

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATR3455

P.O. Box 656  
Chesler, AL 35043

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty-six Thousand Nine Hundred Twenty-two and 00/100 Dollars (\$266,922.00)** 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 where is acknowledged. I or we **Mary Ellen Bates a single person and Kimberly Benjamin a/k/a Kimberly B. Benjamin, a single person** by **Mary Ellen Bates her Attorney-in-Fact** whose mailing address is: 2413 1st Ave N. Birmingham AL 35203 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **CBKG Holdings, LLC** whose mailing address 185 Wisteria Dr. Chesler AL 35043 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of **Metes and Bounds**

See Exhibit A

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.  
Subject to Easements for ingress egress and utilities recorded simultaneously herewith

Mary Ellen Bates and Kimberly Benjamin are devisees of the Last Will and Testament of the Estate of Bobbie M. Bates, deceased, in Probate Case #PR-2011-000336, Shelby County, Alabama

\$ 213,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 29 day of December, 2022.

M E Bates  
Mary Ellen Bates

Kimberly Benjamin a/k/a Kimberly B. Benjamin by  
Kimberly Benjamin a/k/a Kimberly B. Benjamin by  
Mary Ellen Bates her Attorney-in-Fact Mary Ellen Bates  
EOA

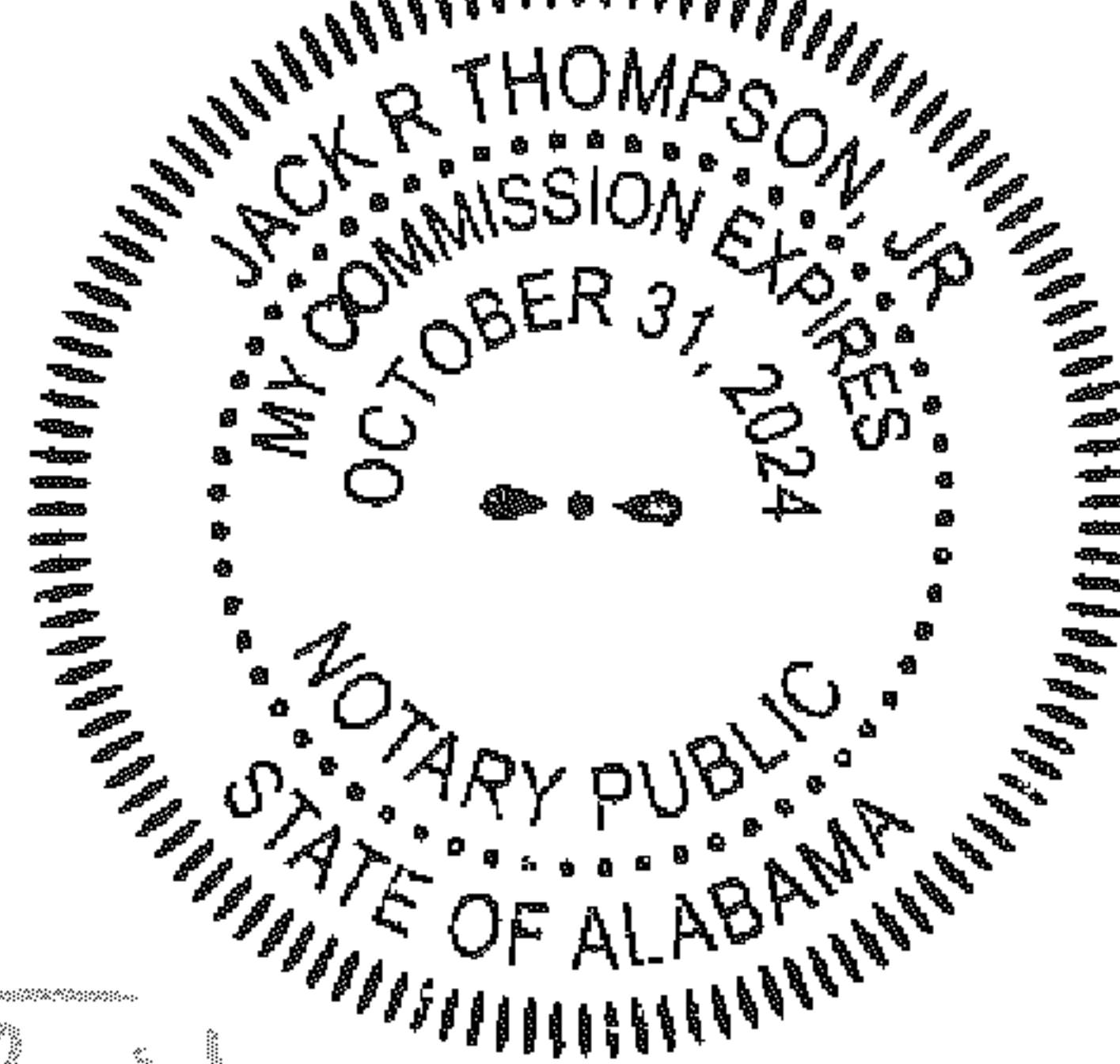
STATE OF Alabama Tetters County ss:

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Mary Ellen Bates** whose name 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid, this the 29<sup>th</sup> day of December, 2022

My Commission Expires: 10/31/2024

Jack R. Thompson  
Notary Public



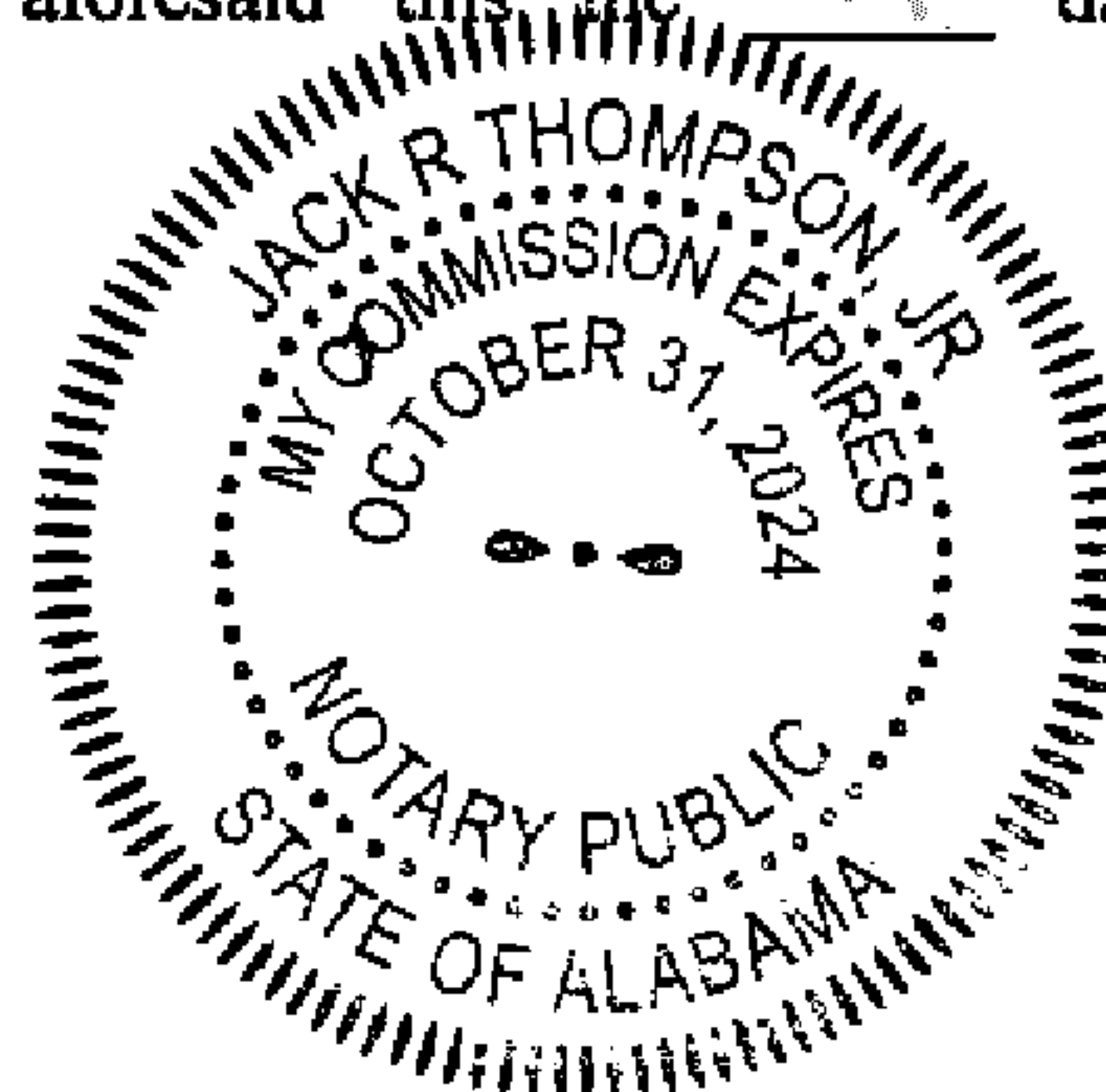
STATE OF Alabama Tetters County ss:

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Kimberly Benjamin a/k/a Kimberly B. Benjamin by Mary Ellen Bates her Attorney in Fact** whose name 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 this conveyance, She as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid, this the 29<sup>th</sup> day of December, 2022

My Commission Expires: 10/31/2024

Jack R. Thompson  
Notary Public



## EXHIBIT A

**PARCEL NO. 3:** Commence at a 2" angle iron in place being the Southwest corner of Southeast one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 02° 10' 01" East along the East boundary of the Northwest one-fourth of the Southwest one-fourth for a distance of 252.57 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed South 02° 10' 01" East along the East boundary of said Northwest one-fourth of the Southwest one-fourth of said Section for a distance of 390.48 feet to a ½" pipe in place; thence proceed South 02° 06' 49" East along the East boundary of said Northwest one-fourth of the Southwest one-fourth of said for a distance of 642.94 feet to a 1" crimp top pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South 88° 38' 50" West along the South boundary of said quarter-quarter section for a distance of 1312.67 feet to a ½" rebar in place, being the Southwest corner of said Northwest one-fourth of the Southwest one-fourth; thence proceed North 00° 45' 20" West along the West boundary of said quarter-quarter section for a distance of 230.11 feet to a 1" pipe in place; thence proceed North 00° 10' 06" West along the West boundary of said quarter-quarter section for a distance of 261.63 feet to a ½" rebar in place; thence proceed North 01° 47' 43" West along the West boundary of said quarter-quarter section for a distance of 162.01 feet to a 1" pipe in place; thence proceed North 00° 30' 55" West along the West boundary of said quarter-quarter section for a distance of 155.07 feet to a 1" pipe in place; thence proceed North 00° 41' 19" West along the West boundary of said quarter-quarter section for a distance of 156.43 feet to a 1" pipe in place; thence proceed North 00° 42' 06" West along the West boundary of said quarter-quarter section and along the West boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1305.27 feet (set ½" rebar CA-0114-LS); thence proceed North 78° 04' 09" East for a distance of 317.96 feet (set ½" rebar CA-0114-LS); thence proceed North 10° 34' 30" West for a distance of 505.30 feet (set ½" rebar CA-0114-LS), said point being a point in the centerline of a 30 foot proposed easement No. 1; thence proceed South 60° 39' 00" West along the centerline of said 30 foot proposed easement for a distance of 42.47 feet; thence proceed South 79° 33' 00" West along the centerline of said 30 foot proposed easement for a distance of 37.86 feet; thence proceed South 69° 19' 15" West along the centerline of said 30 foot proposed easement for a distance of 105.50 feet; thence proceed South 77° 53' 03" West along the centerline of said 30 foot proposed easement for a distance of 52.54 feet (set ½" rebar CA-0114-LS) to a point on the West boundary of the Northwest one-fourth of the Northwest one-fourth; thence proceed North 00° 42' 06" West along the West boundary of said quarter-quarter section for a distance of 745.37 feet (set ½" rebar CA-0114-LS); thence proceed South 23° 40' 43" East for a distance of 464.14 feet to a ½" capped rebar in place (Farmer); thence proceed South 37° 16' 06" East for a distance of 257.19 feet to a ½" capped rebar in place (Farmer); thence proceed South 14° 27' 33" East for a distance of 2135.35 feet (set ½" rebar CA-0114-LS); thence proceed North 59° 36' 41" East for a distance of 512.08 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northwest one-fourth and the Northwest one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/03/2023 11:40:33 AM  
 \$296.00 PAYGE  
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*Allen S. Bayl*