

This instrument was prepared without benefit of title evidence by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

STATUTORY WARRANTY DEED OF GIFT



20230306000061030 1/5 \$349.50
Shelby Cnty Judge of Probate, AL
03/06/2023 11:08:34 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That as a donation and gift, and for no monetary or other consideration, the undersigned Thomas M. Hoynes and Hilary W. Hoynes, Trustees of The Thomas M. Hoynes and Hilary W. Hoynes Revocable Trust dated November 8, 2017 (herein referred to as GRANTOR) do grant, bargain, give, and convey to Klein Arts & Culture, an Alabama nonprofit corporation (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

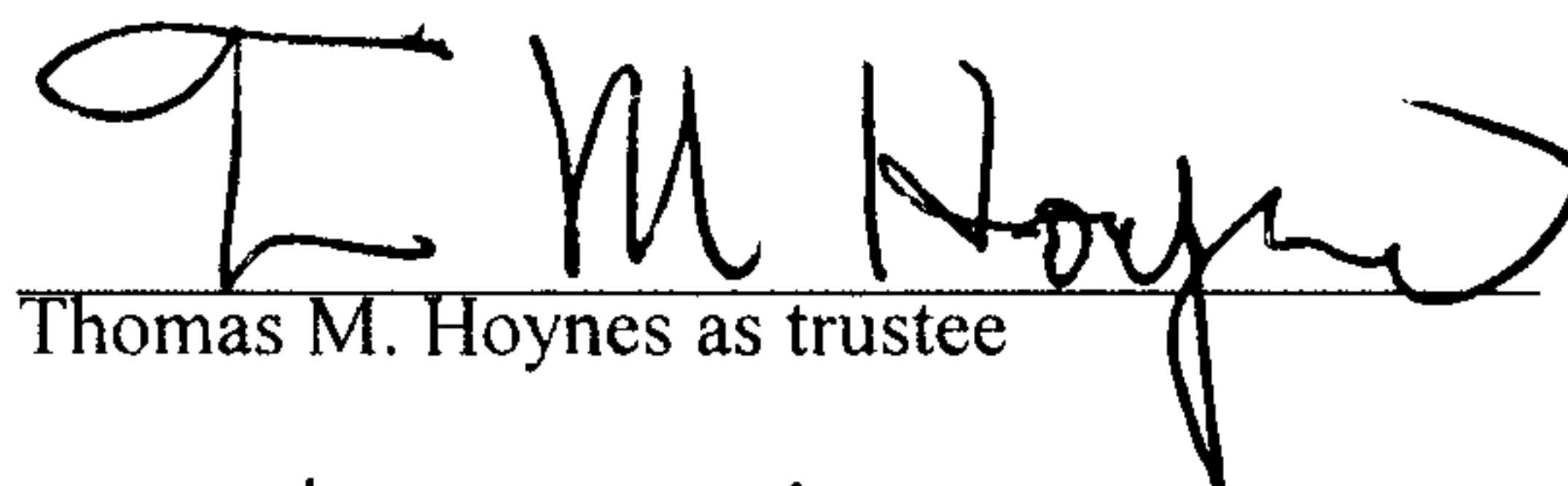
1/3 interest in and to the following described property:

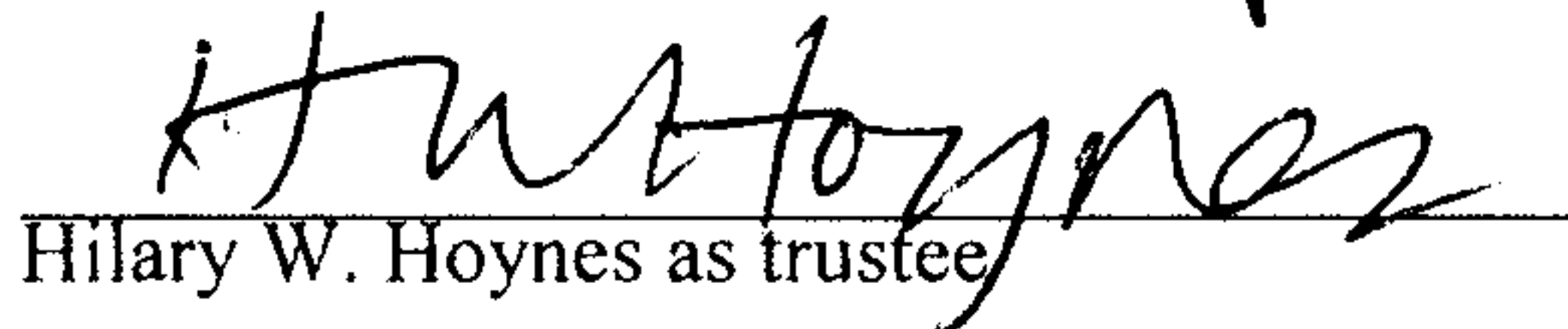
The E ½ of SW ¼ (excepting any road right of way) and the W ½ of SE ¼ (excepting any road right of way) and the SE ¼ of NW ¼ (excepting any road right of way), all in Section 8, Township 20 South, Range 2 East, Shelby County, Alabama. This property is more particularly described on the attached Exhibit A.

Subject to ad valorem taxes due and payable October 1, 2023, easements, restrictions, rights of way, and permits of record.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set their hands and seals this 18TH day of FEBRUARY, 2023.


Thomas M. Hoynes as trustee


Hilary W. Hoynes as trustee

[Notary acknowledgment on following page.]

Shelby County, AL 03/06/2023
State of Alabama
Deed Tax: \$314.50



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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

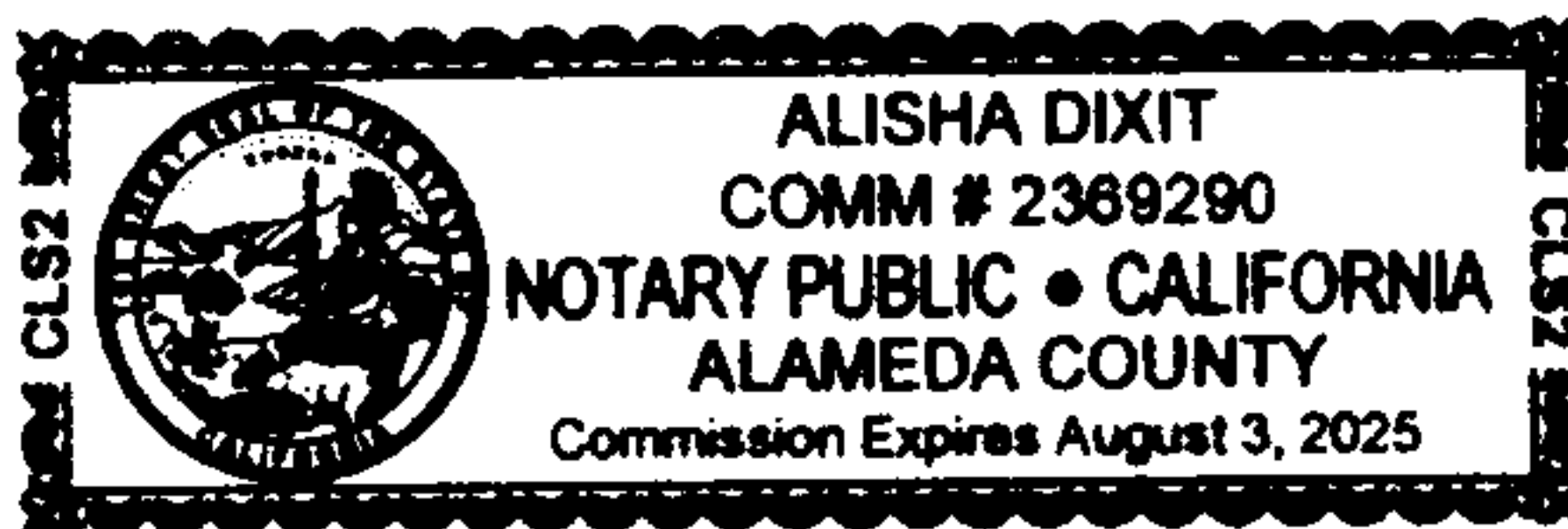
On 02/18/23 before me, ALISHA DIXIT, Notary public,
personally appeared THOMAS M. HOYNES and HILARY W. HOYNES, Trustees of The Thomas M.
Hoynes and Hilary W. Hoynes Revocable Trust dated November 8, 2017, who proved to me on the basis
of satisfactory evidence to be the persons whose names are subscribed to the within instrument and
acknowledged to me that they executed the same in their authorized capacities, and that by their signatures
on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws
of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Seal

Signature



LEGAL DESCRIPTION
AS SURVEYED



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A tract of land, lying in Section 8, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" rebar found and locally accepted to be the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 8; thence run North 89 degrees 35 minutes 16 seconds West along the South line of said Section 8 for a distance of 1321.58 feet to a 1/2" open top pipe found, locally accepted to be the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 8; thence run North 89 degrees 31 minutes 52 seconds West, continuing along the South line of said Section 8, for a distance of 1299.44 feet to a set 5/8" rebar stamped "Clinkscales" on the East right of way margin of Dead Hollow Road South (60' wide right of way); thence run along said right of way for the following twelve (12) calls: run thence North 08 degrees 06 minutes 26 seconds East for a distance of 261.43 feet to a point on a curve to the left, having a radius of 1230.00 feet, a chord bearing of North 03 degrees 57 minutes 35 seconds East, and a chord length of 177.91 feet; thence run along the arc of said curve for a distance of 178.07 feet to a point; thence run North 00 degrees 11 minutes 15 seconds West for a distance of 220.00 feet to a point on a curve to the right, having a radius of 570.00 feet, a chord bearing of North 06 degrees 33 minutes 16 seconds East, and a chord length of 133.83; thence run along the arc of said curve for a distance of 570.00 feet to a point of reverse curve to the left, having a radius of 780.00 feet, a chord bearing of North 05 degrees 29 minutes 11 seconds East and a chord length of 211.98 feet; thence run along the arc of said curve for a distance of 212.64 feet to a point of reverse curve to the right, having a radius of 1170.00 feet, a chord bearing of North 03 degrees 30 minutes 15 seconds East, and a chord length of 237.60 feet; thence run along the arc of said curve for a distance of 238.01 feet to a point of reverse curve to the left, having a radius of 180.00 feet, a chord bearing of North 06 degrees 50 minutes 09 seconds West, and a chord length of 100.24 feet; thence run along the arc of said curve for a distance of 101.59 feet to a point; thence run North 23 degrees 00 minutes 14 seconds West for a distance of 75.00 feet to a point on a curve to the right, having a radius of 170.00 feet, a chord bearing of North 06 degrees 09 minutes 18 seconds East, and a chord length of 165.66 feet; thence run along the arc of said curve for a distance of 173.03 feet to a point; thence run North 35 degrees 18 minutes 49 seconds East for a distance of 165.00 feet to a point on a curve to the left, having a radius of 290.00 feet, a chord bearing of North 27 degrees 26 minutes 02 seconds East, and a chord length of 79.52 feet; thence run along the arc of said curve for a distance of 79.77 feet to a point; thence run North 19 degrees 33 minutes 15 seconds East for a distance of 375.00 feet to a point; thence crossing said Dead Hollow Road South, run North 37 degrees 02 minutes 09 seconds West for a distance of 143.58 feet to a point on the East right of way margin of Hollow Drive (60' wide right of way), said point being on a curve to the right, having a radius of 695.00 feet, a chord bearing of North 18 degrees 47 minutes 16 seconds West, and a chord length of 707.56 feet; thence run along the arc of said curve and said right of way for a distance of 742.35 feet to a point of reverse curve to the left, having a radius of 780.00 feet, a chord bearing of North 05 degrees 38 minutes 03 seconds East, and a chord length of 167.87 feet; thence continue along said right of way and run along the arc of said curve for a distance of 168.20 feet to a point; thence continue along said right of way and run North 00 degrees 32 minutes 37 seconds West for a distance of 851.97 feet to a found 1/2" capped rebar stamped "SWH" on the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 8; thence leaving said right of way, run North 89 degrees 41 minutes 17 seconds East along said North line for a distance of 1300.24 feet to a found 1/2" rebar, locally accepted to be the Northeast corner of said 1/4-1/4 section; thence run South 01 degrees 32 minutes 16 seconds West along the East line of said 1/4-1/4 section for a distance of 1319.13 feet to a found 1/2" rebar at the Northwest corner of the West 1/2 of the Southeast 1/4 of said Section 8; thence run North 89 degrees 34 minutes 44 seconds East along the



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North line of said West 1/2 of the Southeast 1/4 of said Section 8 for a distance of 833.40 feet to a found 1/2" capped rebar stamped "SWH"; thence continuing along said North line, run South 89 degrees 37 minutes 50 seconds East for a distance of 517.00 feet to a set 5/8" capped rebar stamped "Clinkscales" at the purported Northeast corner of the West 1/2 of the Southeast 1/4 of said Section 8; thence run South 00 degrees 27 minutes 15 seconds West along the East line of said West 1/2 for a distance of 1322.01 feet to a found 1/2" rebar; thence continuing along said East line, run South 00 degrees 26 minutes 52 seconds West for a distance of 61.35 feet to a set 5/8" capped rebar stamped "Clinkscales" on the North right of way margin of said Dead Hollow Road South; thence crossing said right of way, continue South 00 degrees 26 minutes 52 seconds West for a distance of 60.24 feet to a set 5/8" capped rebar stamped "Clinkscales" on the South right of way margin of said Dead Hollow Road South; thence continue South 00 degrees 26 minutes 52 seconds West along said East line of the West 1/2 of the Southeast 1/4 of said Section 8 for a distance of 1200.60 feet to the **POINT OF BEGINNING**. Containing 191.19 acres, more or less.

LESS AND EXCEPT any portion of the above described tract lying within the right of way of Dead Hollow Road South.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name see deed
Mailing Address 1061 Miller Avenue
Berkeley, CA 94708

Grantee's Name see deed
Mailing Address 4206 Wayfarer Way
Austin, TX 78731

Property Address Dead Hollow Road South
Harpersville, AL 35078

Date of Sale 2-18-23
Total Purchase Price \$
or
Actual Value \$ 314,250
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other 1/3 assessor's current market value

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 2/18/2023

Print THOMAS M. HOYNES

☐ Unattested

(verified by)

Sign

(Grantee/Owner/Agent) circle one

Form RT-1