

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-23-29369

Send Tax Notice To: Brian Thomas Properties, LLC  
175 Baron Drive  
Chelsea, AL 35043

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eight Hundred Thousand Dollars and No Cents (\$800,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Westover Land Company, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Brian Thomas Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$680,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.  
Property being sold "AS IS, WHERE IS"  
TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Sole Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 15<sup>th</sup> day of Sept, 2023.

WESTOVER LAND COMPANY, LLC

[Signature]  
William Dennis Schilling  
Sole Member

State of Alabama

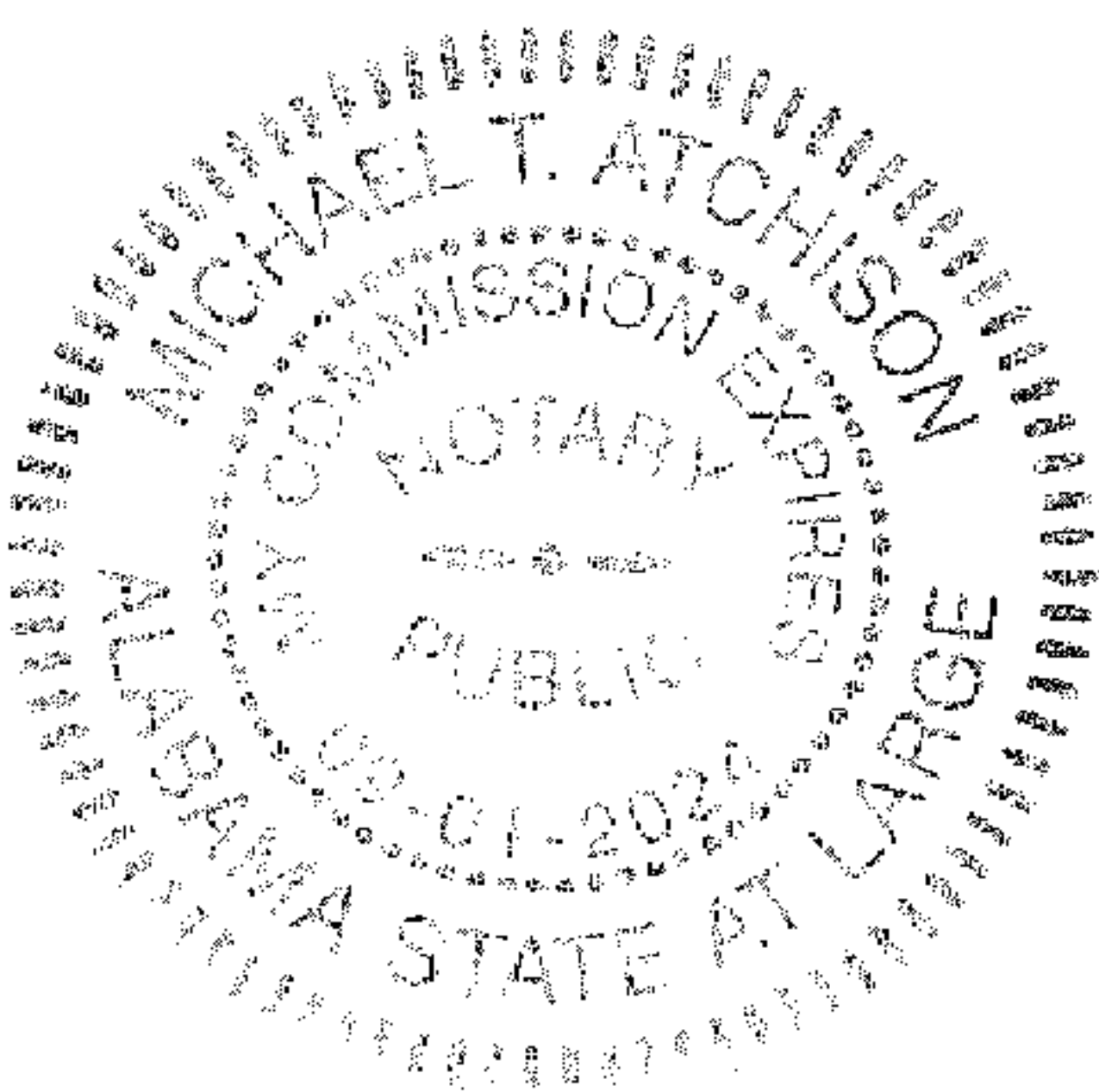
County of Shelby

I, Michael T. Atchison a Notary Public in and for said County in said State, hereby certify that William Dennis Schilling as Sole Member of Westover Land Company, LLC, an Alabama Limited Liability Company 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of September, 2023.

[Signature]  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Begin at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in a Southerly direction along the East line of said 1/4-1/4 Section a distance of 1342.80 feet to the Southeast corner of said 1/4-1/4 Section; thence turn an interior angle of 179 degrees 50 minutes 10 seconds and run to the right in a Southerly direction along the East line of the Southeast 1/4 of the Northwest 1/4 of said Section a distance of 1015.58 feet to a point on the North right of way line of U.S. Highway 280; thence turn an interior angle of 83 degrees 19 minutes 00 seconds to the tangent of a curve running to the left in Westerly direction and along said right of way line, having a central angle of 8 degrees 12 minutes 00 seconds, a radius of 2537.34 feet, an arc distance of 363.14 feet, a distance of 363.14 feet to a point; thence turn an interior angle of 98 degrees 32 minutes 30 seconds to the tangent of the last described curve and run to the right in a Northwesterly direction a distance of 430.91 feet to a point; thence turn an interior angle of 170 degrees 07 minutes 00 seconds and run to the right in a Northwesterly direction a distance of 574.15 feet to a point on the South line of the Northeast 1/4 of the Northwest 1/4 of said Section; thence turn an interior angle of 269 degrees 55 minutes 50 seconds and run to the left in a Westerly direction along the South line of said 1/4-1/4 Section a distance of 668.98 feet to a point; thence turn an interior angle of 89 degrees 52 minutes 20 seconds and run to the right in a Northerly direction a distance of 449.00 feet to a point; thence turn an interior angle of 270 degrees 00 minutes 00 seconds and run to the left in a Westerly direction a distance of 210 feet to a point on the West line of said 1/4-1/4 Section; thence turn an interior angle of 90 degrees 00 minutes 00 seconds and run to the right in a Northerly direction along said West line a distance of 880.75 feet to the Northwest corner of said 1/4-1/4 Section; thence turn an interior angle of 184 degrees 35 minutes 20 seconds and run to the left in a Northwesterly direction a distance of 411.71 feet to the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 19 South, Range 1 East; thence turn an interior angle of 82 degrees 19 minutes 30 seconds and run to the right in an Easterly direction a distance of 1303.21 feet to the Northeast corner of said 1/4-1/4 Section; thence turn an interior angle of 98 degrees 30 minutes 20 seconds and run to the right in a Southeasterly direction a distance of 1327.47 feet to the point of beginning of herein described parcel.

**Parcel 2:**

Part of the NE 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 East, more particularly described as follows: Begin at the Southwest corner of said 1/4-1/4 Section and run North along the West line thereof 449.47 feet; thence turn an angle to the right of 90 degrees and run East 210 feet; thence turn an angle to the right of 90 degrees and run South 449 feet to the South line of said 1/4-1/4 Section; thence turn an angle to the right of 89 degrees 52 minutes 20 seconds and run West along the 1/4-1/4 Section line 210 feet to the point of beginning. Situated in Shelby County, Alabama.

**Parcel 3:**

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 210.00 feet to the point of beginning; thence continue in the same Easterly direction a distance of 334.14 feet to a point; thence turn an interior angle of 89 degrees 41 minutes 30 seconds and run to the right and in a Southerly direction a distance of 569.92 feet to a point; thence turn an interior angle of 99 degrees 45 minutes 50 seconds and run to the right and in a Southwesterly direction a distance of 337.02 feet to a point; thence turn an interior angle of 80 degrees 25 minutes 10 seconds and run to the right and in a Northerly direction a distance of 625.28 feet, more or less, to the point of beginning of the herein described parcel.

**Parcel 4:**

Commence at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 544.14 feet to the point of beginning of the herein described parcel; thence continue in an Easterly direction and along the North line of said 1/4-1/4 Section a distance of 334.14 feet to a point; thence turn an interior angle of 90 degrees 08 minutes 40 seconds and run to the right in a Southerly direction a distance of 571.03 feet to a point; thence turn an interior angle of 89 degrees 40 minutes 00 seconds and run to the right and in a Westerly direction a distance of 338.64 feet to a point; thence turn an interior angle of 89 degrees 52 minutes 50 seconds and run to the right in a Northerly direction a distance of 569.92 feet, more or less, to the point of beginning of the herein described parcel.

**Parcel 5:**

A parcel of land being situated in the SE 1/4 of the NW 1/4, Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of the SE 1/4 of the NW 1/4 of Section 24, Township 19 South, Range 1 East; thence run South along the East boundary line of said 1/4-1/4 Section for 653.3 feet; thence turn 90 degrees 00 minutes right and run West for 436.6 feet to the point of beginning; thence turn 99 degrees 48 minutes left and run 276.71 feet to an iron; thence turn an interior angle of 179 degrees 06 minutes 22 seconds left and run 126.39 feet to the Northern right of way line of Shelby County Highway No. 38; thence turn an interior angle of 87 degrees 10 minutes 37 seconds left to the chord of a curve with a radius of 2537.34 feet, delta of 07 degrees 18 minutes 38 seconds and run Westerly along Northerly boundary of said road for 323.53 feet to a right of way monument; thence turn an interior angle of 182 degrees 32 minutes 42 seconds left and run Westerly along Northerly right of way line of said road for 4.07 feet; thence turn an interior angle of 92 degrees 48 minutes 07 seconds left and run 146.25 feet to an iron; thence turn an interior angle of 180 degrees 12 minutes 46 seconds left and run 46.12 feet to an iron; thence turn an interior angle of 176 degrees 57 minutes 03 seconds left and run 248.09 feet to an iron; thence turn an interior angle of 81 degrees 10 minutes 24 seconds left and run 334.72 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>Westover Land Company, LLC</u>	Grantee's Name	<u>Brian Thomas Properties, LLC</u>
Mailing Address	<u>P.O. Box 55147</u> <u>Birmingham, AL 35255-5147</u>	Mailing Address	<u>175 Baron Drive</u> <u>Chelsea, AL 35043</u>
Property Address	<u>Old Highway 280</u> <u>Westover, AL 35147</u>	Date of Sale	<u>September 15, 2023</u>
		Total Purchase Price	<u>\$800,000.00</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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>xx</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 of 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).

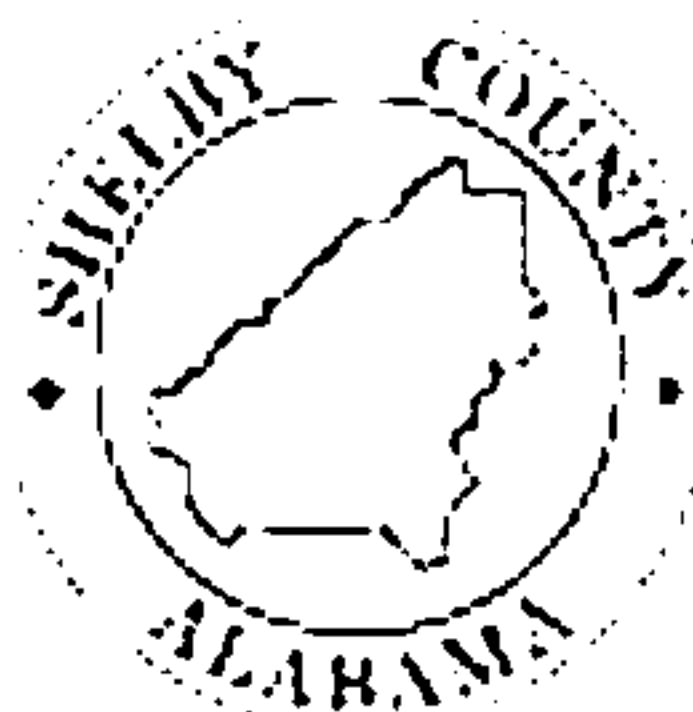
Date September 14, 2023

Print Westover Land Company, LLC

     Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/25/2023 01:56:23 PM**  
**\$148.00 JOANN**  
**20230925000286950**

Form RT-1

Allen S. Bayl