

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Roger Self and
Nancy Self
P.O. Box 381566
Birmingham, AL 35238

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **FORTY THREE INVESTMENTS, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **ROGER SELF and NANCY SELF**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

FORTY THREE INVESTMENTS, LLC is one and the same entity as FORTY-THREE INVESTMENTS, LLC

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

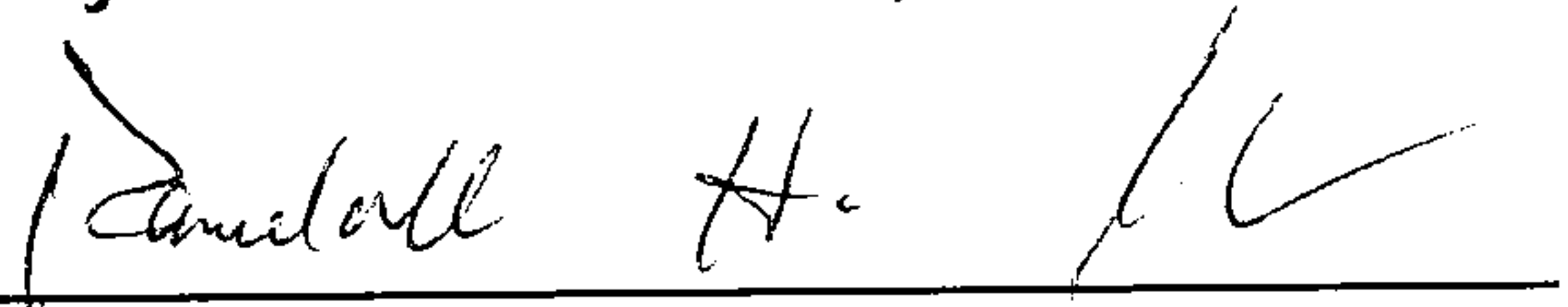
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Randall H. Goggans**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 22nd day of February, 2023.

Forty Three Investments, LLC



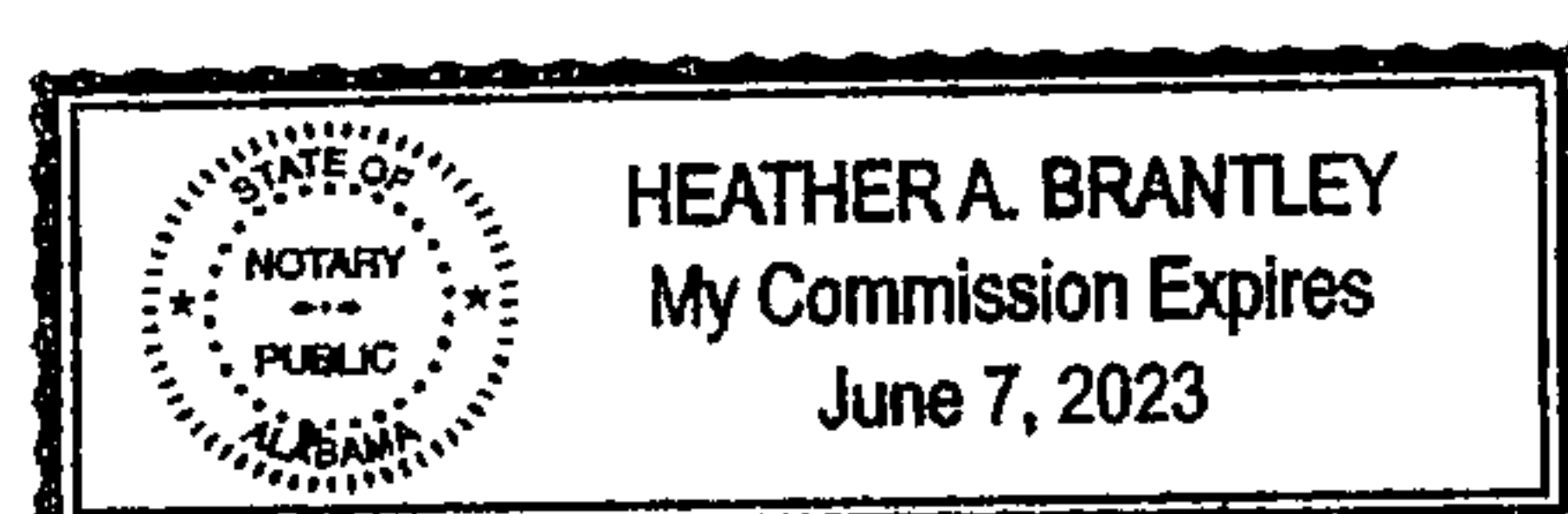
BY: Randall H. Goggans
ITS: Managing Member

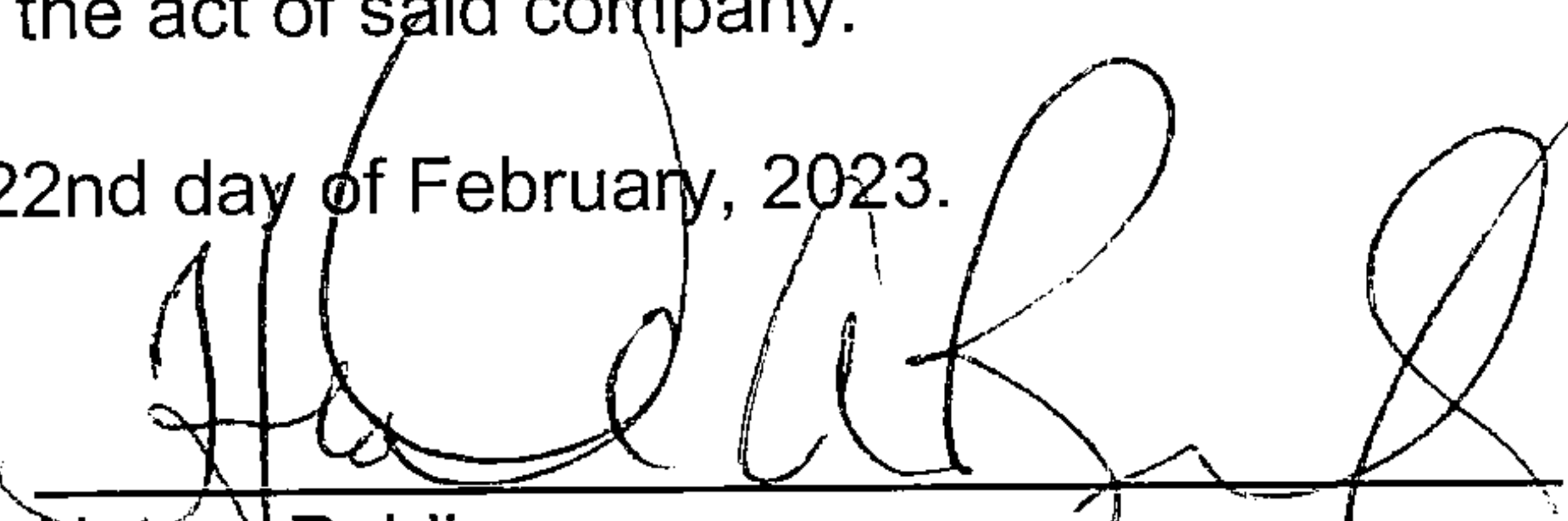
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randall H. Goggans**, whose name as **Managing Member** of **Forty Three Investments, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 22nd day of February, 2023.





Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

Parcel 2

Commence at the NE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama; thence N89°55'21"E a distance of 236.82' to the Westerly R.O.W. line of Shelby County Highway 467; thence S06°59'51"E and along said R.O.W. line a distance of 504.73' to the POINT OF BEGINNING; thence continue S06°59'51"E and along said R.O.W. line a distance of 108.31', thence to a curve to the right, having a radius of 1869.85', subtended by a chord bearing of S03°40'08"W, and a chord distance of 675.53'; thence along the arc of said curve and along said R.O.W. line for a distance of 679.26'; thence S89°00'20"W and leaving said R.O.W. line a distance of 27.97', to a curve to the left, having a radius of 100.00', subtended by a chord bearing of S74°29'05"W, and a chord distance of 50.15'; thence along the arc of said curve for a distance of 50.69'; thence S59°57'51"W a distance of 116.08', to a curve to the right, having a radius of 485.00', subtended by a chord bearing of S64°30'40"W, and a chord distance of 76.90'; thence along the arc of said curve for a distance of 76.98'; thence S69°03'28"W a distance of 65.11', to a curve to the left, having a radius of 350.00', subtended by a chord bearing of S65°05'39"W, and a chord distance of 48.39', thence along the arc of said curve for a distance of 48.43'; thence S61°07'49"W a distance of 107.21', to a curve to the right, having a radius of 150.00', subtended by a chord bearing of S74°41'53"W, and a chord distance of 70.38'; thence along the arc of said curve for a distance of 71.04'; thence S88°15'57"W a distance of 237.08', to a curve to the right, having a radius of 150.00', subtended by a chord bearing of N72°01'53"W, and a chord distance of 101.14'; thence along the arc of said curve for a distance of 103.16'; thence N52°19'42"W a distance of 268.64', to a curve to the left, having a radius of 250.00', subtended by a chord bearing of N58°35'38"W, and a chord distance of 54.57'; thence along the arc of said curve for a distance of 54.68'; thence N64°51'35"W a distance of 71.97', to a curve to the left, having a radius of 140.00', subtended by a chord bearing of S80°24'46"W, and a chord distance of 159.51'; thence along the arc of said curve for a distance of 169.71'; thence S45°41'07"W a distance of 12.85'; thence N22°38'09"W a distance of 836.81'; thence S74°27'44"E a distance of 1111.36', to a curve to the left, having a radius of 300.00', subtended by a chord bearing of N78°59'44"E, and a chord distance of 268.11'; thence along the arc of said curve for a distance of 277.95'; thence N52°27'12"E a distance of 446.22' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	Forty Three Investments	Grantee's Name	ROGER SELF
Mailing Address	2909 County Road 1005 Jemison, AL 35085	Mailing Address	NANCY SELF P.O. Box 381566 Birmingham, AL 35238
Property Address	Parcel 2 Oakbrooke (County Road 467) Vincent, AL 35178	Date of Sale	February 22, 2023
		Total Purchase Price \$	205,000.00
		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 checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" 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	February 22, 2023	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/09/2023 11:22:25 AM
\$233.00 JOANN
20230309000065340

Allen S. Bayl