

20230203000029070
02/03/2023 11:25:36 AM
DEEDS 1/5

SEND TAX NOTICE TO:

Phillip L. Harper
408 Dogwood Cove
Alabaster, AL 35007

THIS INSTRUMENT PREPARED BY:

W. Eric Pitts, Esq.
P.O. Box 280
Alabaster, AL 35007, (205) 216-4418.
No title opinion requested, none rendered.

STATUTORY WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Know all men by these presents, that in consideration of **Fifteen Thousand and 00/100 U.S. Dollars (\$15,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, and pursuant to that certain Order attached hereto as Exhibit A, **Series One of Twin Creeks Timber, LLC**, a Delaware limited liability company (herein referred to as GRANTOR) does grant, bargain, sell and convey unto **Phillip L. Harper** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to wit:

A portion of the Series One of Twin Creek Timber, LLC tract described in Instrument 20190226000060950 as recorded in the Office of Probate in Shelby County, Alabama, being in the SW 1/4 Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows;

Beginning at a 3" capped pipe found at the Southwest Corner of Section 34, Township 21 South, Range 4 West; thence N 42°36'41" E a distance of 41.18 feet to a capped rebar set; thence N 58°37'46" E a distance of 443.18 feet to a capped rebar set; thence N 67°51'38" E a distance of 51.81 feet to a capped rebar set on the Southwest Right of Way of Shelby County Highway 10; thence along said Right of Way the following 3 calls S 48°44'26" E a distance of 63.61 feet; thence around a curve to the left having a radius of 1472.49 feet, a arc length of 248.86 feet, and subtended by a chord bearing and distance of S 53°34'56" E, 248.56 feet; thence S 58°25'26" E a distance of 144.32 feet to a capped rebar set; thence leaving said Right of Way S 88°54'35" W a distance of 405.20 feet to a 5/8" rebar; thence S 88°56'37" W a distance of 419.99 feet to the Point of Beginning.

Said Parcel having an area of 113257.73± square feet, 2.60 acres.

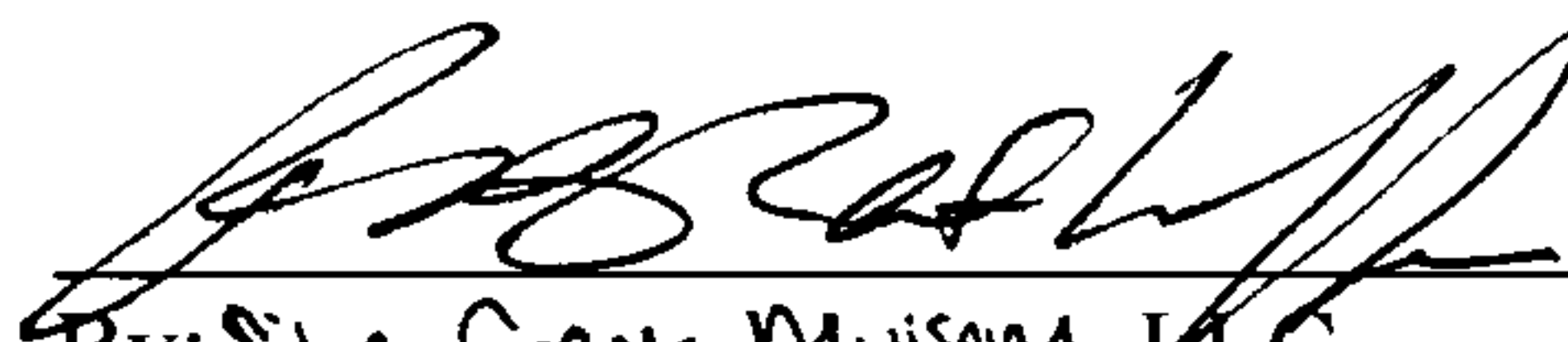
SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights and interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, his successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for itself, its successors, and assigns, with GRANTEE, his successors, heirs and assigns, that GRANTOR will warrant and defend the said Property to said GRANTEE, his successors, heirs and assigns against the lawful claims (unless otherwise noted herein) of all persons claiming by through, or under the GRANTOR, but no further or otherwise.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal by and through the undersigned,
this 5th day of December, 2022.

Series One of Twin Creeks Timber LLC


By: Silver Creek Advisory LLC
Its: Manager Partners
By: Robert Ratliffe
Its: President

STATE OF WA)
COUNTY OF KING)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Robert Ratliffe as President of Silver Creek Advisory Partners LLC, Manager of Series One of Twin Creeks Timber LLC, and who is known to me, after being first duly sworn, deposes and states that, being informed of the contents of such instrument, he/she executed the same voluntarily and as such officer or authorized representative acting with full authority on behalf of said entity on the day the same bears date.

Given under my official hand and seal of office on this the 5th day of December, 2022.

[SEAL]




Notary Public Erin Crosby
My Commission Expires: 07-01-24

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

Grantor's Name	Series One of Twin Creeks Timber LLC	Grantee's Name	Phillip L. Harper
Mailing Address	c/o Green Diamond Management Co. 1301 Fifth Avenue, Suite 2700 Seattle, WA 98101	Mailing Address	408 Dogwood Cove Alabaster, AL 35007
Property Address	Vacant Land	Date of Sale	January 30, 2023
		Total Purchase Price	\$ 15,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Court Order
<input type="checkbox"/> 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 1/30/23Print Phillip L. Harper☐ Unattested

Sign

Phillip L. Harper

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

DOCUMENT 18

Beginning at a 3" capped pipe found at the Southwest Corner of Section 34, Township 21 South, Range 4 West; thence N 42°36'41" E a distance of 41.18 feet to a capped rebar set; thence N 58°37'46" E a distance of 443.18 feet to a capped rebar set; thence N 67°51'38" E a distance of 51.81 feet to a capped rebar set on the Southwest Right of Way of Shelby County Highway 10; thence along said Right of Way the following 3 calls S 48°44'26" E a distance of 63.61 feet; thence around a curve to the left having a radius of 1472.49 feet, a arc length of 248.86 feet, and subtended by a chord bearing and distance of S 53°34'56" E, 248.56 feet; thence S 58°25'26" E a distance of 144.32 feet to a capped rebar set; thence leaving said Right of Way S 88°54'35" W a distance of 405.20 feet to a 5/8" rebar; thence S 88°56'37" W a distance of 419.99 feet to the Point of Beginning.

Said Parcel having an area of 113257.73± square feet, 2.60 acres.

3. Upon payment of any applicable recording fees or charges to the Probate Court, the Office of the Judge of Probate of Shelby County, Alabama is hereby ordered to accept a certified copy of this decree for filing and that the same be indexed in the name of the Plaintiff herein in both the index and indirect index of the records thereof.

4. The Parties shall file a joint stipulation of dismissal within fourteen (14) days of completing the conveyance directed hereby.

DONE this 24th day of January, 2023.

/s/ LARA M ALVIS
CIRCUIT JUDGE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2023 11:25:36 AM
\$49.00 BRITTANI
20230203000029070

Allen S. Bayl