

File No.: 23003

WARRANTY DEED

STATE OF ALABAMA	)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
	)	Daniel B. Edgecombe	Eric Pitts, W. Eric Pitts, L.L.C., PO Box 280,
COUNTY OF SHELBY	)	7319 Hwy. 10	Alabaster, AL 35007. No title opinion
		Montevallo, AL 35115	requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Phillip L. Harper, a married man (hereinafter "GRANTOR"), for and in consideration of the sum of **\$147,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Daniel B. Edgecombe (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

See Exhibit A

\$144,337.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

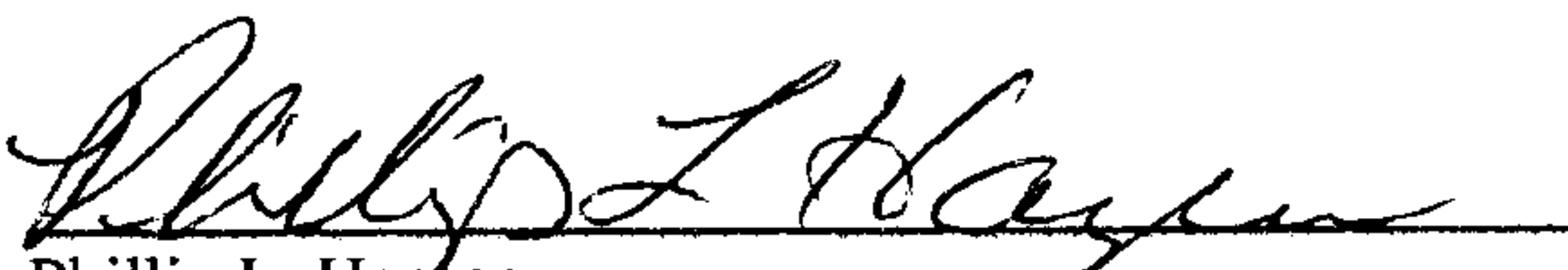
The property conveyed hereby is not the Grantor's Homestead, nor that of his spouse.

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

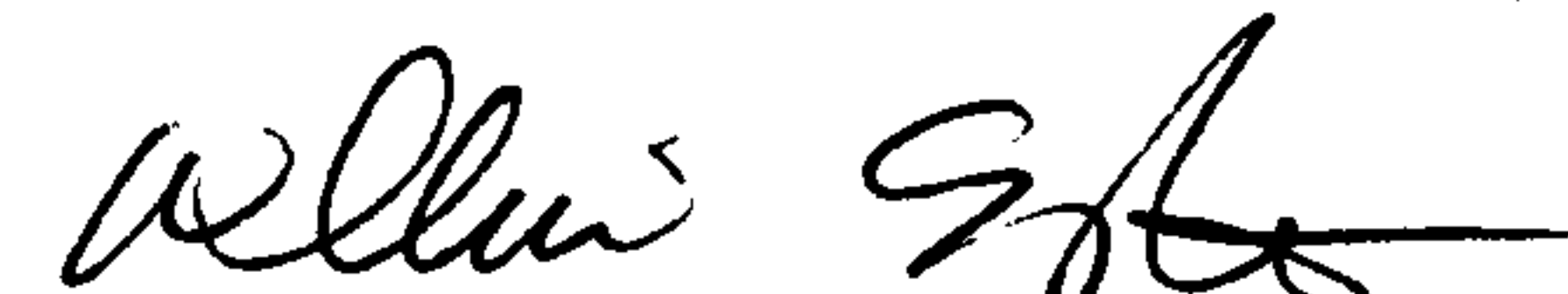
GRANTOR HAS HERETO set his/her hand and seal on May 19, 2023.


Phillip L. Harper

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Phillip L. Harper whose name 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 said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on May 19, 2023.


NOTARY PUBLIC

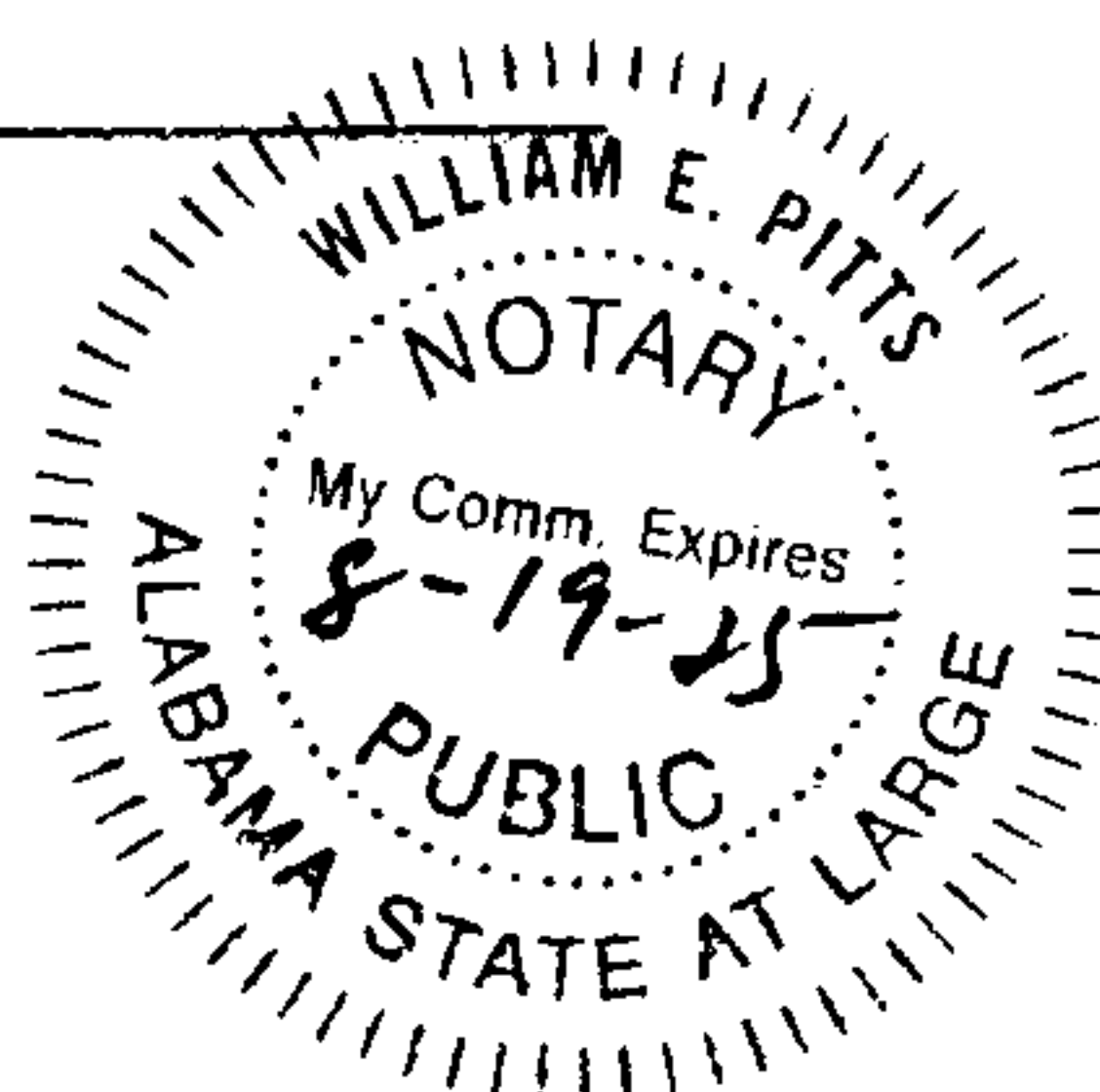


EXHIBIT A

The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

PARCEL 1

Beginning at the Northwest corner of the NW 1/4 of the NW 1/4 of Section 3, Township 22, Range 4 West, and running in an eastward direction 420 feet; thence in a southern direction 210 feet; thence in a westward direction 420 feet; thence in a northern direction. 210 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL 2

A portion of the Series One of Twin Creek Timber, LLC tract described in Instrument 20190226000060950, as recorded in the Office of Probate in Shelby County, Alabama, being in the SW 1/4 Section 34, Township 21 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a 3" capped pipe found at the Southwest Corner of Section 34, Township 21 South, Range 4 West; thence N 42°36'41" E a distance of 41.18 feet to a capped rebar set; thence N 58°37'46" E a distance of 443.18 feet to a capped rebar set; thence N 67°51'38" E a distance of 51.81 feet to a capped rebar set on the Southwest Right of Way of Shelby County Highway 10; thence along said Right of Way the following 3 calls S 48°44'26" E a distance of 63.61 feet; thence around a curve to the left having a radius of 1472.49 feet, an arc length of 248.86 feet, and subtended by a chord bearing and distance of S 53°34'56" E, 248.56 feet; thence S 58°25'26" E a distance of 144.32 feet to a capped rebar set; thence leaving said Right of Way S 88°54'35" W a distance of 405.20 feet to a 5/8" rebar; thence S 88°56'37" W a distance of 419.99 feet 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	<u>Phillip L. Harper</u>	Grantee's Name	<u>Daniel B. Edgecombe</u>
Mailing Address	<u>408 Dogwood Cove</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>7319 Hwy. 10</u> <u>Montevallo, AL 35115</u>
Property Address	<u>7319 Hwy. 10</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>May 19, 2023</u>
		Total Purchase Price	<u>\$ 147,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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
☒ 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 May 19, 2023

Print W Eric Pitts

Unattested

Sign [Signature]

(verified by)

(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
05/22/2023 11:33:02 AM
\$31.00 JOANN
20230522000150890

Allen S. Bayl