

This instrument prepared by:
Gregory D. Harrelson, Attorney
The Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice to:
SBE Properties, LLC
1362 Hwy 69
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifty Thousand & 00/100 dollars (\$50,000.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Douglas Dickinson and Barbara Dickinson, husband and wife, and Campbell Partners, LLC, an Alabama limited liability company, (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto SBE Properties, LLC, an Alabama limited liability company, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" Legal Description

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.


TO HAVE AND TO HOLD to the said Grantee, its successors and assigns, forever.

And the Grantors hereby covenant with said Grantee that he/she/they/it are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/she/they/it have a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantors have hereto set his/her signature and seal this the 25th day of October, 2023.



Douglas Dickinson

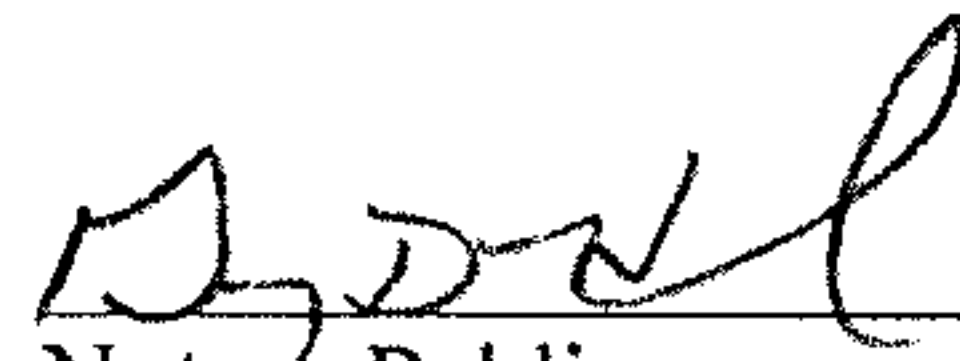
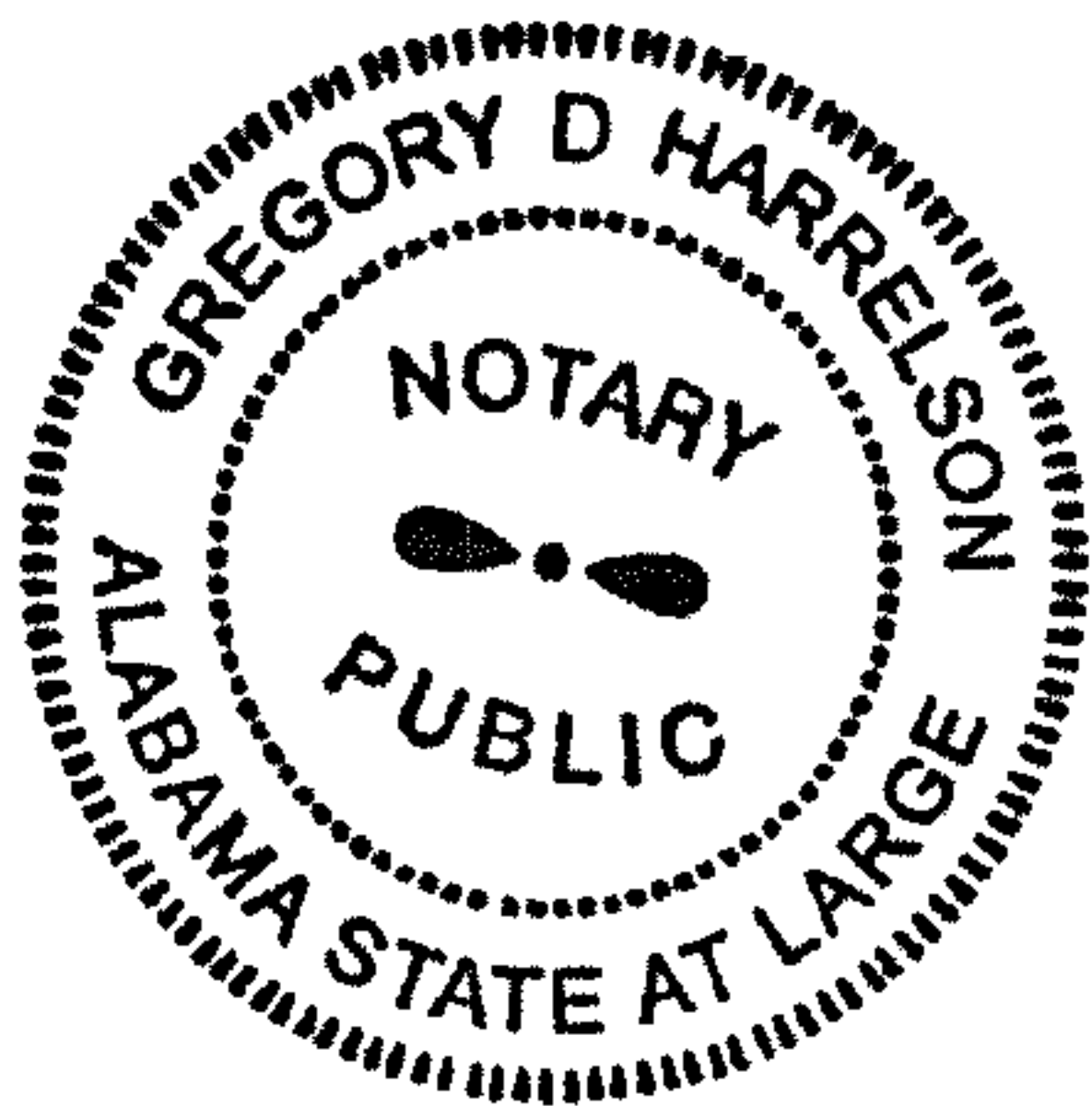


Barbara Dickinson

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Douglas Dickinson and Barbara Dickinson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of October, 2023.



Notary Public

My Commission Expires: 8/21/2027

IN WITNESS WHEREOF, the said Grantors by its Member who is duly authorized to execute this conveyance, has hereto set his/her/its signature and seal this the 25th day of October, 2023.

Campbell Partners, LLC


By: Todd Campbell
Its: Member

STATE OF ALABAMA)

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Todd Campbell, whose name as Member of Campbell Partners, LLC, 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, as such member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of October, 2023.



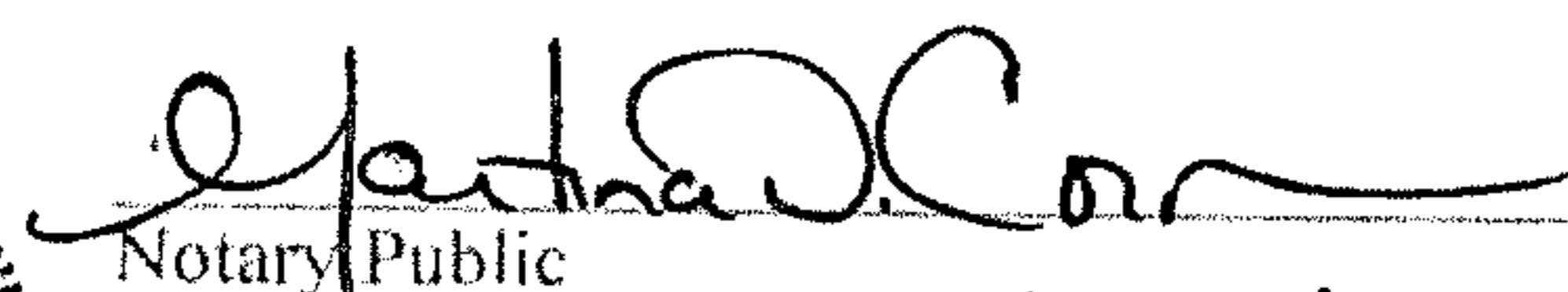

Notary Public
My Commission Expires: 9/15/2026

EXHIBIT "A"**Legal Description:**

A parcel of real property situated in Northeast ¼ of the Southwest ¼ of Section 29, Township 19 South, Range 1 East, Shelby County Alabama, being more particularly described as follows:

COMMENCE at a 1" open top pipe found and locally accepted to be the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 29; thence run S 00°07'22" E a distance of 423.22' to a found 3/4" rebar on the Northerly right-of-way of U.S. Hwy 280; thence run S 03°51'34" E a distance of 297.56' to a found 1/2" rebar and the POINT OF BEGINNING; thence run S 04°54'12" E a distance of 7.46' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 76°36'47" E a distance of 79.87' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 89°43'21" E a distance of 119.92' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run N 87°40'39" E a distance of 38.47' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 88°14'30" E a distance of 51.53' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run N 86°21'28" E a distance of 137.74' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 87°26'22" E a distance of 81.12' to a found 1/2" capped rebar stamped "S. Wheeler LS 16165"; thence run S 82°45'49" E a distance of 92.83' to a found 1/2" rebar; thence run S 01°29'21" E a distance of 349.41' to a 5/8" capped rebar set stamped "Clinkscates CA-1084-LS"; thence run S 69°47'21" E a distance of 120.06' to a found 1/2" rebar; thence run N 85°33'51" E a distance of 419.88' to a found 5/8" capped rebar stamped "Carver"; thence run N 25°27'34" E a distance of 50.11' to a found 3/4" capped rebar stamped "SSI CA#0053LS"; thence run N 64°20'30" W a distance of 187.39' to a found 3/4" capped rebar stamped "SSI CA#0053LS"; thence run N 19°24'52" E a distance of 391.20' to a found 1/2" rebar on the Southerly right-of-way of U.S. Hwy 280; thence run S 84°42'21" W a distance of 1126.62' along said right-of-way to the point of beginning, having an area of 5.90 acres, more or less, in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/31/2023 09:51:53 AM
 \$85.00 BRITTANI
 20231031000319380

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Douglas Dickinson, etal
 Mailing Address 1112 Danberry Lane
Birmingham, AL 35242

Grantee's Name SBE Properties LLC
 Mailing Address 1362 Hwy 69
Chelsea, AL 35043

Property Address N/A

Date of Sale 10/25/2023

Total Purchase Price \$ 50,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☒ 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 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 10/25/23

Print Gregory D Harrison

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1