

Upon recording return this instrument to:

Justin Laddie and Amanda L. Laddie  
75 Big Pine Drive  
Helena, Alabama 35080

RECORDING USE ONLY:

Mail tax notice to:

Justin Laddie and Amanda L. Laddie  
75 Big Pine Drive  
Helena, Alabama 35080

This instrument was prepared by:

Michael M. Partain, Esq.  
2233 2<sup>nd</sup> Avenue North  
Birmingham, Alabama 35203

The following information is offered in lieu of submitting  
an RT-1 Real Estate Sales Validation Form pursuant to  
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing  
Address:**

Timothy Russell Taylor  
52 Red Oak Road  
Helena, Alabama 35080

**Grantee's Name and Mailing  
Address:**

Justin Laddie and Amanda L. Laddie  
75 Big Pine Drive  
Helena, Alabama 35080

**Property Address:**

75 Big Pine Drive  
Helena, Alabama 35080

**Date of Sale:**

August 17, 2023

**Purchase Price:**

\$224,900.00

*Note: A portion of the Purchase  
Price was paid by a loan in the  
amount of \$179,920.00 secured by a  
mortgage recorded simultaneously  
herewith.*

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Timothy Russell Taylor**, a married adult person (hereinafter referred to as the "Grantor"), in hand paid by **Justin Laddie and Amanda L. Laddie**, adult persons (hereinafter referred to as the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every

contingent remainder and right of reversion, a parcel of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

The Property does not constitute the homestead of the Grantor nor the homestead of any spouse of the Grantor.

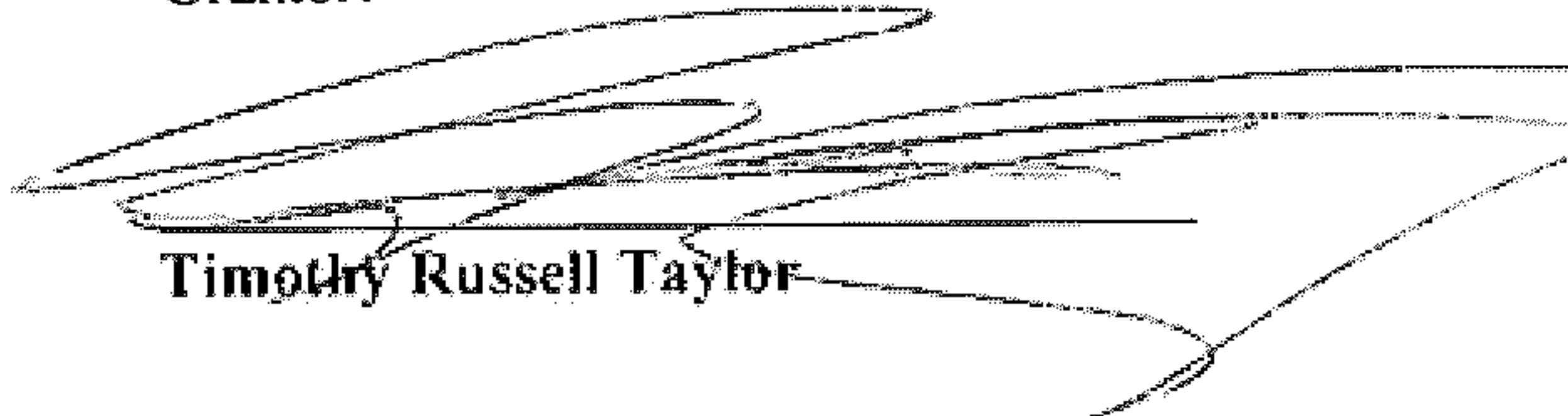
TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein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

**TO HAVE AND TO HOLD** to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its heirs and assigns covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's heirs and assigns shall warrant and defend the Property to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 17<sup>th</sup> day of August, 2023.

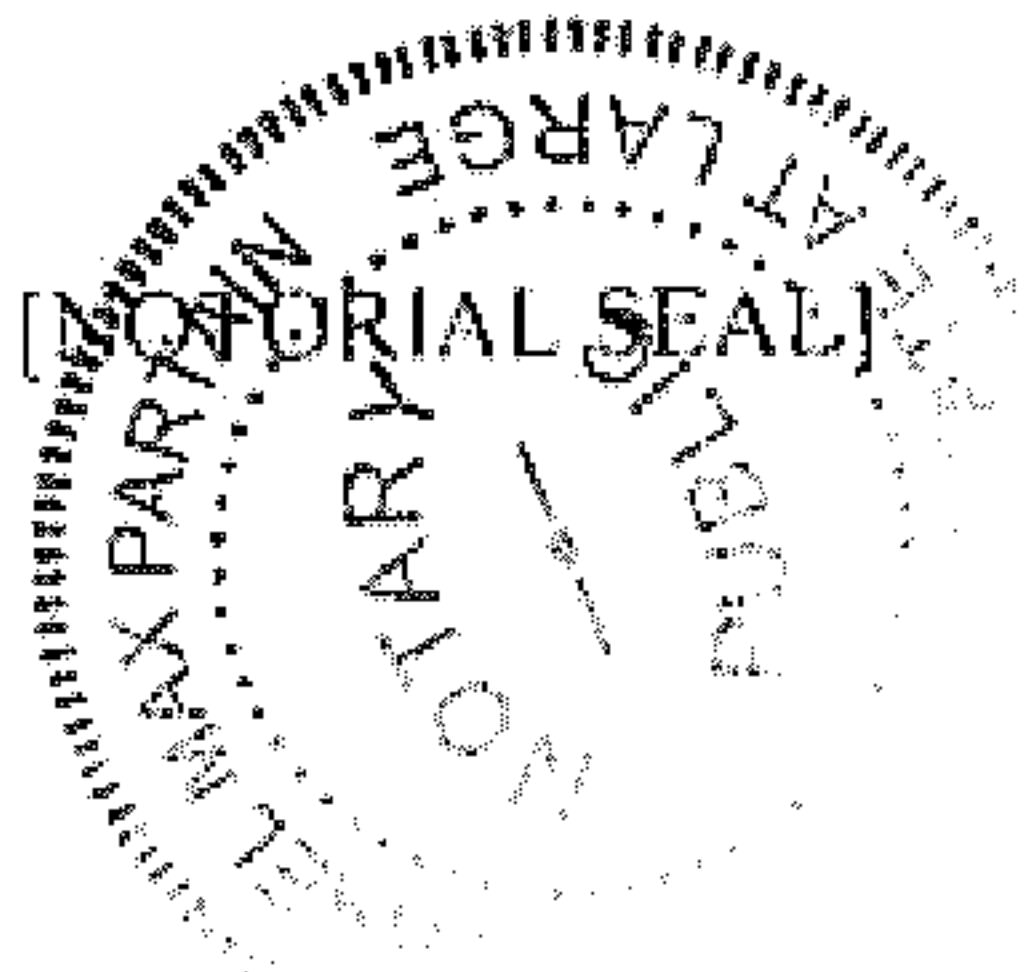
Grantor:

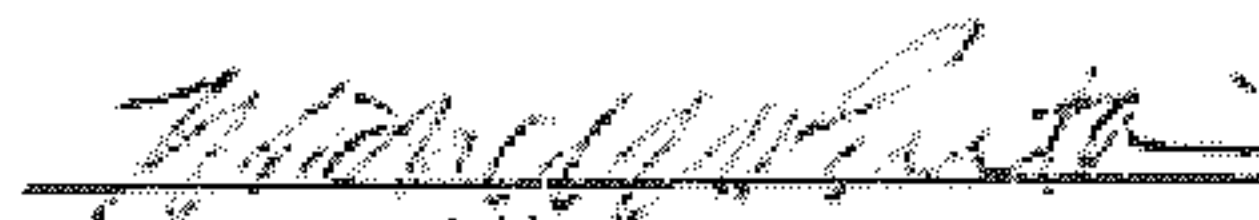
  
Timothy Russell Taylor

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for the State and County certify that **Timothy Russell Taylor**, an adult person, 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 said instrument he executed the same voluntarily on the day and year the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of August, 2023.



  
Notary Public  
My commission expires: 1-20-25

**EXHIBIT A**

**Legal Description of the Property**

Lot 2 according to the Taylor Family Subdivision at Parkview as recorded in Map Book 54, Page 81, in the Probate Office of Shelby County, Alabama.

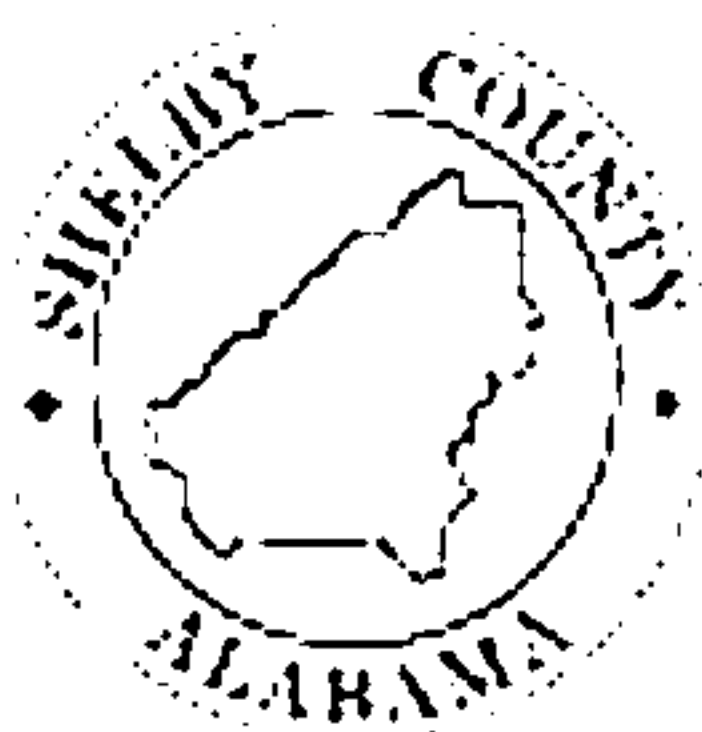
## EXHIBIT B

### Permitted Exceptions

1. Taxes due in the year of 2023, a lien, but not yet payable, until October 1, 2023, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting 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. Building lines, terms, conditions, provisions and easements as shown on that certain Plat Map recorded in Map Book 54, Page 81, in the Probate Office of Shelby County, Alabama.
5. Right of way in favor of Shelby County Alabama recorded in Book 221, Page 410, Book 261, Page 725, and Book 262, Page 351, in said Probate Office.
6. 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 2004032000148580 and #20040609000311270 and further restricted by agreement recorded in Instrument 20161101000399740 in said Probate Office.
7. Agreement to Grant Easements from United States Steel Corporation to RGGS Land & Minerals, LTD., L.P. dated February 26, 2004, recorded in Instrument #20121205000464910 in said Probate Office.
8. Special Warranty Deed to Minerals from United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P., recorded as #20040323000148560 and #20040323000148570 and further restricted by agreement recorded in Instrument #20161101000399740 in said Probate Office.
9. Subject to an Assignment and Assumption Agreement by and between United States Steel Corporation and Valley Creek Land & Timber, LLC concerning RGGS Land and Minerals, Ltd., L.P., a Delaware limited liability partnership recorded in Instrument 201410150000328270 in said Probate Office.
10. Subject to any public utilities lying within the boundaries of the Property.
11. Subject to the terms, conditions, limitations, rights, privileges, and immunities as set forth in that certain deed recorded in Instrument 20140908000281070 in said Probate Office.
12. Subject to a right of way to Shelby County Alabama and quitclaim of old roadway as set forth in Instrument B13966 and as Deed Book 262, Page 351, in said Probate Office.
13. Subject to Coal Seam Gas Lease by and between United States Steel Corporation and GeoMet, Inc.

dated April 9, 2002 as set forth in C&A 8009 and Memorandum of Second Amendment to Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. dated August 14, 2003 and recorded in Instrument #20031010000683160 and Notice of Extension of Coal Seam Gas Lease between GeoMet and United States Steel Corporation dated April 4th, 2013 and recorded in Instrument#20130410000147990 Ratification of Coal Seam Gas Lease between United States Steel Corporation and GeoMet, Inc. dated October 21, 2013 and recorded in Instrument #20131105000436370 in said Probate Office.

14. Subject to a 60 foot ingress and egress, drainage and utility easement as shown in Map Book 51, Page 84, in said Probate Office.
15. Subject to a Declaration of Protective Covenants for Parkview Farms, a Residential Subdivision as recorded in Instrument No. 20200929000438540 and First Amendment of Declaration of Protective Covenants for a Residential Subdivision as recorded in Instrument No.20210827000418120 and Amended and Restated First Amendment of Declaration of Protective Covenants for Parkview Farms, a Residential Subdivision as recorded in Instrument 20220411000148170 in said Probate Office.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL<sup>5</sup>**  
**08/18/2023 10:49:53 AM**  
**\$259.00 BRITTANI**  
**20230818000249140**

*Allen S. Bayl*