

SEND TAX NOTICE TO:
Columbiara Four LLC
2909 CR 1005
Jemison, Al. 35085

20230117000013890
01/17/2023 02:17:26 PM
DEEDS 1/2

This Instrument was prepared by:
James F. Burford III
1318 Alford Avenue
Suite 101
Birmingham, Al. 35226

Title not examined by preparer

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know all men by these presents, that in consideration of Three Hundred Fourteen Thousand Three Hundred Forty and 00/100 Dollars (\$314,340.00) which sum can be verified by tax valuation of the Property as determined by Shelby County. Alabama tax assessor to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, AR Properties, LLC, whose address is 2909 CR 1005, Jemison, Al. 35085 (herein referred to as Grantor) does grant, bargain, sell and convey unto Columbiara Four LLC whose address is 2909 CR 1005, Jemison, Al. 35085 (herein referred to as Grantee) the following described real estate (the Property) situated in Shelby County, Alabama, with Shelby County tax assessors parcel ID numbers of 21-8-28-1-002-037.000; 21-8-28-1-002-038.001; 21-5-21-0-000-006.001 and 21-8-28-1-001-002.001.

See Exhibit A. attached hereto and incorporated by reference herein for the legal description of the Property

Subject to: (1) taxes due in the year 2023 and thereafter, (2) Mineral and mining rights not owned by Grantor (3) easements, restrictions and rights of way of record.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of December, 2022.

AR Properties, LLC

By: Randall H. Goggans
Randall H. Goggans, Manager

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans whose name as Manager of AR Properties, L.L.C. 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, as such member with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30th day of December, 2022.

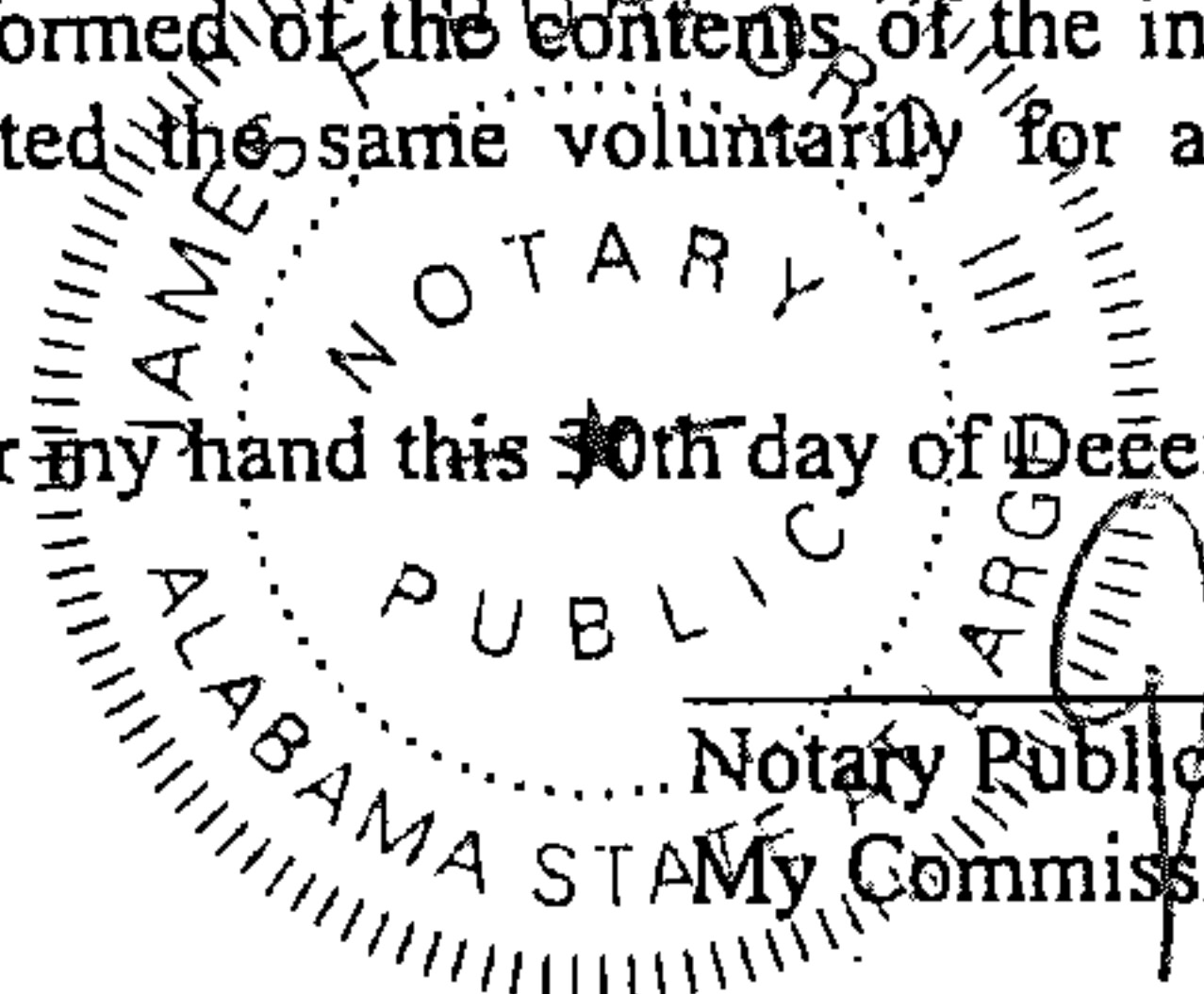

Notary Public
My Commission Expires: 3-1-26

EXHIBIT "A"

AR Properties, LLC to Columbiana Four LLC

Parcel 1

A Parcel of land to be known as Lot 3 of Springs Crossings Commercial, Sector 2, being more particularly described as follows:

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama; thence N02°08'02"W a distance of 859.12'; thence S87°48'08"W a distance of 427.49'; thence N02°12'11"W a distance of 1009.79' to the Southerly R.O.W. line of Alabama Highway 70, to a curve to the right, having a radius of 5855.51', subtended by a chord bearing N85°05'06"W, and a chord distance of 314.53'; thence along the arc of said curve and along said R.O.W. line a distance of 314.57'; thence S06°27'15"W and along said R.O.W. line a distance of 20.00'; thence N83°32'45"W and along said R.O.W. line a distance of 344.07' to the POINT OF BEGINNING; thence continue N83°32'45"W and along said R.O.W. line a distance of 237.53'; thence S01°51'04"E and leaving said R.O.W. line a distance of 308.58'; thence S88°46'03"E a distance of 307.39' to the Westerly R.O.W. line of Springs Crossing Parkway; thence N03°16'03"W and along said R.O.W. line a distance of 215.31'; thence N43°14'28"W and along said R.O.W. line a distance of 100.72' to the POINT OF BEGINNING.

Subject to a 20' Easement as recorded in Springs Crossing, Sector 1, in Map Book 50, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

Lot 2, springs Crossing Commercial, Sector 1 as recorded in Map book 53. Page 14 , Shelby County, Al.

Parcel 3

BEGIN at the NE Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°02'43"E for a distance of 329.61' to the Easterly R.O.W. line of Shelby County Highway 26; thence N16°19'26"W and along said R.O.W. line for a distance of 72.05' to a curve to the left, having a radius of 3540.00', and subtended by a chord bearing N18°32'03"W, and a chord distance of 273.08'; thence along the arc of said curve and said R.O.W. line, a distance of 273.15'; thence N89°10'24"E and leaving said R.O.W. line for a distance of 106.81' to the POINT OF BEGINNING.

Parcel 4

Lot 2 A according to " A Resurvey of Lots 1 7 2 of AR Properties LLC Subdivision " as recorded in Map Book 54, page 50, Shelby County , Al.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/17/2023 02:17:26 PM
\$339.50 JOANN
20230117000013890

Allen S. Bayl