



20230828000259700 1/3 \$588.00
Shelby Cnty Judge of Probate, AL
08/28/2023 03:17:18 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney
Attorney at Law
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Christopher D. Dickinson as Trustee of the
Christopher D. Dickinson Lifetime Trust Agreement
Dated 9-28-07
740 Salser Lane
Columbiana, AL 35051

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Five Hundred Sixty Thousand and No/100 (\$560,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Deep South Partners, LLC, a Florida limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Christopher D. Dickinson as Trustee of the Christopher D. Dickinson Lifetime Trust Agreement Dated 09-28-07** hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Begin at the NW corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West, thence run Southerly along the West boundary line of said 1/4-1/4 section for 280.0 feet; thence turn 91 degrees 27 minutes to the left and run Easterly 980.0 feet; thence turn 88 degrees 33 minutes to the left and run Northerly 400 feet; thence turn 91 degrees 27 minutes to the left and run Westerly 980.0 feet, more or less, to a point on the West boundary line of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West; thence run Southerly along the West boundary line of last said 1/4-1/4 section 120.0 feet to the Point of Beginning.

This land being part of the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West.

LESS AND EXCEPT that part of said property lying West of Shelby County Road #447. Situated in Shelby County, Alabama..

Subject To:

Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.

Existing covenants and restrictions, easements, building lines and limitations of record.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

Shelby County, AL 08/28/2023
State of Alabama
Deed Tax: \$560.00



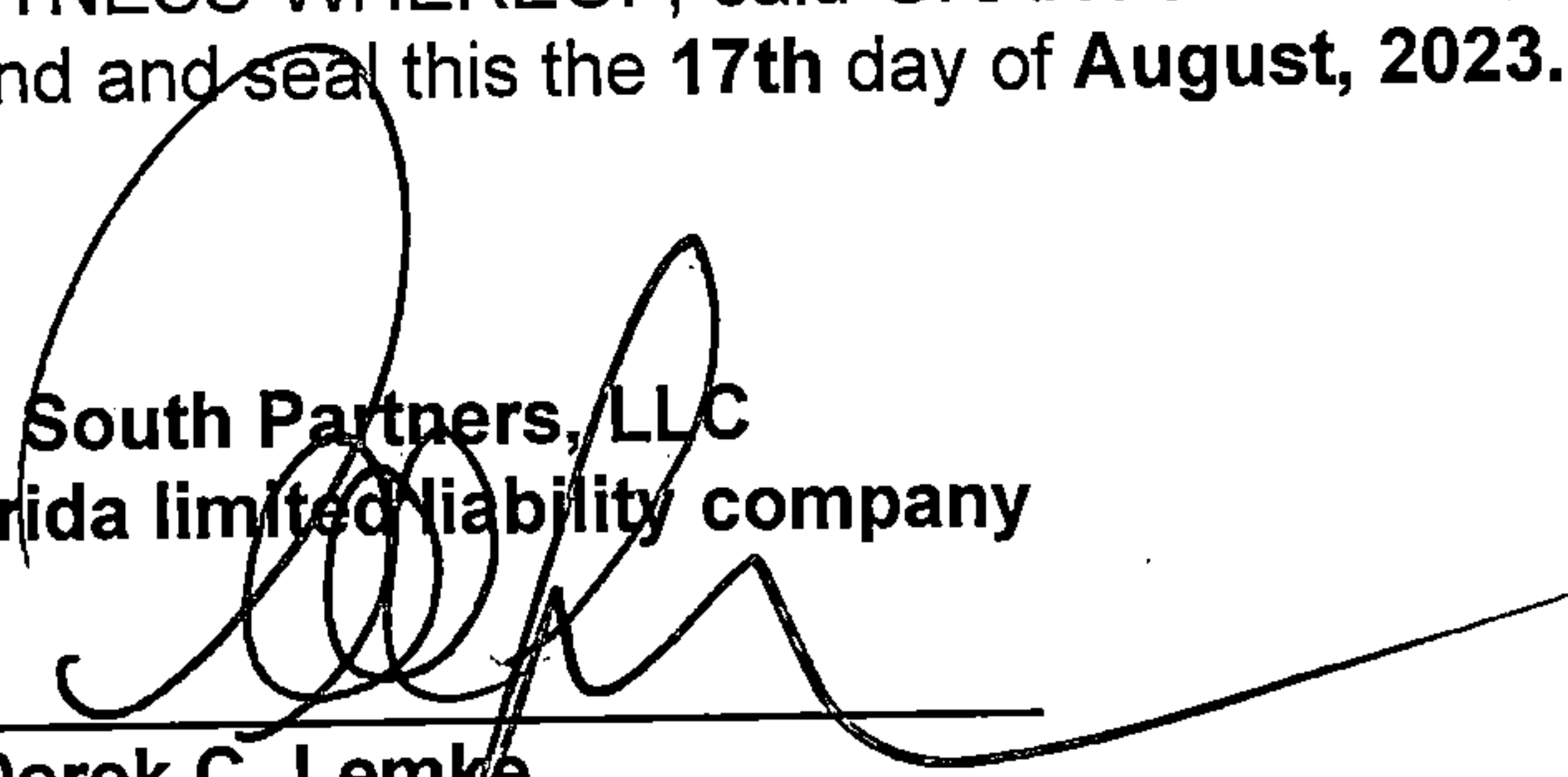
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TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns covenants with GRANTEE, and with GRANTEE'S his heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S his heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **17th** day of **August, 2023**.

Deep South Partners, LLC
a Florida limited liability company

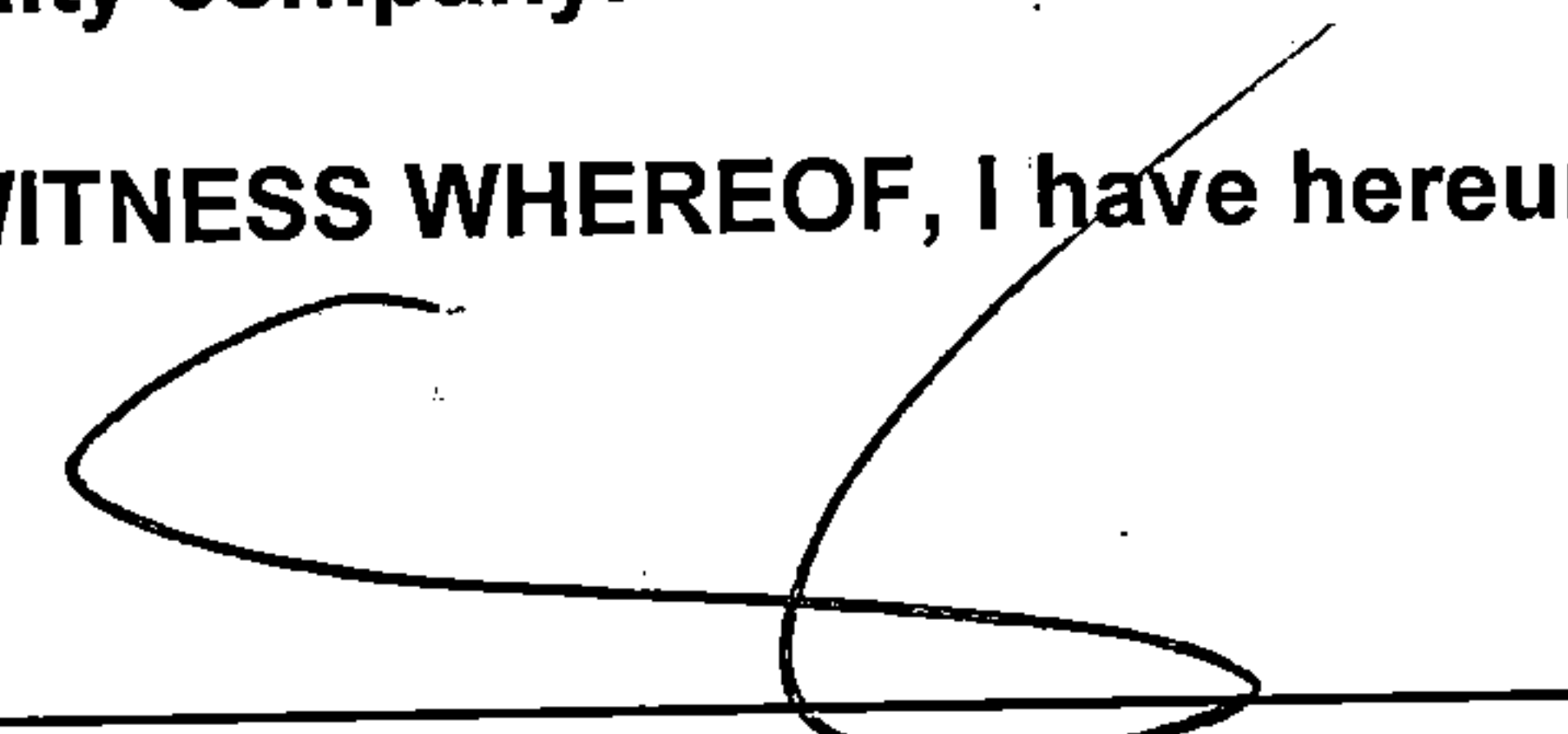

By: Derek C. Lemke
Its: Managing and Sole Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Derek C. Lemke, whose name as Managing and Sole Member, LLC, a Florida limited liability company 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, he as such Managing and Sole Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of August, 2023.


NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Grantor's Name Deep South Partners, LLC

Grantee's Name

Christopher D. Dickinson as Trustee
of the Christopher D. Dickinson
Lifetime Trust Agreement Dated
9-28-07

Mailing Address 270 Doug Baker Blvd, Ste 253
Birmingham, AL 35242

Mailing Address 740 Salser Lane
Columbiana, AL 35051

Property Address 740 Salser Lane
Columbiana, AL 35051

Date of Sale August 17, 2023

Total Purchase Price \$ 560,000.00

or

Actual Value \$

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal/ Assessor's Appraised Value

☐ Other - property tax redemption

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 _____

Deep South Partners, LLC

Print Derek C. Lemke Managing and Sole Member

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)