

Send tax notice to:
Westover LD, LLC
31 Dogwood Drive
Chelsea, AL 35043

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Thousand and no/100 Dollars (\$900,000.00) in hand paid to **CECILE G. ERWIN, AS TRUSTEE OF THE CECILE G. ERWIN LIVING TRUST DATED MARCH 5, 2020** (an undivided ½ interest) and **INEZ D. SMITH**, an unmarried woman (an undivided ½ interest) (“Grantors”) by **WESTOVER LD, LLC**, an Alabama limited liability company (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, that certain real estate (the “Property”) situated in Shelby County, Alabama, which is more particularly described on ***Exhibit A*** attached hereto.

All of the consideration was paid from a mortgage loan closed simultaneously herewith.

Cecile G. Erwin was the original Trustee of The Cecile G. Erwin Living Trust Dated March 5, 2020, which was the grantee in the Warranty Deed (the “Trust Deed”) from Cecile G. Erwin to The Cecile G. Erwin Living Trust Dated March 5, 2020 (the “Trust”) dated March 5, 2020, and recorded as Instrument No. 20200306000089640 in the Office of the Judge of Probate of Shelby County, Alabama. The Trust Deed was intended to name Cecile G. Erwin, as Trustee of The Cecile G. Erwin Living Trust Dated March 5, 2020, as grantee. Cecile G. Erwin does hereby certify that (i) she was the sole Trustee of the Trust at the time of the execution and delivery of the Trust Deed, (ii) there has been no other Trustee of the Trust since that time, (iii) there have been no amendments to the Trust, and (iv) she is the sole Trustee of the Trust at the time of the execution and delivery of this General Warranty Deed.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever; subject, however, to the matters set forth in ***Exhibit B*** attached hereto.

Grantors do for themselves and their heirs, successors, and assigns, covenant with Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that Grantors have a good right to sell and convey the same as aforesaid; and that Grantors will, and their heirs, successors, and assigns shall, warrant and defend the same to Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Cecile G. Erwin, as Trustee of The Cecile G. Erwin Living Trust Dated March 5, 2020, has hereunto set her hand and seal on the 8th day of June, 2023.

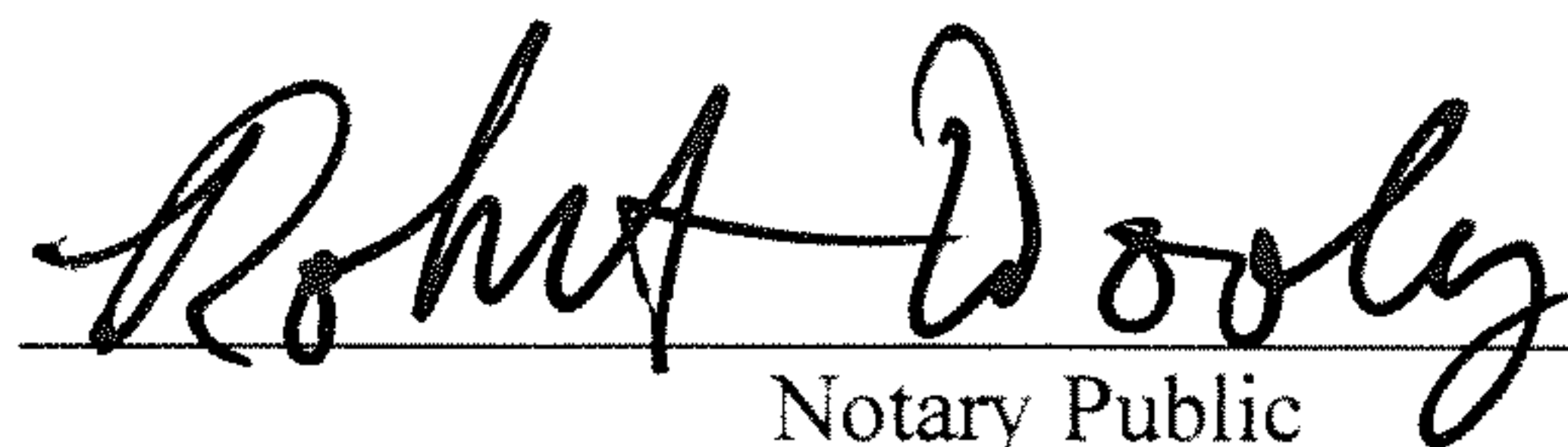


CECILE G. ERWIN, AS TRUSTEE OF
THE CECILE G. ERWIN LIVING TRUST
DATED MARCH 5, 2020

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Cecile G. Erwin, whose name as Trustee of The Cecile G. Erwin Living Trust Dated March 5, 2020, 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 instrument, she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal on the 8th day of June, 2023.



Notary Public

[NOTARIAL SEAL]

My commission expires: 1-25-2025

IN WITNESS WHEREOF, Grantor, Inez D. Smith, has hereunto set her hand and seal on the 12th day of June, 2023.

Inez D. Smith

INEZ D. SMITH

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Inez D. Smith, 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 instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 12th day of June, 2023.

Charles A. J. Beavers, Jr.
Notary Public

[NOTARIAL SEAL]

My commission expires: may 4, 2025

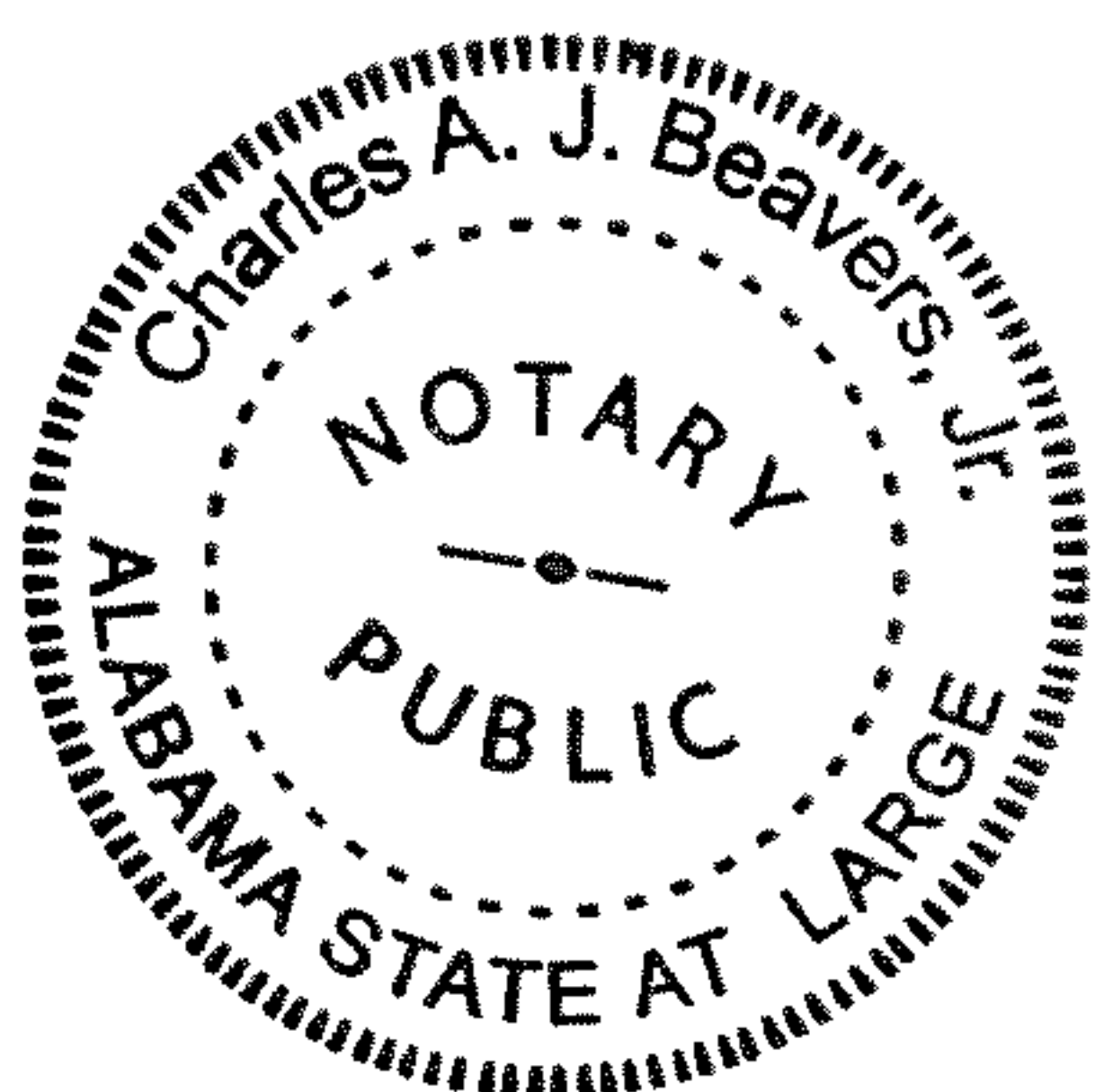


EXHIBIT A**The Property****Parcel I**

The SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 29, Township 19, Range 1 East.

Parcel II

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East, beginning at the SW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and run East along the South line of said forty acres 609 feet to the old Pumpkin Swamp Road, thence N 44 deg. 6' east in a Northeasterly direction along said road 104 feet, thence N 7 deg. 55' West 528 feet, thence South 89 deg. 25' West 213, thence North 44 deg. 35' West 134.2 feet, thence South 86 deg. 35' West 226.8 feet to the West line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section, thence South along the West line of said forty to the SW corner of said forty.

Parcel III

That part of the following described tract lying Northwest of the Pumpkin Swamp Road: Begin at the NW corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East, thence run east along the North line of said forty 1320 feet to the NE corner of said forty, thence south along the east line of said forty 990 feet, thence in a northwesterly direction in a straight line about 1654 feet to the NW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29, Township 19, Range 1 East.

Less and Except

Less and Except any property in the U.S. Highway 280 right of way; and less and except any portion of the aforementioned described property previously deeded to the State of Alabama and as shown on the right of way map of Project No. F-214(20) as recorded in the Office of the Judge of Shelby County, Alabama and conveyed in Real 284, Page 440 and Real 284, Page 443.

The above described Property is one and the same, and is also described, as follows:

A part of the Southeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama being more particularly described as follows:

Commence at a $\frac{1}{2}$ " slick iron in place being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 18' 18" East along the North boundary of said quarter-quarter section for a distance of 533.91 feet to a 1" open top pipe in place; thence proceed South 89° 23' 06" East along the North boundary of said quarter-quarter section for a distance of 217.99 feet to a $\frac{1}{2}$ " rebar in place; thence proceed South 89° 28' 05" East along the North boundary of said quarter-quarter section for a distance of 606.33 feet to a 1" open top pipe in place being the Northeast corner of said Southeast one-fourth of the Northwest one-fourth; thence proceed South 00° 37' 05" West along the East boundary of said quarter-quarter section for a distance of 704.16 feet to a $\frac{1}{2}$ " rebar in place; thence proceed North 84° 12' 47" East for a distance of 227.02 feet to a $\frac{1}{2}$ " rebar in place; thence proceed South 46° 48' 17" East for a distance of 134.03 feet to a $\frac{1}{2}$ " rebar in place; thence proceed South 86° 28' 23" East for a distance of 314.62 feet to a 1" yellow pipe in place; thence proceed South 12° 49' 37" East for a distance of 550.35 feet to a $\frac{1}{2}$ " rebar in place being a point on the Westerly right-of-way of Shelby County Highway 51; thence proceed South 39° 29' 48" West along the Westerly right-of-way of said Highway 51 for a distance of 190.35 feet to a concrete right-of-way monument in place; thence proceed South 54° 56' 56" West along the flare back of U. S. Highway 280 for a distance of

257.10 feet to a concrete right-of-way monument in place; thence proceed South $84^{\circ} 35' 02''$ West along the right-of-way of said U. S. Highway 280 for a distance of 52.18 feet; thence proceed North $53^{\circ} 38' 17''$ West for a distance of 430.49 feet to a 1" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth; thence proceed North $89^{\circ} 24' 32''$ West along the South boundary of said quarter-quarter section for a distance of 1318.01 feet to a 1" open top pipe in place being the Southwest corner of said quarter-quarter section; thence proceed North $03^{\circ} 48' 26''$ West along the West boundary of said quarter-quarter section for a distance of 695.41 feet to a 1" open top pipe in place; thence proceed North $01^{\circ} 21' 10''$ West along the West boundary of said quarter-quarter section for a distance of 240.01 feet to a $\frac{1}{2}$ " capped rebar in place; thence proceed North $01^{\circ} 21' 06''$ West along the West boundary of said quarter-quarter section for a distance of 440.35 feet to the point of beginning.

EXHIBIT B

Title Exceptions

1. 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 and gravel in, on and under the Property, if any.
2. Ad valorem taxes for the year 2023 and subsequent years.
3. Right-of-way granted to Alabama Power Company recorded in Volume 111, Page 401 and Volume 107, Page 551, if applicable.
4. Right-of-way granted to Shelby County recorded in Volume 213, Page 473, if applicable.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cecile G. Erwin, as Trustee of Grantee's Name Westover LD, LLC
 Mailing Address The Cecile G. Erwin Living Trust Mailing Address 31 Dogwood Drive
Dated March 5, 2020 Chelsea, AL 35043
744 Parker Drive
Gardendale, AL 35071 ***

Property Address _____ Date of Sale June 8, 2023
54.24 Acres at Highway 51 Total Purchase Price \$ 900,000.00
Westover, AL

*** Inez D. Smith _____ or
 53 Forest Ridge Circle Actual Value \$ _____
 Chelsea, AL 35043 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 ☐ 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 June 8, 2023

Cecile G. Erwin, as Trustee of The Cecile G. Erwin
 Print Living Trust Dated March 5, 2020, and Inez D. Smith

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



Inez D. Smith
 Filed and Recorded
 Official Public Records

Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL
 06/12/2023 02:38:16 PM
 \$42.00 CHARITY
 20230612000176400

Alvin S. Bayl

Form RT-1