



20221201000438600 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
12/01/2022 01:53:23 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand and no/100 Dollars (\$17,000.00) to the undersigned Grantor, Archer Development, LLC, a limited liability company (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto FLB, LLC (herein referred to as GRANTEE) in fee simple the following described real estate, situated in Shelby County, Alabama:

Parcel 1

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run southerly along the west line thereof for 545.90 feet; thence 101 deg. 33 min. 38 sec. left run northeasterly for 115.06 feet to the point of beginning; thence 84 deg. 54 min. 12 sec. right run southeasterly for 177.73 feet; thence 10 deg. 26 min. 6 sec. right run southerly for 84.05 feet; thence turn left and run northeasterly along the north line of the property conveyed to Bobby Webb by deed recorded as Instrument # 20180308000076180 in the Probate Office of Shelby County, Alabama; thence turn left and run along the Webb line 185.34 feet, more or less, to the westerly margin of Creek Hollow Trail; then turn left and run northerly along Creek Hollow Trail to the south line of the property conveyed to Will Roger Reynolds, Jr. by deed recorded as Instrument # 20191220000472180 in the Probate Office of Shelby County, Alabama; then run northwesterly along the south line of said Reynolds property to a point that is due north of the point of beginning; then turn left and run south to the point of beginning. As shown on attached sketch.

TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO USE PAGE CREEK ROAD AND CREEK HOLLOW TRAIL.

Parcel 2

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run southerly along the west line thereof for 545.90 feet; thence 101 deg. 33 min. 38 sec. left run northeasterly for 115.06 feet; thence 84 deg. 54 min. 12 sec. right run southeasterly for 177.73 feet; thence 10 deg. 26 min. 6 sec. right run southerly for 249.19 feet to the point of beginning; thence continue along the last described course for 263.91 feet to a point on the northerly line of Page Creek Road; thence turn left and run easterly along Page Creek Road for 195.96 feet; then turn left and run northerly along Page Creek Road 244.08 feet to a point on a curve to the left; then run northwesterly along said curve for 46.48 feet to a point; then turn left and run southwesterly for 192.07 feet to the point of beginning. Containing 1.21 acres more or less, as shown on attached sketch.

Shelby County, AL 12/01/2022
State of Alabama
Deed Tax: \$17.00



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TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO USE PAGE CREEK ROAD.

TO HAVE AND TO HOLD to the said GRANTEE and its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns covenant with said GRANTEE and GRANTEE'S successors and assigns that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its member, Charles Stephen Archer, who is authorized to execute this conveyance, has hereto set its signature and seal this the 30th day of November, 2022.

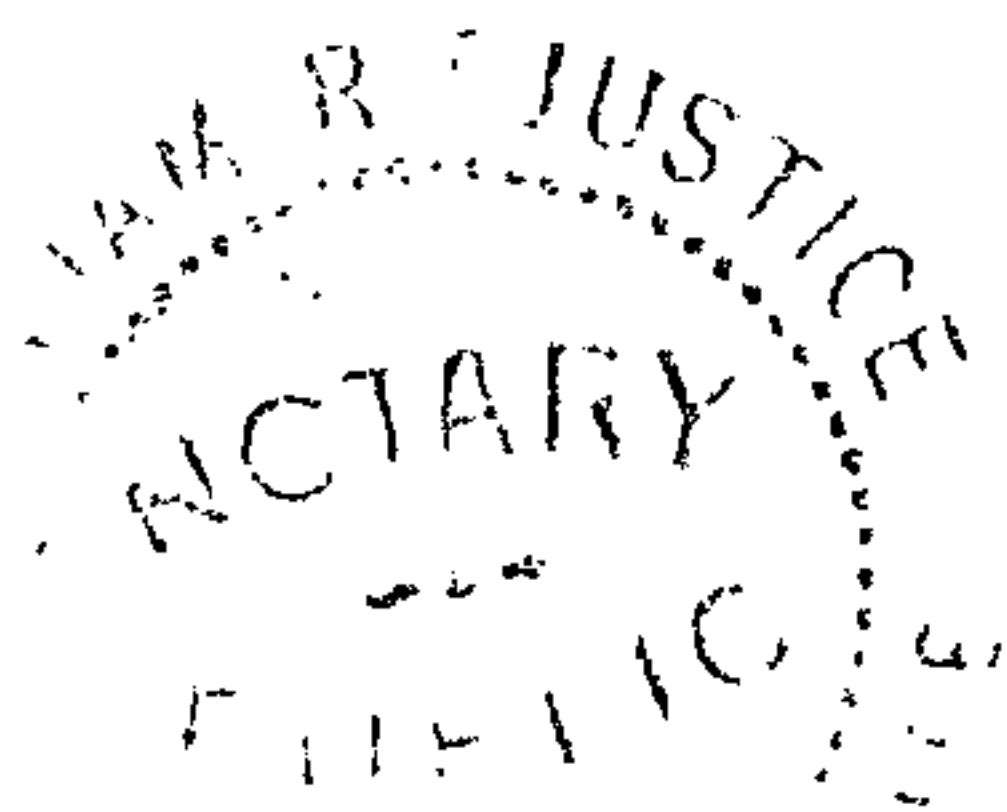
Archer Development, LLC

by Charles Stephen Archer
Charles Stephen Archer as its member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles Stephen Archer, whose name as member of Archer Development, LLC, a limited liability company, 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 as member and with full authority executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 30th day of November, 2022.



William R Justice
Notary Public

My commission expires: 11/10/23

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,



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Grantor's Name Archer Development, LLC
Mailing Address 695 Page Creek Road
Wilsonville, AL 35186

Grantee's Name FLB, LLC
Mailing Address 3117 Blue Lake Drive
Suite 201
Vestavia, AL 35243

Property Address 199 Creek Hollow Trail
617 Page Creek Road
Wilsonville, AL 35186

Date of Sale 11-30-22
Total Purchase Price \$ 17,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 11-30-22

Print Charles Stephen Archer as member

☐ Unattested

(verified by)

Sign

Charles Stephen Archer

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1