

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

Send Tax Notice to:  
Lovelady Properties, LLC  
3347 Pelham Parkway  
Pelham, AL 35124

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED ELEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$311,500.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Stoney Ridge Development Corporation**, a(n) Alabama Corporation (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, **Lovelady Properties, LLC**, a(n) Alabama Limited Liability Company (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.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 12th day of January, 2023.

X   
\_\_\_\_\_  
**Stoney Ridge Development Corporation**  
**By: Dixie Walker**  
**Its: Treasurer**

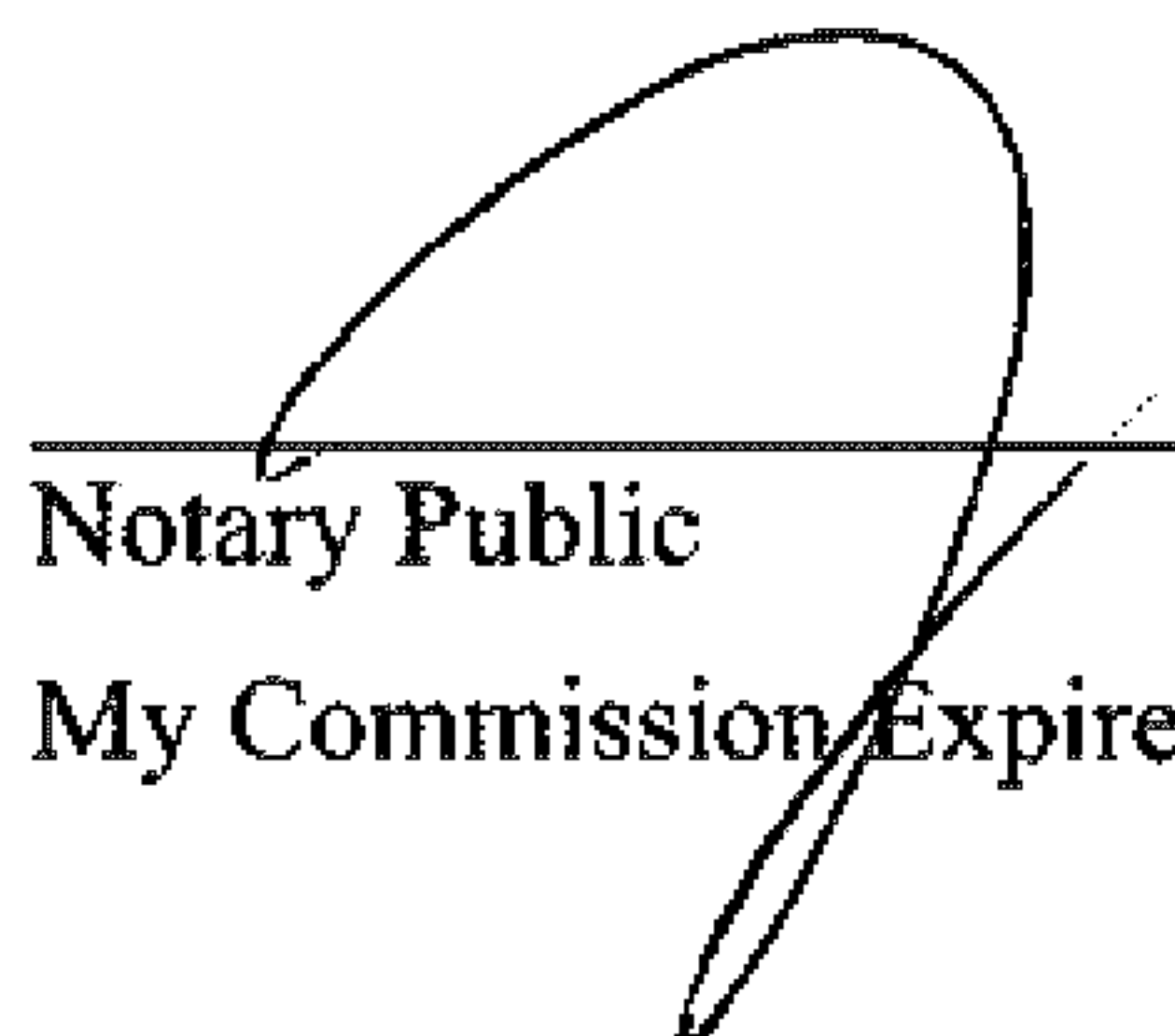
STATE OF ALABAMA  
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Dixie Walker whose name as Treasurer of **Stoney Ridge Development Corporation**, a(n) Alabama Corporation, 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 Treasurer 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 12th day of January, 2023.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Stoney Ridge Development Corporation  
 Mailing Address 2172 Pelham Parkway  
STE 103A  
Pelham, AL 35124

Grantee's Name Lovelady Properties, LLC  
 Mailing Address 3347 Pelham Parkway  
Pelham, AL 35124

Property Address 0 Dale Drive  
Alabaster, AL 35115

Date of Sale January 12, 2023  
 Total Purchase Price \$311,500.00  
 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 January 12, 2023

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one

**Form RT-1**

**Exhibit "A"**  
**Property Description**

A tract of land situated in the NE 1/4 of NW 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said tract being more particularly described as follows:

From the southeast corner of said NE 1/4 of NW 1/4, run north along the east line of said 1/4-1/4 section for a distance of 210 feet, thence turn an angle to the left of 88 deg.-13' and run west parallel with the south line of said 1/4-1/4 section for a distance of 852 feet to the southwest corner of Lot 1, Block 1, Green Valley, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama, in Map Book 5, on Page 94, said point being the point of beginning of the land herein described, thence continue West along the same course for a distance of 368.89 feet, more or less, to the east line of the right of way of Alabama Highway #119, thence turn an angle to the right of 99 deg.-30' and run Northerly along said east right of way line for a distance of 179.46 feet, to the South line of the right of way of Dale Drive, as shown on said map of Green Valley, thence turn an angle to the right of 80 deg.-30' and run east along the South line of Dale Drive for a distance of 339.27 feet to the Northwest corner of aid Lot 1, Block 1, thence turn an angle to the right of 90 deg. and run south along the West line of said Lot 1 for a distance of 177 feet to the point of beginning, containing 1.44 acres, more or less.

AND

A tract of land situated in the NE 1/4 of NW 1/4, Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, said tract being more particularly described as follows:

Beginning at the Southwest corner of Lot 1, Block 3 Green Valley, a map of which is recorded in the Office of Judge of Probate, Shelby County, Alabama, in Map Book 5, on Page 94, run thence North along the West line of said Lot 1 for a distance of 221.73 feet to the Southwest corner of Lot 4, in said Block 3, thence turn an angle to the right of 17 deg.-17' and run Northeasterly along the West line of said Lot 4 for a distance of 85.70 feet to the Southwest corner of Lot 5, in said Book 3, thence turn an angle to the left of 19 deg.-04' and run Northerly along the west line of said Lot 5 for a distance of 11.96 feet, thence turn an angle to the left of 90 deg. and run west for a distance of 327 feet, more or less, to a point on the East right of way line of Alabama Highway #119, thence South along said East right of way line for a distance of 306.5 feet, more or less, to the north line of the right of way of Dale Drive as shown on said map of Green Valley, thence east along said north right of way line for 328.53 feet, more or less, to the point of beginning, containing 2.20 acres, more or less.

LESS AND EXCEPT:

A part of the NE ¼ of the NW ¼ of Section 23, Township 21-S, Range 3-W, Identified as Tract No.19 on Project No. STPBH-0119(510) in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 2:

Commencing at the SE corner of the NE quarter of the NW quarter, Section 23, Township 21-S, Range3-W; thence West and along the South quarter section line a distance of 1161 feet, more or less, to a point on the acquired R/W line (said line between a point that is offset 95' RT and perpendicular to centerline of project at station 94+00 and a point that is offset 125' RT and perpendicular to centerline of project at PT station 96+58.85); thence N 10°20'42"E and along the acquired R/W line a distance of 110.31 feet to a point on the acquired R/W line (said point offset 125' RT and perpendicular to centerline of project at PT station 96+58.85); thence N 13°37'10" E and along the acquired R/W line a distance of 103.16 feet to a point on the grantor's South property line, which is the point of BEGINNING; thence N 88°55'10"W and along the grantor's said property line a distance of 107.03 feet to a point on the present East R/W line of SR-119; thence N 10°34'50"E and along said present R/W line a distance of 179.46 feet to a point on the present South R/W line of Dale Drive; thence S 88°55'10"E and along said present R/W line a



distance of 106.28 feet to a point on the acquired R/W line (said line offset 125' RT and parallel with centerline of project); thence S 10°20'42"W and along the acquired R/W line a distance of 179.34 feet to the point and place of BEGINNING, containing 0.433 acre(s), more or less.

**Parcel 2 of 2:**

Commencing at the NE corner of the NE quarter of the NW quarter, Section 23, Township 21-S, Range 3-W; thence West and along the North quarter section line a distance of 1071 feet, more or less, to a point on the present South R/W line of CR-12; thence West and along said present R/W line a distance of 30 feet, more or less, to a point on the acquired R/W line (said point offset 130' RT of centerline of project); thence S 24°23'59"W and along the acquired R/W line a distance of 38.73 feet to a point on the acquired R/W line (said point offset 105' RT and perpendicular to centerline of project at station 107+75); thence following the curvature thereof an arc distance of 237.86 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 105' RT and perpendicular to centerline of project at station 105+50) (said arc having a chord bearing of S 11°40'45"E, a clockwise direction, a chord distance of 237.70 feet and a radius of 1865.34 feet); thence S 0°7'22"E and along the acquired R/W line a distance of 159.02 feet to a point on the acquired R/W line (said point offset 90' RT and perpendicular to centerline of project at station 104+00); thence following the curvature thereof an arc distance of 106.63 feet and along the acquired R/W line to a point on the acquired R/W line (said line offset 90' RT and parallel with centerline of project) (said point also on the grantor's North property line) (said arc having a chord bearing of S 1°23'3"E, a clockwise direction, a chord distance of 108.61 feet and a radius of 1841.28 feet), which is the point of BEGINNING; thence following the curvature thereof an arc distance of 233.10 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 90' RT and perpendicular to centerline of project at station 100+75) (said arc having a chord bearing of S 3°56'11"W, a clockwise direction, a chord distance of 232.94 feet and a radius of 1843.92 feet); thence S 17°32'26"E and along the acquired R/W line a distance of 79.25 feet to a point on the present North R/W line of Dale Drive (said point offset 125' RT of centerline of project); thence N 88°55'10"W and along said present R/W line a distance of 105.93 feet to a point on the present East R/W line of SR-119; thence N 10°34'50"E and along said present R/W line a distance of 20.39 feet to a point on the said present R/W line; thence following the curvature thereof an arc distance of 286.96 feet and along said present R/W line to a point on the grantor's North property line (said arc having a chord bearing of N 5°40'43"E, a counterclockwise direction, a chord distance of 286.61 feet and a radius of 1677.02 feet); thence N 89°22'38"E and along the grantor's said property line a distance of 65.92 feet to the point and place of BEGINNING, containing 0.508 acre(s), more or less.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/13/2023 08:00:00 AM  
 \$81.00 JOANN  
 20230113000010670

*Allen S. Bayl*