

THIS INSTRUMENT PREPARED BY:

WALLACE/ELLIS
Attorneys at Law
P O Box 587
Columbiana, AL 35051



20231214000360370 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
12/14/2023 03:27:58 PM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of **One Million Three Hundred Twenty Five Thousand and no/100 Dollars (\$1,325,000.00)**, to the undersigned, **SOUTHERN ORGANICS, LLC**, an **Alabama limited liability company**, (**"GRANTOR"**) in hand paid by **SHELBY COUNTY, ALABAMA**, a **political subdivision of the State of Alabama**, (**"GRANTEE"**), the receipt of which is hereby acknowledged, the said **Grantor** does by these presents, grant, bargain, sell and convey unto the said **Grantee**, the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2024 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

This Statutory Warranty Deed is executed and made without any representation or warranty of any kind on the part of the **GRANTOR**, express or implied, except for those implied covenants of warranty pursuant to Section 35-4-271 of the Code of Alabama (1975).

SOUTHERN ORGANICS, LLC

BY: 
Stuart A. Raburn, Manager

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stuart A. Raburn, whose name as Manager of Southern Organics, 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 officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 13 day of December, 2023.


Notary Public

My Commission Expires: 9/3/2024

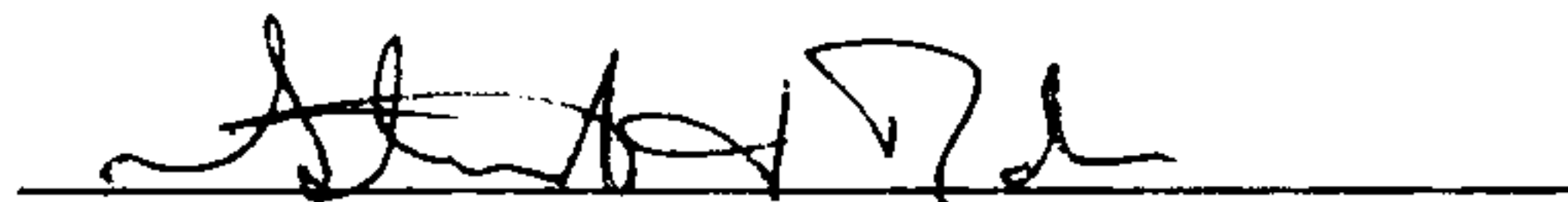
EXHIBIT "A"
LEGAL DESCRIPTION


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Part of the Northeast quarter of the Southwest quarter and a part of the Northwest quarter of the Southeast quarter of Section 30, Township 21 South, Range 1 West, Shelby County, Alabama that lies to the North of the state highway #70 Northern right of way and to the East of the access road to the Shelby County Highway #70 land fill.

Begin at an axle found and accepted as marking the Northeast corner of said Northeast quarter of the Southwest quarter and run easterly along the Northern boundary of the Southeast quarter of said Section 30 for 300.00 feet to a one half inch rebar; thence with an interior angle to the left of 87 degrees 53 minutes 50 seconds run southerly for 432.22 feet to a one half rebar on the Northern right of way of Alabama State Highway 70 being 85 feet to the Northwest of and at a right angle to the center line thereof; thence with an interior angle to the left of 113 degrees 15 minutes 35 seconds run southwesterly along said right of way for 54.53 feet to a one half inch rebar 85 feet to the left and at a right angle to center line station 224 + 00; thence with an interior angle to the left of 270 degrees 00 minutes run southeasterly 10.0 feet to a one half inch rebar 75 feet to the left of and at right angle to center line station 224 + 00; thence with an interior angle to the left of 90 degrees 00 minutes run southwesterly along said right of way 1100.00 feet to a point 75 feet to the left of station at right angle to center line station 213 + 00; thence with an interior angle to left of 270 degrees 00 minutes run southeasterly for 15.00 feet to a one half inch rebar; thence with an interior angle of 90 degrees 00 minutes continue southwesterly along said right of way for 325.00 feet to a one half inch rebar on the eastern margin of the Shelby County Highway #70 land fill access road; thence with an interior angle to the left of 116 degrees 33 minutes 50 seconds run northwesterly along said road margin for 44.72 feet to a one half inch rebar; thence with an interior angle to the left of 123 degrees 50 minutes 50 seconds run northeasterly along the eastern margin of said land fill access road for 471.72 feet to a point of curve; thence with an interior angle to the left to the chord of 187 degrees 13 minutes 20 seconds continue along said road margin curving to the left with a radius of 625.00 feet and central angle delta to the left of 14 degrees 26 minutes 40 seconds for a chord distance of 157.15 feet to a one half inch rebar; thence with an interior angle to the left from the chord of 183 degrees 05 minutes 50 seconds run northerly along said road margin for 120.63 feet to a one half inch rebar and point of no-tangent curve; thence with an interior angle to the left to the chord of 205 degrees 42 minutes 35 seconds run northwesterly along said road margin curving to the left with a radius of 645.00 feet and central angle delta to the left of 21 degrees 40 minutes 00 seconds for a chord distance of 242.46 feet to a one half inch rebar on the northern boundary of said Northeast quarter of the Southwest quarter; thence with an interior angle to the left from the chord of 62 degrees 24 minutes 10 seconds run easterly along said northern boundary for 1163.54 feet to the POINT OF BEGINNING making an interior closing angle to the left of 180 degrees 00 minutes 00 seconds.

SIGNED FOR IDENTIFICATION:





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Real Estate Sales Validation Form

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

Grantor's Name Southern Organics, LLC
Mailing Address 536 Castlebridge Lane
Hoover, AL 35242

Grantee's Name Shelby County, Alabama
Mailing Address 200 West College Street
Columbiana, AL 35051

Property Address 120 Landfill Road
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 1,325,000.00

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
☐ Other

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 12-13-23

Print Southern Organics, LLC by Stuart A. Raburn

☐ Unattested

(verified by)

Sign


(Grantor/Grantee/Owner/Agent) circle one

Form RT-1