

SEND TAX NOTICE TO:  
Waxahatchee Farm, LLC  
532 Ridge Lake Road  
Columbiana, Al. 35051

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents, that in consideration of Four Hundred Fifty Thousand and 00/100 Dollars which sum can be verified by sales contract between the parties to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, WLP70, LLC, whose address is 2909 CR 1005, Jemison, Al. 35085(herein referred to as Grantor) does grant, bargain, sell and convey unto Waxahatchee Farm, LLC whose address is 532 Ridge Lake Road Columbiana, Al. 35051 (herein referred to as Grantee) the following described real estate (the Property) situated in Shelby County, Alabama, being parcel ID numbers 21-8-28-0-000-011.000 and 21-8-27-0-000-001.000 tax collector Shelby County, Alabama to wit:

See Exhibit A, attached hereto for legal description of the Property

THE PROPERTY IS VACANT LAND

Subject to: (1) taxes due in the year 2023 and thereafter, (2) Mineral and mining rights covered by Reservation contained in Inst. #20211014000500910 probate office of Shelby County, Alabama or other mineral and mining rights not owned by Grantor (3) any portion of the Property lying within any road right of way (4) lack of access to the Property located south of the railroad in the event License agreement dated 5-9-2022 attached hereto as Exhibit B to cross the Norfolk Southern Railway Company right of way is terminated (5) terms of Grant of Easement recorded in Inst. #20230213000037150, Probate Office of Shelby County, Alabama, and (6) rights of way to Alabama Power company.

Grantor represents and warrants that there are no fire dues or assessments due against the Property.

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 14 day of FEBRUARY, 2023.

WLP70, LLC

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

STATE OF )  
COUNTY OF )

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 WLP70, LLC, 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 14 day of FEBRUARY, 2023.

Notary Public  
My Commission Expires: 3-1-26



File No. 248329

*EXHIBIT*  
**SCHEDULE A**  
 (continued)

**LEGAL DESCRIPTION**

BEGIN at the SW Corner of Section 27, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N87°50'53"E a distance of 1331.29'; thence N88°03'59"E a distance of 455.85'; thence N87°42'20"E a distance of 874.86'; thence N00°03'33"E a distance of 1337.00'; thence N00°03'57"E a distance of 990.19' to the Southerly R.O.W. line of Norfolk Southern Railroad; thence S50°58'19"W and along said R.O.W. line a distance of 1704.80' to a curve to the right, having a radius of 2920.00', subtended by a chord bearing S69°11'58"W, and a chord distance of 1826.70'; thence along the arc of said curve and along said R.O.W. line for a distance of 1857.88'; thence S87°25'37"W and along said R.O.W. line a distance of 959.97'; thence S02°22'26"E and leaving said R.O.W. line a distance of 706.25'; thence N88°05'20"E a distance of 1299.84' to the POINT OF BEGINNING. Said Parcel situated in Sections 27 and 28, all in Township 21 South, Range 1 West, Shelby County, Alabama.

**NOTE:**

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Together with the beneficial rights associated with Grant of Easement dated 2.13.23 and recorded in INST# 20230213000037150



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/15/2023 08:09:55 AM  
 \$475.00 PAYGE  
 20230215000039940

*Allen S. Bayl*

This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C165B

ALTA Commitment for Title Insurance 8-1-16

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