

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

Send Tax Notice to:
John B. Conner, Jr
5505 Cottonport Drive
Brentwood, TN 37027

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED FORTY EIGHT THOUSAND AND 00/100 (\$548,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Creekwood Construction, Inc.**, a(n) Alabama Limited Liability Company (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, **John B. Conner, Jr.** (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:

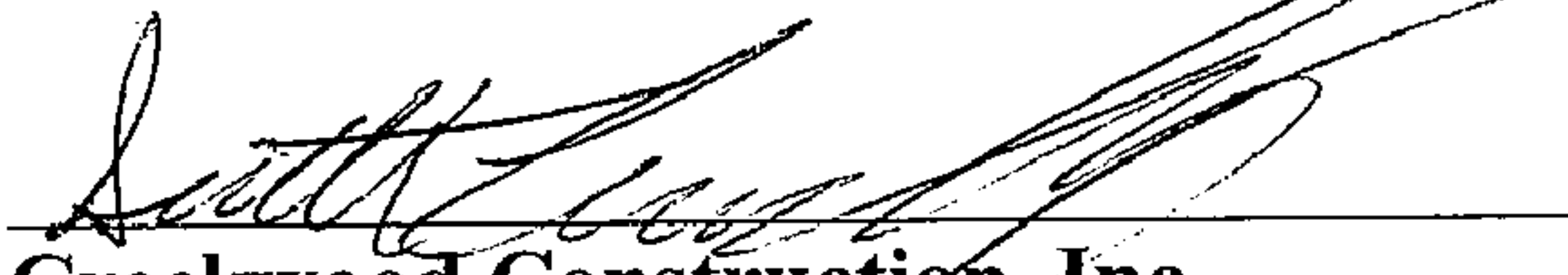
SEE ATTACHED EXHIBIT "A".

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 successors and assigns, 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 successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 28th day of November, 2022.

X 

Creekwood Construction, Inc.
By: Scott Lovelady
Its: Managing Member

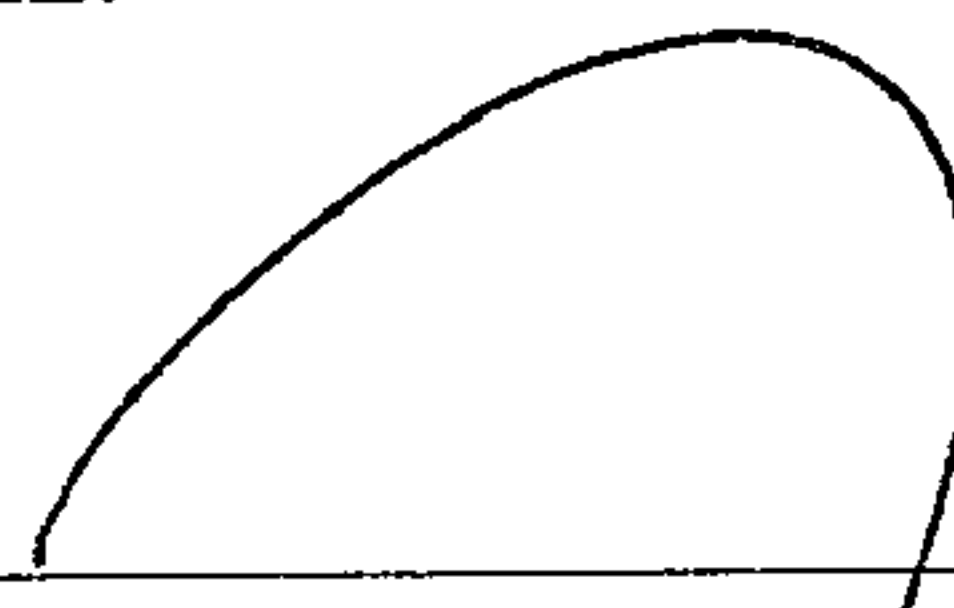
STATE OF ALABAMA
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Scott Lovelady whose name as Managing Member of **Creekwood Construction, Inc.**, a(n) Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of November, 2022.



Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025
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Exhibit "A"
Property Description

PARCEL I:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 25 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 410.38 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 34 SECONDS EAST A DISTANCE OF 602.35 FEET TO A POINT ON THE WEST MARGIN OF ALABAMA HIGHWAY NO. 119; THENCE RUN SOUTH 02 DEGREES 06 MINUTES 34 SECONDS EAST ALONG SAID MARGIN A DISTANCE OF 430.0 FEET TO A SET REBAR CORNER AND THE POINT OF BEGINNING OF THE, PROPERTY BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 10.27 FEET TO A SET REBAR CORNER; THENCE RUN SOUTH 05 DEGREES 24 MINUTES 34 SECONDS ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 189.73 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 88 DEGREES 36 MINUTES 40 SECONDS WEST A DISTANCE OF 210.08 FEET TO A FOUND PIPE CORNER; THENCE RUN NORTH 05 DEGREES 18 MINUTES 39 SECONDS WEST A DISTANCE OF 197.00 FEET TO A SET REBAR CORNER; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 29 SECONDS EAST A DISTANCE OF 210.01 FEET TO THE POINT OF BEGINNING.

PARCEL II:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTH 00 DEGREES 25 MINUTES 04 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 410.38 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 25 MINUTES 34 SECONDS EAST A DISTANCE OF 602.35 FEET TO A POINT ON THE WEST MARGIN OF ALABAMA HIGHWAY NO. 119; THENCE RUN SOUTH 02 DEGREES 06 MINUTES 34 SECONDS EAST ALONG SAID MARGIN OF SAID HIGHWAY A DISTANCE OF 330.00 FEET TO A FOUND REBAR CORNER AND THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 100.00 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 89 DEGREES 25 MINUTES 29 SECONDS WEST A DISTANCE OF 210.01 FEET TO A SET REBAR CORNER; THENCE RUN NORTH 02 DEGREES 00 MINUTES 37 SECONDS WEST A DISTANCE OF 100.42 FEET TO A FOUND REBAR CORNER; THENCE RUN SOUTH 89 DEGREES 18 MINUTES 29 SECONDS EAST A DISTANCE OF 209.85 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY. ALABAMA.

LESS AND EXCEPT:

That certain property condemned by the State of Alabama as contained in that certain Lis Pendens recorded in Instrument No. 20201102000494060 and amended in Instrument No. 20201112000517160, and that certain order of payment award recorded in Instrument No. 20210322000142690 in the Probate Office of 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 Creekwood Construction, Inc.
 Mailing Address 3347 Pelham Parkway
Pelham, AL 35124

Grantee's Name John B. Conner, Jr
 Mailing Address 5505 Cottonport Drive
Brentwood, TN 37027

Property Address 8601 Hwy 119 S
Alabaster, AL 35007

Date of Sale November 28, 2022
 Total Purchase Price \$548,000.00

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 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 November 28, 2022

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/29/2022 07:59:06 AM
 \$579.00 BRITTANI
 20221129000434560

Allen S. Bayl

Form RT-1