North 64 degrees 52 minutes 55 seconds West along said centerline, a distance of 41.50 feet; thence South 76 degrees 12 minutes 36 seconds West along said centerline, a distance of 25.16 feet; thence North 00 degrees 37 minutes 06 seconds East along said centerline, a distance of 37.82 feet; thence North 51 degrees 14 minutes 15 seconds West along said centerline, a distance of 61.23 feet; thence North 83 degrees 06 minutes 37 seconds West along said centerline, a distance of 26.04 feet; thence North 47 degrees 42 minutes 33 seconds East along said centerline, a distance of 44.11 feet to the intersection of said branch and the centerline of Beaver Dam Creek; thence North 55 degrees 18 minutes 40 seconds West along said centerline of Beaver Dam Creek and leaving said Broadhead Branch, a distance of 92.52 feet; thence South 75 degrees 47 minutes 07 seconds West along said centerline, a distance of 76.51 feet; thence South 40 degrees 03 minutes 55 seconds West along said centerline, a distance of 82.17 feet; thence South 16 degrees 05 minutes 17 seconds East along said centerline, a distance of 76.95 feet; thence South 03 degrees 14 minutes 14 seconds East along said centerline, a distance of 138.56 feet; thence South 49 degrees 17 minutes 24 seconds West along said centerline, a distance of 49.92 feet; thence North 73 degrees 04 minutes 20 seconds West along said centerline, a distance of 39.07 feet; thence South 60 degrees 25 minutes 29 seconds West along said centerline, a distance of 44.10 feet; thence South 17 degrees 46 minutes 07 seconds West along said centerline, a distance of 23.58 feet; thence South 15 degrees 48 minutes 25 seconds East along said centerline, a distance of 34.07 feet; thence South 15 degrees 05 minutes 21 seconds West along said centerline, a distance of 79.93 feet; thence South 11 degrees 05 minutes 00 seconds East along said centerline, a distance of 106.84 feet; thence South 35 degrees 22 minutes 53 seconds West along said centerline, a distance of 78.88 feet; thence South 45 degrees 51 minutes 10 seconds West along said centerline, a distance of 213.55 feet; thence South 86 degrees 19 minutes 54 seconds West along said centerline, a distance of 103.04 feet; thence South 15 degrees 40 minutes



03 seconds West along said centerline, a distance of 75.98 feet; thence South 26 degrees 01 minutes 35 seconds West along said centerline, a distance of 152.07 feet; thence North 55 degrees 32 minutes 40 seconds West along said centerline, a distance of 92.01 feet; thence South 37 degrees 40 minutes 09 seconds West along said centerline, a distance of 35.59 feet; thence South 00 degrees 12 minutes 53 seconds West along said centerline, a distance of 80.03 feet; thence South 57 degrees 16 minutes 28 seconds West along said centerline, a distance of 50.50 feet; thence North 21 degrees 31 minutes 21 seconds West along said centerline, a distance of 45.32 feet; thence South 64 degrees 59 minutes 04 seconds West along said centerline, a distance of 47.39 feet; thence South 20 degrees 06 minutes 47 seconds West along said centerline, a distance of 57.72 feet; thence South 58 degrees 43 minutes 18 seconds West along said centerline, a distance of 80.04 feet; thence South 29 degrees 30 minutes 28 seconds West along said centerline, a distance of 85.21 feet; thence North 79 degrees 22 minutes 08 seconds West along said centerline, a distance of 63.72 feet; thence North 30 degrees 01 minutes 36 seconds East along said centerline, a distance of 56.12 feet; thence North 04 degrees 34 minutes 25 seconds West along said centerline, a distance of 31.78 feet; thence North 63 degrees 29 minutes 02 seconds West along said centerline, a distance of 14.72 feet; thence South 68 degrees 03 minutes 19 seconds West along said centerline, a distance of 79.44 feet; thence North 24 degrees 10 minutes 07 seconds West along said centerline, a distance of 69.18 feet; thence North 88 degrees 14 minutes 04 seconds West along said centerline, a distance of 105.45 feet; thence South 18 degrees 32 minutes 11 seconds East along said centerline, a distance of 74.41 feet; thence South 27 degrees 16 minutes 47 seconds West along said centerline, a distance of 125.42 feet; thence South 85 degrees 13 minutes 44 seconds East along said centerline, a distance of 61.67 feet; thence South 72 degrees 19 minutes 33 seconds East along said centerline, a distance of 254.77 feet; thence South 14 degrees 31 minutes 16 seconds East along said centerline, a distance of 101.92 feet; thence South 32 degrees 52 minutes 10 seconds East along said centerline, a distance of 220.10 feet; thence South 72 degrees 54 minutes 41 seconds East along said centerline, a distance of 104.68 feet; thence South 31 degrees 21 minutes 20 seconds East along said centerline, a distance of 234.36 feet; thence South 47 degrees 55 minutes 27 seconds West along said centerline, a distance of 269.39 feet to the intersection of said centerline and a fence line; thence South 74 degrees 51 minutes 53 seconds East along said fence line and leaving said centerline, a distance of 46.44 feet; thence South 76 degrees 26 minutes 28 seconds East along said fence line, a distance of 60.85 feet; thence South 72 degrees 45 minutes 29 seconds East along said fence line, a distance of 60.77 feet; thence South 75 degrees 52 minutes 23 seconds East along said fence line, a distance of 105.75 feet; thence South 71 degrees 03 minutes 13 seconds East along said fence line, a distance of 55.72 feet; thence South 72 degrees 55 minutes 33 seconds East along said fence line, a distance of 80.11 feet; thence South 74 degrees 06 minutes 43 seconds East along said fence line, a distance of 88.01 feet; thence South 71 degrees 24 minutes 42 seconds East along said fence line, a distance of 83.80 feet; thence South 74 degrees 45 minutes 31 seconds East along said fence line, a distance of 47.90 feet; thence South 72 degrees 59 minutes 01 seconds East along said fence line, a distance of 101.99 feet; thence South 74 degrees 39 minutes 42 seconds East along said fence line, a distance of 86.38 feet; thence South 72 degrees 21 minutes 20 seconds East along said fence line, a distance of 53.43 feet; thence South 67 degrees 55 minutes 30 seconds East along said fence line, a distance of 135.11 feet; thence South 71 degrees 03 minutes 05 seconds East along said fence line, a distance of 115.14 feet; thence South 68 degrees 21 minutes 55 seconds East along said fence line, a distance of 77.23 feet; thence South 66 degrees 22 minutes 45 seconds East along said fence line, a distance of 24.41 feet to the Point of Beginning.

Shelby County, Alabama Tax Assessor's Parcel Number 232040001007.000



Real Estate Sales Validation Form

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

Grantee's Name Garden Street Communities  
Southeast, LLC  
Mailing Address 100 West Garden Street, Second  
Floor  
Pensacola, Florida 32502

Grantor's Name Barbara Butsch Thompson  
Mailing Address 7610 Hwy 17  
Maylene, Alabama 35114

Property Address Highway 17A, Maylene, Alabama  
35114

Date of Sale 10/28/2022  
Total Purchase Price \$850,000.00  
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 \_\_\_\_\_  
☒ Closing Statement

If the conveyance document presented for recordation contains all 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 10/28/2022

Unattested

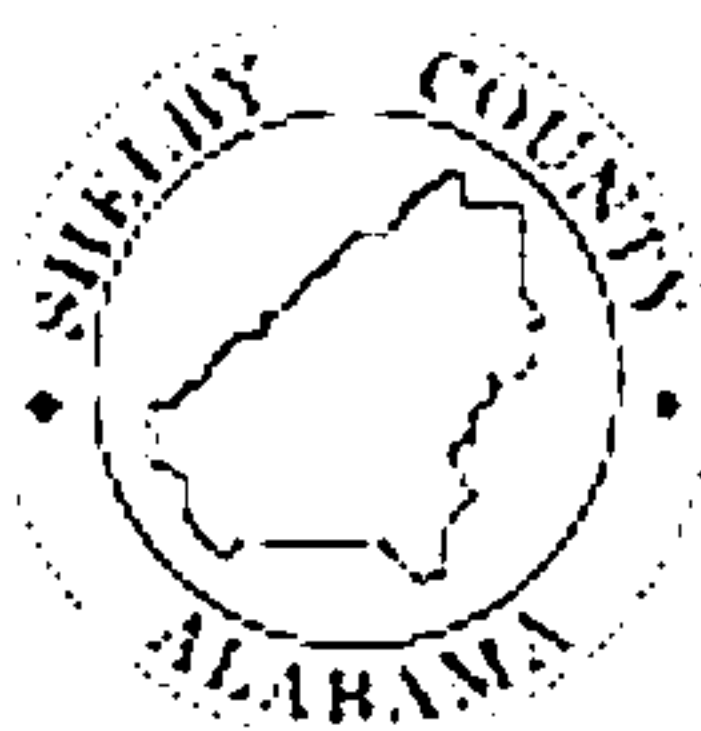
(verified by)

Print Barbara Butsch Thompson

Sign Barbara Butsch Thompson

(Grantor) Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/31/2022 08:58:45 AM  
\$884.00 BRITTANI  
20221031000406170

Alvin S. Boyd