

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Stephen Lamar Jordan
405 Indian Trail Road
Indian Springs Village, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **TWO MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$2,550,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Jamie M. Thacker, an unmarried woman

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Stephen Lamar Jordan and Leigh M. Jordan

(hereinafter referred to as “Grantees”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I:

Commencing at a 2" Open End Pipe Found locally accepted as being the Northwest Corner of the NW 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama with said 2" Open End Pipe Found also being the Southeast Corner of Lot #75 of the Saddle Lake Farms A Condominium Subdivision having a Document Number 20071210000557590 as recorded in Map Book 20 at Page 20-A in the Office of Judge of Probate, Shelby County, Alabama and the Northwest Corner of the Thacker Property having a Document Number of 19921027000246951 as recorded in Deed Book 333 at Page 628 in the Office of Judge of Probate, Shelby County, Alabama; thence N90°00'00"E, 18.74 feet to the Point of Beginning of said parcel; thence S00°12'54"W, 327.10 feet to the North margin of Crosscut Road (40' ROW); thence along a curve to the left [LC=403.05' / R=1103.18'] having a chord bearing of N85°23'22"E, 400.81 feet; thence along a curve to the right [LC=174.85' /R=270.63'] having a chord bearing of N86°19'52"E, 171.83 feet; thence S73°39'36"E, 172.02 feet; thence along a curve to the left [LC=483.74' /R=479.001] having a chord bearing of N83°09'38"e, 463.44 feet; thence along a curve to the right [LC=416.45' /R=2403.00'] having a chord bearing of N58°29'51"E, 415.93 feet; thence N26°32'16"E, 10.00 feet; thence along a curve to the left [LC=418.12' /R=2413.00'] having a chord bearing of S58°29'54"W, 417.60 feet; thence along a curve to the right [LC=474.08'/R=469.00'] having a chord bearing of S83°11'41"W, 454.15 feet; thence N73°39'36"W, 172.65 feet; thence along a curve to the left [LC=180.82' /R=280.63'] having a chord bearing of S86°24' 31"W, 177.70 feet; thence along a curve to the right [LC=389.33' /R=1093.18'] having a chord bearing of S85°09'28"W, 387.28 feet : thence N00°08'36"E, 318.08 feet; thence N90°00'00"W, 10.00 feet to the Point of Beginning. Said parcel of land lying in the NW 1/4 of the NW 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama.

Parcel II:

Lot 57, according to the Survey of Saddle Lake Farms, Second Addition - Phase 2, as recorded in Map Book 29, Page 26, in the Probate Office of Shelby County, Alabama.

Parcel III:

Lot 56, according to the Survey of Saddle Lake Farms, Second Addition - Phase 2, as recorded in Map Book 29, Page 26, in the Probate Office of Shelby County, Alabama

Parcel IV:

A parcel of land situated In the SW 1/4 of the NW 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:
Commence at the SE Corner of above said 1/4-1/4, Said point being the Point of Beginning: thence North 87 degrees 59 minutes 20 seconds West along the Southerly 1/4-1/4 line a distance of 498.49 feet; thence North 02 degrees 00 minutes 40 minutes East, a distance of 300.00 feet; thence South 87 degrees 59 minutes 20 seconds East a distance of 18.46 feet to a point lying on the Southerly R.O.W. line of Thoughorbred Lane (50 feet R.O.W.); thence continue along the last described course and said R.O.W. line a distance of 39.72 feet to a point, said point being the beginning curve to the left, having a radius of 200.00 feet; a central angle of 63 degrees 34 minutes 20 seconds and subtended by a chord which bears North 60 degrees 13 minutes 30 seconds East and a chord distance of 210.70 feet; thence along the arc of said curve and said R.O.W. line a distance of 221,91 feet; thence South 61 degrees 33 minutes 41 seconds East and leaving said R.O.W. line a distance of 277.75 feet; thence

South 00 degrees 28 minutes 33 seconds East along the Easterly 1/4-1/4 line a distance of 287.64 feet to the Point of Beginning.

Parcel V:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 4, Township 21 South, Range 2 West: Thence run S89°24'43"E along the South line thereof for a distance of 111.00 feet to the Point of Beginning; thence North 02°08'40"W for a distance of 652.90 feet; thence North 02°08'40"W for a distance of 67.35 feet; thence North 60°17'01"E a distance of 168.11 feet; thence S31°52'18"E for a distance of 344.11 feet; thence S20°11'03"E for a distance of 340.60 feet; thence S60°14'04"E for a distance of 108.66 feet; thence S10°39'10"W for a distance of 106.00 feet; thence S72°37'40"E for a distance of 132.00 feet; thence N89°24'43"W for a distance of 619.00 feet to the Point of Beginning.

Parcel VI:

The West 111.00' of the South 657.69' of the SE 1/4 of the NW 1/4 of Section 4, Township 21 South, Range 2 West, more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 4, Township 21 South, Range 2 West (Point of Beginning); thence run N 00°02'30" W for a distance of 657.69'; thence run S 87°34'18" E for a distance of 111.10' (Connecting Point); thence return to the Point of Beginning along said line; thence run N 89°57'30" E for a distance of 111.00'; thence run N 00°02'30" W for a distance of 652.90'; back to the connecting point.

Parcel VII:

Part of SW 1/4 of Section 4, Township 21 South, Range 2 West and part of the NW 1/4 of Section 9, Township 21 South, Range 2 West, situated in Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of the SW 1/4 of Section 4, Township 21 South, Range 2 West; thence run S02°03'49"E along the West line thereof for a distance of 2616.79 feet to the SW corner of said 1/4; thence continue S02°03'49"E for a distance of 311.32 feet to a point in the center line of a paved county road; thence run S89°56'10"E along said center line for a distance of 271.26 feet; thence run N80°38'13"E for a distance of 312.41 feet; thence run S79°48'09"E for a distance of 391.23 feet; thence run N69°57'38"E for a distance of 242.23 feet; thence run N56°56'43"E for a distance of 564.17 feet; thence run N28°25'34"E for a distance of 244.52 feet; thence run N51°39'12"E for a distance of 179.38 feet; said point being the intersection of said paved county road and the center line of a gravel road; thence run N15°03'13"E along said center line of said gravel road for a distance of 339.34 feet; thence run N01°12'02"W for a distance of 56.87 feet; thence run N21°43'58"E for a distance of 163.14 feet; thence run N33°17'02"E for a distance of 117.38 feet; thence run N13°29'40"E for a distance of 61.04 feet; thence run N04°06'47"W for a distance of 54.29 feet; thence run N05°51'06"E for a distance of 47.44 feet; thence run N19°48'40"E for a distance of 85.24 feet; thence run N26°41'52"E for a distance of 79.86 feet; thence run N12°30'37"E for a distance of 76.57 feet; thence run N04°39'40"W for a distance of 136.35 feet; thence run N35°57'58"W for a distance of 69.35 feet; thence run N54°55'55"W for a distance of 17.07 feet; thence run N59°15'02"W for a distance of 73.13 feet; thence run N39°30'08"W for a distance of 19.81; thence run N32°36'28"W for a distance of 27.14 feet; thence run N17°55'26"W for a distance of 40.54 feet; thence run N10°43'25"E for a distance of 133.50 feet; thence run N20°05'52"E for a distance of 45.63 feet; thence run N11°45'52"W for a distance of 147.35 feet; thence run N16°63'31"W for a distance of 94.18 feet; thence run N18°13'15"W for a distance of 109.30 feet; thence run N20°10'01"W for a distance of 92.39 feet; thence run N14°08'10"W for a distance of 98.86 feet; thence run N03°40'13"E for a distance of 110.38 feet; thence run N03°40'13"E for a distance of 67.87 feet to a point on the North line of said 1/4 section; thence leaving said center line run N89°27'09"W along said North line for a distance of 2072.45 feet to the Point of Beginning.

Grantor Jamie M. Thacker is one and the same as Jamie Thacker and Jamie Mosely Thacker. Jamie M. Thacker is the surviving spouse of Robert A. Thacker, aka Robert Asa Thacker who died on December 8, 2020.

- Subject to:
- (1)

2023 ad valorem taxes not yet due and payable;
- (2)

all mineral and mining rights not owned by the Grantor; and
- (3)

all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have set my hand and seal, this 7th day of April, 2023

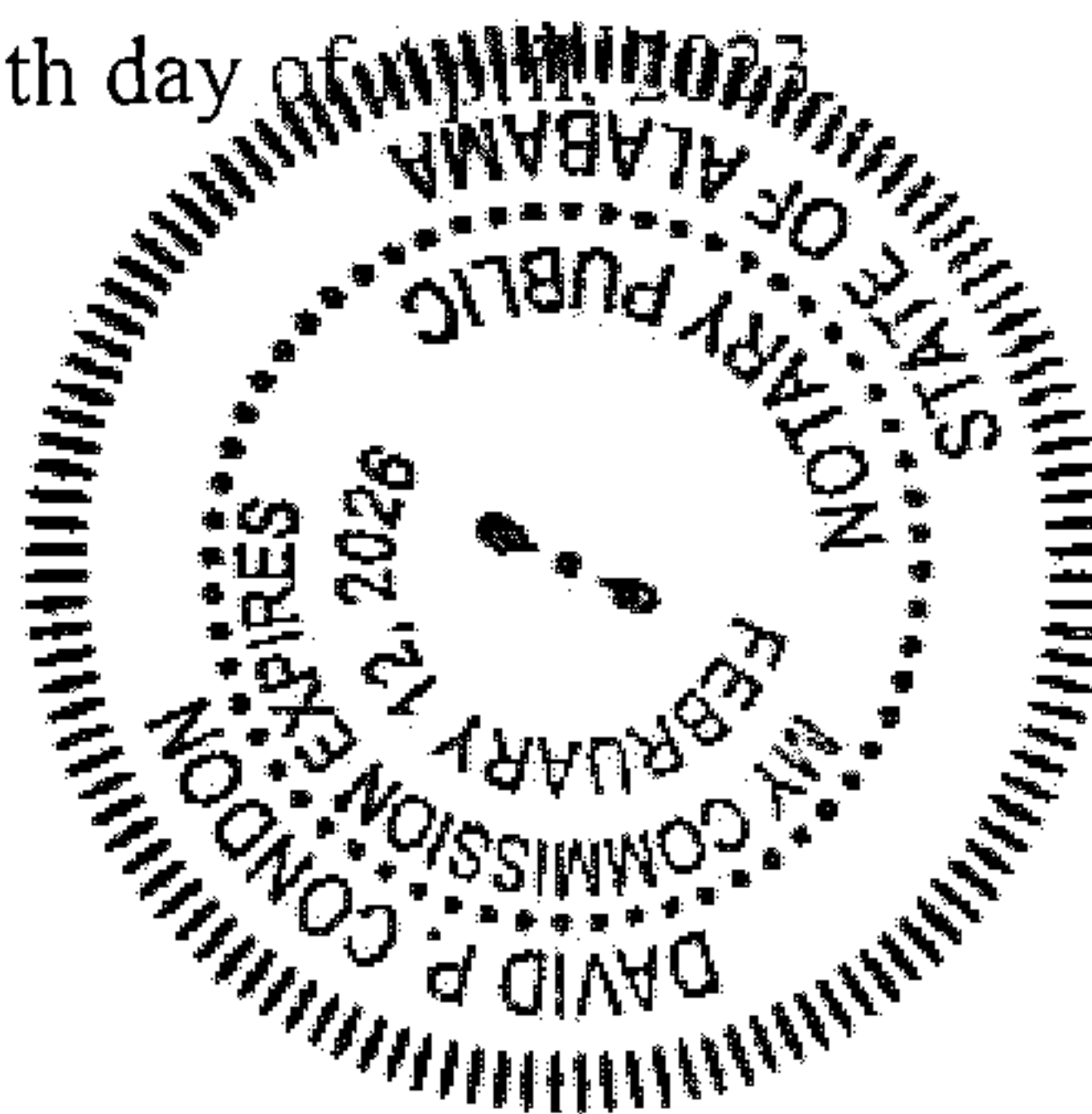

Jamie M. Thacker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jamie M. Thacker whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, 2023


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



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

Grantor's Name Jamie M. Thacker
Mailing Address 191 Crosscut Road
Alabaster, AL 35007
Property Address 191 Crosscut Road
Alabaster, AL 35007

Grantee's Name Stephen Lamar Jordan and Leigh M. Jordan
Mailing Address 405 Indian Trail Road
Indian Springs Village, AL 35124
Date of Sale April 7, 2023
Total Purchase Price \$2,550,000.00

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
☐ Appraisal
☐ Other:
☐ 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 4/7/23 Print David Condon
☐ Unattested ☐ (verified by) Sign [Signature]
(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
04/10/2023 09:30:57 AM
\$2582.00 BRITTANI
20230410000099070

Allie S. Boyd