

This Instrument Prepared By:  
Hannah M. Cassady, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

Send tax notice to:  
J. A. Brown Company, LLC  
c/o Dale B. Stone, Manager  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**TRUSTEE'S DEED**

STATE OF ALABAMA       )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY       )

That in consideration of the terms of the GST Exempt Family Trust fbo J. Allen Brown, III under the Jadie A. Brown, Jr. Management Trust dated July 13, 2010, the undersigned Grantor, Dale B. Stone, in his capacity as successor Trustee of said Trust (the "Grantor"), with the general authority to execute conveyances conferred upon the Trustee, does grant, bargain, sell and convey unto J. A. Brown Company, LLC, an Alabama limited liability company (the "Grantee"), all of the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Southwest quarter of Southeast Quarter of Section 21, Township 22 South, Range 3 West described as follows: To establish a point of beginning of said parcel of land, extend the South boundary line of Lot No. 20 of Block 6 of Arden Subdivision, in the City of Montevallo, Alabama, as per Map recorded in Map Book 3 at page 64 in the Office of Judge of Probate, Shelby County, Alabama, Westerly to its intersection with the center line of a ditch or creek which is the Southwest boundary line of said Lot No. 20. The point of intersection being the point of beginning. Thence run North 84 degrees 58 minutes East 15 feet more or less to an iron pin on the South boundary line of said Lot No. 20; thence continue in the same direction and along the South boundary line of said Lot No. 20 to an iron pin at the Southwest corner of Lot No. 19, a distance of

169.0 feet; thence continue in the same direction and along the South boundary line of said Lot No. 19 a distance of 175.0 feet to the Southeast corner of Lot No. 19 (the last distance of 175.0 feet being a corrected measurement); thence at an angle 90 degrees 00 minutes to the right a distance of 65.0 feet; thence at an angle 45 degrees 29 minutes to the left a distance 359.9 feet to an iron pin on the West bank of Shoal Creek; thence continue in the same direction a distance of 22.0 feet more or less to the center line of Shoal Creek; thence along the center line of said Creek in a southerly direction and then Southwesterly direction to its intersection with the center line of a ditch or creek mentioned above; thence Northerly along the center line of said ditch or creek to the point of beginning. Containing 14.99 acres, more or less.

SOURCE OF TITLE: Instrument No.: 20160114000013800

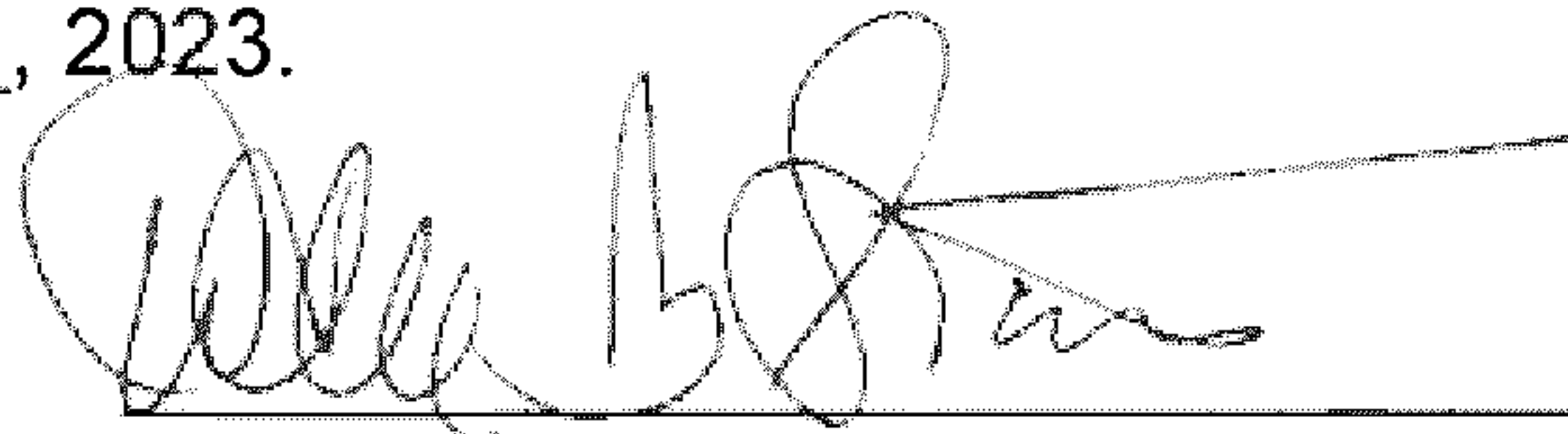
This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).
3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD, the above granted property together with the tenements, hereditaments, and appurtenances thereto belonging in any way whatsoever unto said Grantee, its successors and assigns forever.

This instrument is executed by the Grantor solely in his representative capacity named herein, and neither this instrument nor anything contained herein shall be construed as creating any indebtedness or obligation on the part of the Grantor in his individual capacity, and the liability of the Grantor is expressly limited to his representative capacity named herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on  
June 26, 2023.


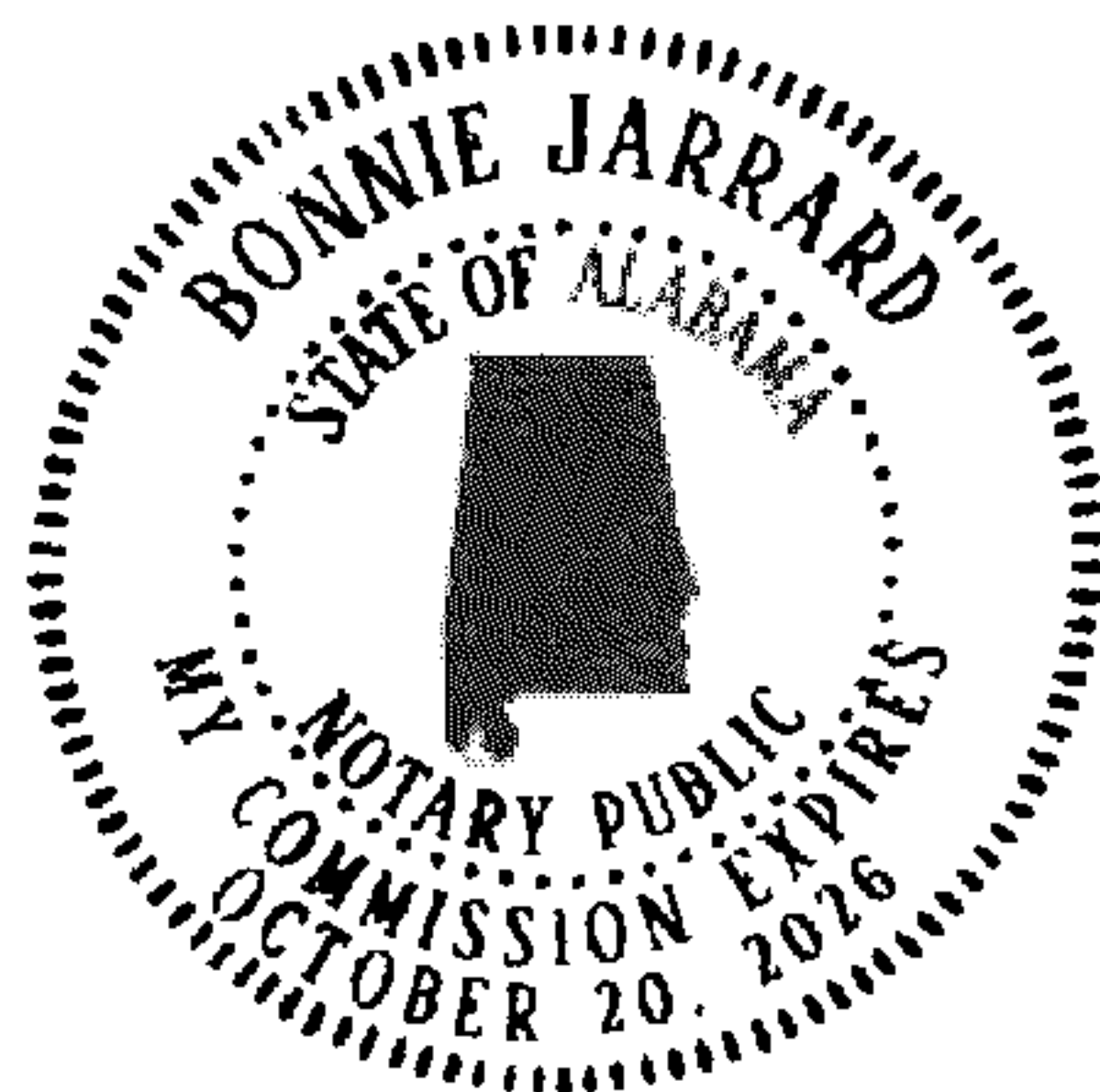


Dale B. Stone, Trustee of the GST Exempt  
Family Trust fbo J. Allen Brown, III under the  
Jadie A. Brown, Jr. Management Trust dated  
July 13, 2010

I, the undersigned authority, a Notary Public in and for the State of Alabama at  
Large, hereby certify that Dale B. Stone, whose name as Trustee 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, he, in his capacity as Trustee and with full  
authority, executed the same voluntarily on the day the same bears date.

Given under my hand on June 26, 2023.

(NOTARY SEAL)



Notary Public

Bonnie A. Jarrard  
Printed Name

My Commission Expires: 10/20/2026



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

**Grantor's Name** Dale B. Stone, Trustee  
**Mailing Address** 1130 22nd Street South, Suite 4000  
 Birmingham, AL 35205

**Grantee's Name** Dale B. Stone, Manager of the J.A. Brown Co., LLC  
**Mailing Address** 1130 22nd Street South, Suite 4000  
 Birmingham, AL 35205  
 110 James H Jones Drive

**Property Address** 110 James H Jones Drive  
 Montevallo, AL 35115

**Date of Sale** 6/26/2023

**Total Purchase Price \$** \_\_\_\_\_

or

**Actual Value** \$ \_\_\_\_\_

or

**Assessor's Market Value \$** \$299,440.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/28/2023 01:58:23 PM  
 \$332.50 PAYGE  
 20230628000192530

*Alex S. Byrd*

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  
☐ Closing Statement

☐ Appraisal  
☒ Other Assessor's Market Value

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** 6/26/2023

**Print** Dale B Stone as Trustee of GST Exempt Family Trust

**Sign** Dale B Stone as Trustee Fbo J. Allen Brown II under  
Jade A. Brown Jr Management Trust  
 (Grantor/Grantee/Owner/Agent) circle one

**Unattested**

(verified by)

Print Form

**Form RT-1**