

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Janet M. Barber
47 Windermere Court
Newnan, GA 30265

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FIFTY SIX THOUSAND EIGHT HUNDRED TWENTY FIVE AND 00/100 (\$156,825.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Western REI, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Janet M. Barber** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S 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; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 20th day of November, 2023.


Western REI, LLC, an Alabama Limited Liability Company
By: Jason Spinks
Its: Manager

STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Western REI, LLC**, a(n) Alabama 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/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of November, 2023.



Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025
--

Exhibit "A"
Property Description

BEGIN at the SW Corner of the NE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N01°14'01"W a distance of 1080.39' to the Southerly R.O.W. line of Alabama Highway 25, to a curve to the left, having a radius of 791.17', subtended by a chord bearing N59°03'31"E, and a chord distance of 101.64'; thence along the arc of said curve and along said R.O.W. line for a distance of 101.71'; thence S55°13'38"E and leaving said R.O.W. line a distance of 43.72'; thence S63°58'10"E a distance of 78.75', to a curve to the right, having a radius of 623.98', subtended by a chord bearing S51°59'38"E, and a chord distance of 258.94'; thence along the arc of said curve for a distance of 260.84'; thence S40°01'06"E a distance of 86.46', to a curve to the left, having a radius of 836.91', subtended by a chord bearing S46°50'47"E, and a chord distance of 199.00'; thence along the arc of said curve for a distance of 199.47', to a reverse curve to the right, having a radius of 509.12', subtended by a chord bearing S47°08'49"E, and a chord distance of 115.76'; thence along the arc of said curve for a distance of 116.01', to a reverse curve to the left, having a radius of 453.89', subtended by a chord bearing S48°55'34"E, and a chord distance of 131.15'; thence along the arc of said curve for a distance of 131.61'; thence S57°17'47"E a distance of 97.33', to a curve to the left, having a radius of 360.08', subtended by a chord bearing S62°21'30"E, and a chord distance of 63.54'; thence along the arc of said curve for a distance of 63.62'; thence S69°03'51"E a distance of 210.34', to a curve to the right, having a radius of 365.92', subtended by a chord bearing S52°53'20"E, and a chord distance of 203.87'; thence along the arc of said curve for a distance of 206.61'; thence S54°14'50"W a distance of 6.12'; thence S36°04'56"E a distance of 227.92', to a curve to the right, having a radius of 400.89', subtended by a chord bearing S30°26'36"E, and a chord distance of 78.78'; thence along the arc of said curve for a distance of 78.91'; thence S86°40'36"W a distance of 60.01'; thence S89°42'46"W a distance of 1365.63' to the POINT OF BEGINNING.

Said Parcel containing 20.87 acres, more or less. LESS AND EXCEPT any R.O.W. of Gould Road.

SUBJECT TO an Ingress/Egress and Utility Easement, being more particularly described as follows:

Commence at the SW Corner of the NE 1/4 of the NE 1/4 of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama; thence N01°14'01"W a distance of 1080.39' to the Southerly R.O.W. line of Alabama Highway 25, to a curve to the left having a radius of 791.17', subtended by a chord bearing N61°25'08"E, and a chord distance of 36.52'; thence along the arc of said curve and along said R.O.W. line for a distance of 36.53' to the POINT OF BEGINNING OF SAID EASEMENT, to a compound curve to the left, having a radius of 791.17', subtended by a chord bearing N57°44'10"E, and a chord distance of 65.16'; thence along the arc of said curve and along said R.O.W. line for a distance of 65.18'; thence S55°13'38"E and leaving said R.O.W. line a distance of 43.72'; thence S63°58'10"E a distance of 78.75', to a curve to the right, having a radius of 623.98', subtended by a chord bearing S51°59'38"E, and a chord distance of 258.94'; thence along the arc of said curve for a distance of 260.84'; thence S40°01'06"E a distance of 86.46', to a curve to the left, having a radius of 836.91', subtended by a chord bearing S46°50'47"E, and a

chord distance of 199.00'; thence along the arc of said curve for a distance of 199.47', to a reverse curve to the right, having a radius of 509.12', subtended by a chord bearing S47°08'49"E, and a chord distance of 115.76'; thence along the arc of said curve for a distance of 116.01', to a reverse curve to the left, having a radius of 453.89', subtended by a chord bearing S48°55'34"E, and a chord distance of 131.15'; thence along the arc of said curve for a distance of 131.61'; thence S57°17'47"E a distance of 97.33', to a curve to the left, having a radius of 360.08', subtended by a chord bearing S62°21'30"E, and a chord distance of 63.54'; thence along the arc of said curve for a distance of 63.62'; thence S69°03'51"E a distance of 210.34', to a curve to the right, having a radius of 365.92', subtended by a chord bearing S52°53'20"E, and a chord distance of 203.87'; thence along the arc of said curve for a distance of 206.61'; thence S54°14'50"W a distance of 6.12'; thence S36°04'56"E a distance of 227.92', to a curve to the right, having a radius of 400.89', subtended by a chord bearing S30°26'36"E, and a chord distance of 78.78'; thence along the arc of said curve for a distance of 78.91'; thence S86°40'36"W a distance of 60.01'; to a curve to the left, having a radius of 436.36', subtended by a chord bearing N32°03'40"W, and a chord distance of 60.87'; thence along the arc of said curve for a distance of 60.92'; thence N36°03'39"W a distance of 208.94', to a curve to the left, having a radius of 305.92', subtended by a chord bearing N52°33'45"W, and a chord distance of 173.79'; thence along the arc of said curve for a distance of 176.21'; thence N69°03'51"W a distance of 211.17', to a curve to the right, having a radius of 420.08', subtended by a chord bearing N62°25'09"W, and a chord distance of 75.02'; thence along the arc of said curve for a distance of 75.12'; thence N57°17'47"W a distance of 97.36', to a curve to the right, having a radius of 513.89', subtended by a chord bearing N48°55'41"W, and a chord distance of 148.52'; thence along the arc of said curve for a distance of 149.04', to a reverse curve to the left, having a radius of 449.12', subtended by a chord bearing N47°08'49"W, and a chord distance of 102.11'; thence along the arc of said curve for a distance of 102.33', to a reverse curve to the right, having a radius of 896.91', subtended by a chord bearing N46°50'47"W, and a chord distance of 213.27'; thence along the arc of said curve for a distance of 213.78'; thence N40°01'06"W a distance of 86.46', to a curve to the left, having a radius of 563.98', subtended by a chord bearing N51°59'38"W, and a chord distance of 234.04'; thence along the arc of said curve for a distance of 235.76'; thence N63°58'10"W a distance of 83.33'; thence N55°13'38"W a distance of 73.73' to the Southerly R.O.W. line of Alabama Highway 25 and the POINT OF BEGINNING OF SAID EASEMENT.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-5331

Grantor's Name Western REI, LLC
 Mailing Address 3360 Davey Allison Boulevard
Bessemer, AL 35023

Grantee's Name Janet M. Barber
 Mailing Address 47 Windermere Court
Newnan, GA 30265

Property Address 0 Gould Road
Columbiana, AL 35051

Date of Sale November 20, 2023
 Total Purchase Price \$156,825.00
 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
 X 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 November 20, 2023

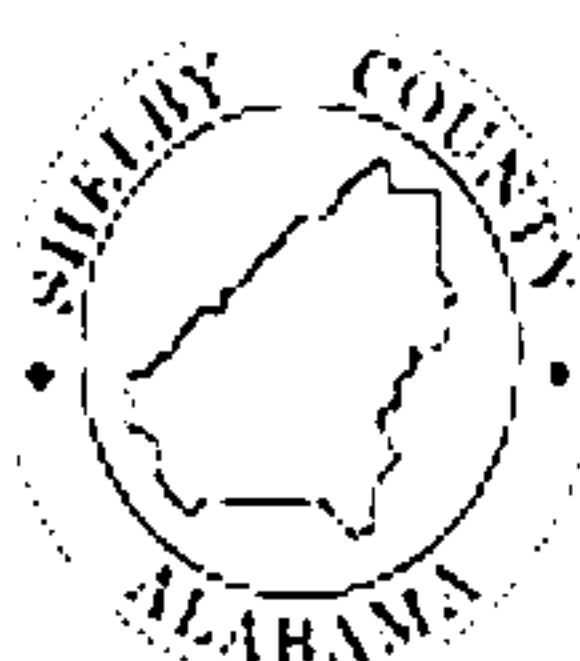
Print: Justin Smitherman

 Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2023 12:10:28 PM
 \$191.00 JOANN
 20231120000339820

Form RT-1

Alli S. Bayl