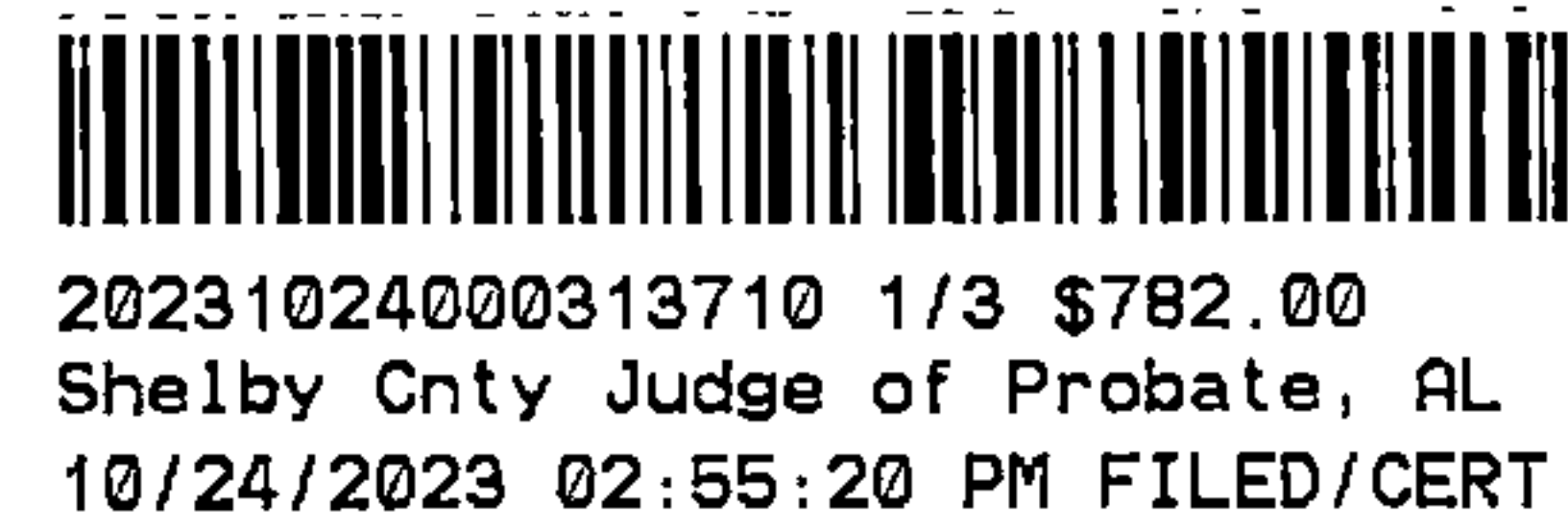


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jim R. Sanders
P.O. Box 346
Calera, AL 35040



WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVEN HUNDRED FIFTY THREE THOUSAND SIX HUNDRED SEVENTY DOLLARS AND ZERO CENTS (\$753,670.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***BFS Property, LLC., an Alabama Limited Liability Company*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Jim R. Sanders*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT “A” FOR LEGAL DESCRIPTION

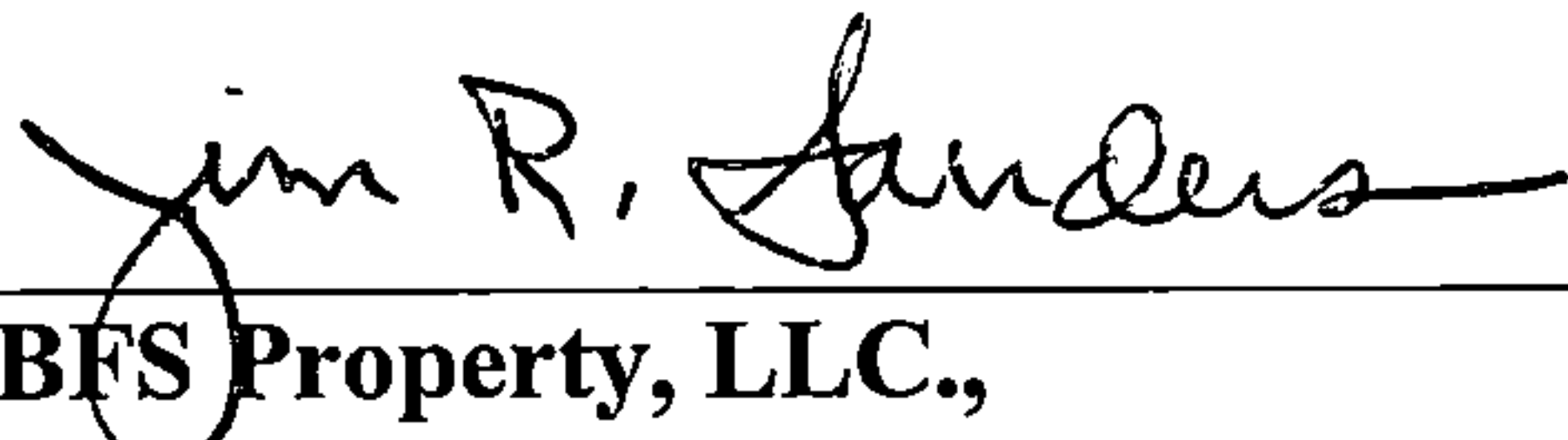
SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24th day of October 2023.

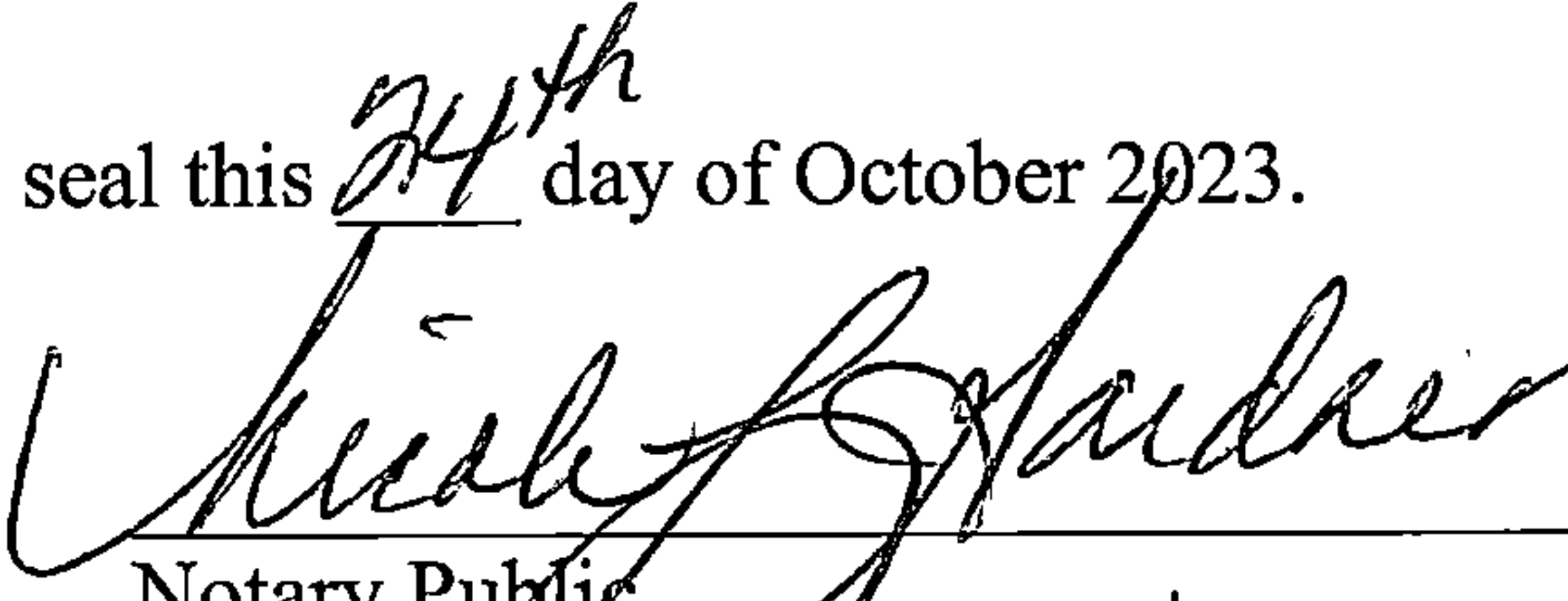


BFS Property, LLC.,
an Alabama Limited Liability Company
Sole Member: Jim R. Sanders

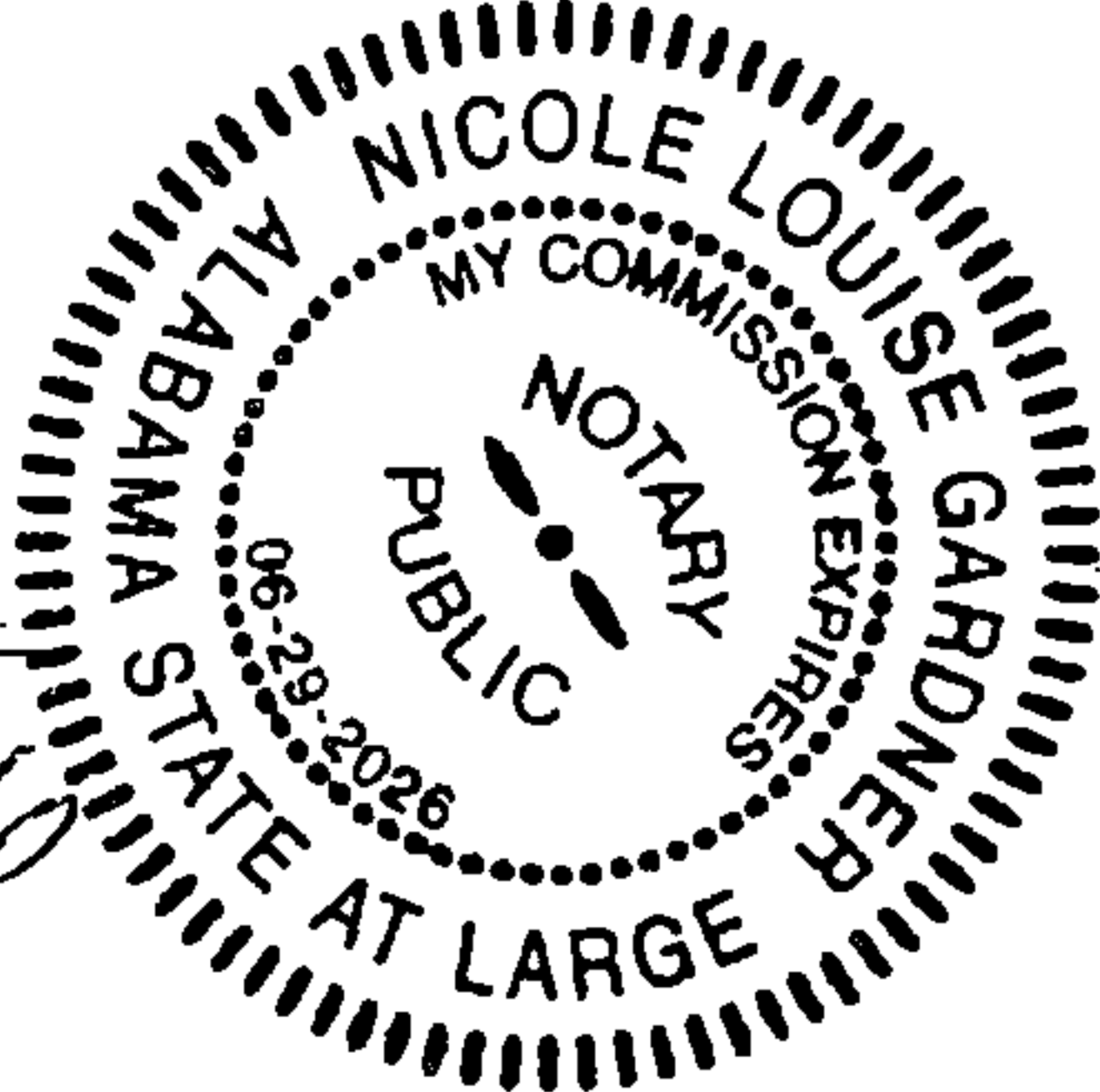
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***BFS Property, LLC., an Alabama Limited Liability Company, Jim R. Sanders as Sole Member*** whose name 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October 2023.



Notary Public
My Commission Expires 10-28-26



Parcel 1

All of the part of the SE1/4 of the SW1/4 of the NE1/4 of Section 17, Township 22 South, Range 2 West, that lies North of the public road, more particularly described by metes and bounds as follows: Beginning at the NE corner of the SE1/4 of the SW1/4 of the NE1/4 of Section 17, Township 22 South, Range 2 West Shelby County, Alabama and run thence Southerly along the East line of said 1/4-1/4-1/4 a distance of 408.21 feet to a point on the Northerly right of way line of paved public road thence turn a deflection angle of 130 degrees 09 minutes 08 seconds to the right and run North westerly along said right of way line a distance of 607.53 feet to a point on the North line of said 1/4-1/4-1/4 thence turn a deflection angle of 137 degrees 49 minutes 03 seconds to the right and run easterly along the said north line of said 1/4-1/4-1/4 section a distance of 464.64 feet to the point of beginning containing 2.18 acres and subject to any and all easements, agreements, rights of ways, and restrictions and/or limitation of Probated Records or applicable law according to my survey of December 11, 1990, Joseph E. Conn, Jr.

Parcel 2

Sold to the City of Calera 4-14-2004

Parcel 3

Beginning at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 17, Township 22 South, Range 2 West and run thence South 00 deg. 29 min. 11 sec. East along the West line of said quarter-quarter section a distance of 662.46 feet to a steel rebar corner set on an existing fence line; thence run South 00 deg. 29 min. 11 sec. East a distance of 124.00 feet to a set rebar corner; thence run North 87 deg. 47 min. 10 sec. East a distance of 79.00 feet to a set rebar corner on a fence line; thence run North 00 deg. 29 min. 12 sec. West along said fence line a distance of 124.09 feet to a set rebar corner; thence run North 87 deg. 43 min. 05 sec. East a distance of 131.00 feet to a set rebar corner; thence run North 00 deg. 29 min. 09 sec. West a distance of 652.21 feet to a set rebar corner on the North line of said quarter-quarter section; thence run South 87 deg. 47 min. 10 sec. West along said North line of said quarter-quarter section a distance of 210.00 feet to the point of beginning.

Parcel 4

Beginning at the southeast corner of the southeast quarter of the northwest quarter of Section 17, Township 22 south, Range 2 west, Shelby County, Alabama and run thence South 89 degrees 28 minutes 21 seconds West along the south line of said quarter-quarter section a distance of 1,038.60 feet to a point on the southeasterly line of the Alabama Power Company right of way, Thence run North 50 degrees 54 minutes 50 seconds East along said line of said Alabama Power Company right of way a distance of 574.25 feet to a point, Thence run No 00 degrees 48 minutes 49 seconds East a distance of 971.16 feet to a point on the north line of said subject quarter-quarter section, Thence run North 89 degrees 16 minutes 29 seconds East along said north line of said quarter-quarter section a distance of 600.00 feet to the northeast corner of subject quarter-quarter section, Thence run South 00 degrees 48 minutes 49 seconds West along the east line of same said quarter-quarter section a distance of 1,329.71 feet to the point of beginning, containing 20.0 acres less and except that part of said Alabama Power Company right of way that lies within the property. Said property is subject to all agreements, easement, restrictions and/or limitation of probated record or applicable law.

Parcel 5

The North 1/2 of SW 1/4 of NE 1/4 of Section 17, Township 22, Range 2 West, containing 20 acres more or less and subject to existing easements and roadway.
Subject to easements and restrictions of records and ad valorem taxes for the current and subsequent years.
This real estate herein being transferred is unimproved property.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jim R Sanders
Mailing Address BFS Property LLC
P.O. Box 346
Calera, AL 35040

Grantee's Name Jim R. Sanders
Mailing Address P.O. Box 346
Calera, AL 35040

Property Address Land
End of 2nd Ave
Calera, AL 35040

Date of Sale 10-24-23

Total Purchase Price \$ 753,670.00

or

Actual Value \$

or

Assessor's Market Value \$ 753,670.00



20231024000313710 3/3 \$782.00
Shelby Cnty Judge of Probate, AL
10/24/2023 02:55:20 PM FILED/CERT

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 tax 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 10-24-23

Print Jim R. Sanders

Sign Jim R. Sanders
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)