



20230501000126970 1/5 \$225.00
Shelby Cnty Judge of Probate, AL
05/01/2023 11:11:02 AM FILED/CERT

This Instrument was prepared without examination of title, without title search or survey and with legal description provided by Grantor. No representations concerning title or accuracy of legal description are made by preparer:

Send Tax Notice To:

Anna Funderburk Buckner, Esq.
ANNA F. BUCKNER, LLC
1859 Ogletree Road
Auburn, Alabama 36830

Michael E. Meadows and Sue Y. Meadows,
Co-Trustees of the Michael E. Meadows and
Sue Y. Meadows Trust, dated March 13, 2023
1032 Bluffhaven Way NE
Atlanta, Georgia 30319

TRUSTEE DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, paid to the undersigned, **MICHAEL ELLIOTT MEADOWS AND SUE YOUNT MEADOWS**, a married couple whose mailing address is 1032 Bluffhaven Way, Atlanta, Georgia 30319 (collectively referred to herein as the "Grantor"), the Grantor does hereby grant, bargain, sell, and convey, forever, to **MICHAEL E. MEADOWS AND SUE Y. MEADOWS**, as Co-Trustees of the Michael E. Meadows and Sue Y. Meadows Trust, dated March 13, 2023 (the "Grantee") the following described property situated in Shelby County, Alabama, being more particularly described on Exhibit A, attached hereto and made a party hereof (the "Property"), to-wit:

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").



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It is the intent of this Deed to convey all of the Grantor's interest in and to the above-described property to the Grantee. This Property is the same property conveyed to Grantor by Shelby Investments, LLC in General Warranty Deed dated August 20, 2021, and recorded the 20th day of August, 2021, Reference number 20210820000407250, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel No: 24 3 06 0 000 002.014 and
 Parcel No.: 24 3 06 0 000 004.001

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, the Grantor has caused the due execution of this conveyance as of this 27 day of April, 2023.

Michael E. Meadows
MICHAEL ELLIOTT MEADOWS

Sue Yount Meadows
SUE YOUNT MEADOWS

STATE OF GEORGIA)

De Kalb COUNTY)

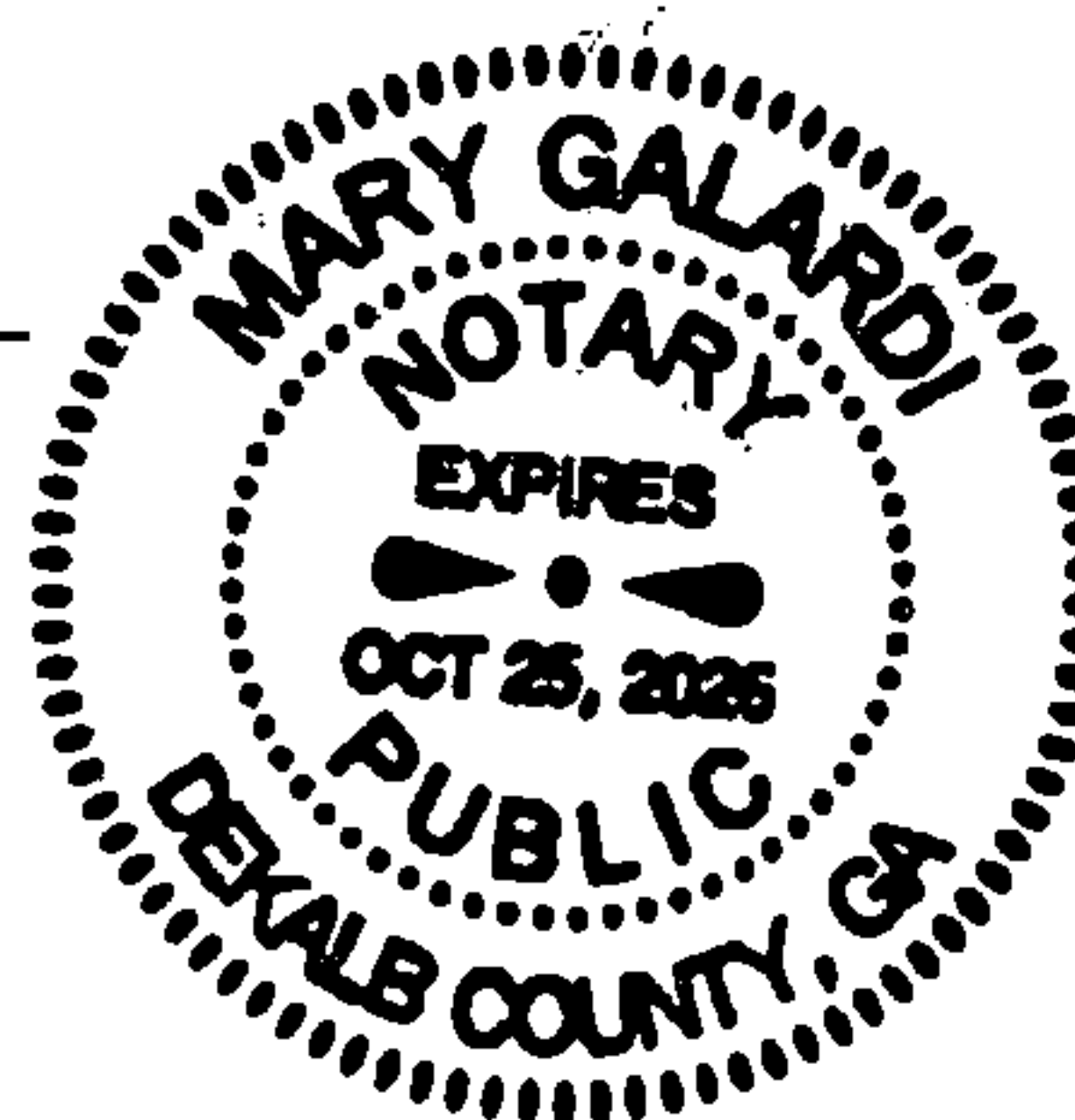
I, the undersigned, a notary public, in and for said County in said State, hereby certify that **MICHAEL ELLIOTT MEADOWS** and **SUE YOUNG MEADOWS**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand on this 27 day of April, 2023.

M. Galardi
 Notary Public

[SEAL]

My commission expires: _____





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EXHIBIT A

Legal Description of the Property

A parcel of land situated in the SE 1/4 of the NW 1/4 and in the SE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 4 West; thence N 00°04'21" E along the East line of said 1/4-1/4 section a distance of 1330.23'; thence N 23°46'29" W a distance of 387.85'; thence S 77°21'24" W a distance of 161.82'; thence S 79°05'09" W a distance of 213.75'; thence S 77°12'19" W a distance of 152.37'; thence S 05°44'07" E a distance of 1574.81'; thence S 89°02'24" E a distance of 513.75' to the Point of Beginning.

Together with and subject to a 60' wide non-exclusive ingress, egress, drainage and utility easement situated in the SE 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 4 West, Shelby County, Alabama, lying 30 feet each side of and parallel to the following described centerline:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 4 West; thence S 88°59'18" E along the South line of said 1/4-1/4 section a distance of 105.48' to the Point of Beginning, said point being the point of a non tangent curve to the right with a radius of 239.42', and a central angle of 21°04'39", with a chord bearing of N 61°45'04" E, with a chord length of 87.58', thence along said curve an arc length of 88.08'; thence N 72°17'24" E a distance of 196.80' to the point of a curve to the left with a radius of 206.42', and a central angle of 17°48'01", with a chord bearing of N 63°23'24" E, with a chord length of 63.87', thence along said curve an arc length of 64.13'; thence N 54°29'23" E a distance of 5.87' to the point of a curve to the right with a radius of 500.00', and a central angle of 22°42'56", with a chord bearing of N 65°50'51" E, with a chord length of 196.93', thence along said curve an arc length of 198.23'; thence N 77°12'19" E a distance of 196.66'; thence N 79°05'09" E a distance of 213.75'; thence N 77°05'27" E a distance of 212.20' to the point of a curve to the left with a radius of 80.00', and a central angle of 57°38'30", with a chord bearing of N 48°16'12" E, with a chord length of 77.13', thence along said curve an arc length of 80.48' to the point of a compound curve to the left with a radius of 469.28', and a central angle of 07°40'36", with a chord bearing of N 15°36'38" E, with a chord length of 62.83', thence along said curve an arc length of 62.88' to the point of a compound curve to the left with a radius of 50.00', and a central angle of 53°09'27", with a chord bearing of N 14°48'23" W, with a chord length of 44.74', thence along said curve an arc length of 46.39'; thence N 41°23'07" W a distance of 75.39'; thence N 48°00'21" W a distance of 264.92' to the point of a curve to the left with a radius of 350.00', and a central angle of 21°36'31", with a chord bearing of N 58°48'37" W, with a chord length of 131.22', thence along said curve an arc length of 132.00'; thence N 69°36'53" W a distance of 141.93' to the point of a curve to the right with a radius of 250.00', and a central angle of 20°43'09", with a chord bearing of N 59°15'18" W, with a chord length of 89.91', thence along said curve an arc length of 90.40'; thence N 48°53'44" W a distance of 115.51' to the Southwest corner of Lot 5 of Spring Water Farms, Phase 2, as recorded in the Probate Office of Shelby County in Map Book 51, Page 21, said point being the end of said centerline.

Together with and subject to a 60' wide non-exclusive ingress, egress, drainage and utility easement shown and situated in Spring Water Farms as recorded in the Probate Office of Shelby County in Map Book 49, Page 90 and Spring Water Farms, Phase 2, as recorded in the Probate Office of Shelby County in Map Book 51, Page 21.



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EXHIBIT B

Permitted Exceptions

1. Taxes due in the current year, a lien, but not yet payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to Agreement with Respect to Surface and Subsurface Uses Red and Blue Cross Hatched, Yellow Outline and Yellow Dots between United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P. recorded as in Instrument No. 2004032000148580 and Instrument No. 20040609000311270.
5. Subject to Agreement to Grant Easements from United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P. dated 2/26/2004, recorded in Instrument No. 20121205000464910.
6. Subject to Restated and amended Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates as recorded in Instrument No. 20190201000034660 and First Amendment of Restated and Amended Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates as recorded in Instrument No. 20210820000407230.
7. Subject to an easement conveyed to Plantation Pipe Line Company dated 9/30/1942 as set forth in instrument referred to as C&A 3192-A in the land records of United State Steel Corporation.
8. Subject to an easement conveyed to Plantation Pipe Line Company dated 10/6/1971 as set forth in instrument referred to as C&A 3192-E in the land records of United State Steel Corporation and recorded in Book 275, Page 357.
9. Subject to Special Warranty Deed to Minerals from United States Steel Corporation to RGGS Land & Minerals, Ltd., L. P. recorded in Instrument No. 20040323000148570.
10. Subject to conditions, limitations and restrictions set forth in the deed from United States Steel Corporation recorded in Instrument No. 20090303000076130.



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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 Michael Elliott Meadows and Sue Yount Meadows
Mailing Address 1032 Bluffhaven Way NE
Atlanta, Georgia 30319

Grantee's Name Michael E. Meadows and Sue Y. Meadows
Mailing Address Co-Trustees, Michael E. Meadows and Sue Y. Meadows Trust
1032 Bluffhaven Way NE
Atlanta, Georgia 30319

Property Address Parcel ID: 24 3 06 0 000 002.014
and
Parcel ID: 24 3 06 0 000 004.001

Date of Sale 4/27/23
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 190,510

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor Value
☐ 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 04/27/2023

Print Michael Elliott Meadows and Sue Yount Meadows

☐ Unattested

M. Belardi
(verified by)

Sign

Michael E. Meadows and Sue Yount Meadows
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1