

**TITLE NOT EXAMINED**

*This instrument was prepared by:*  
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Birmingham, Alabama 35203  
Telephone: (205) 521-8000

**STATE OF ALABAMA** )

**COUNTY OF SHELBY** )

**STATUTORY WARRANTY DEED**

**THIS STATUTORY WARRANTY DEED** executed and delivered this 18<sup>th</sup> day of December, 2023, by **WILLIAM P. BUCK, JR.**, a married man (hereinafter referred to as the "Grantor"), to **BUCK PROPERTIES, LLC**, an Alabama limited liability company (hereinafter referred to as the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS:**

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property, together with any reversionary interests therein.

This conveyance is subject to those matters set forth on Exhibit B attached hereto.

The Grantor represents and warrants that the Property conveyed hereby does not constitute the homestead, as defined by Section 6-10-2 of the Code of Alabama (1975), of the Grantor or his or her respective spouse, as applicable.

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

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:      Grantee's Name and Mailing Address:

William P. Buck, Jr.  
1 Buckton Road  
Birmingham, AL 35242

Buck Properties, LLC  
1 Buckton Road  
Birmingham, AL 35242

Property Address:      1 Buckton Road, Birmingham, Alabama 35242

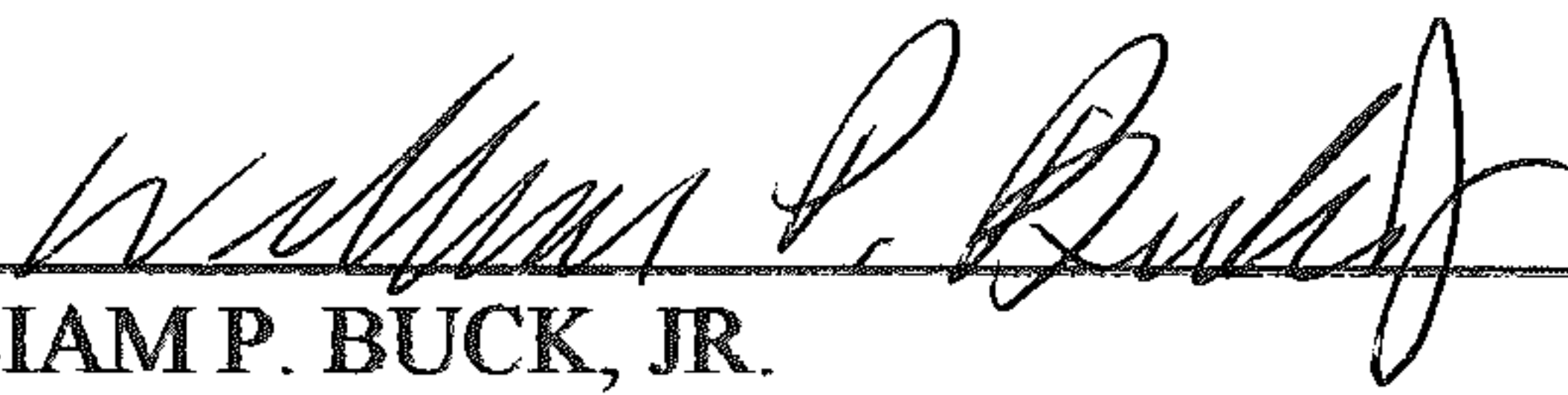
Assessor's Market Value:      \$791,920.00

The actual value claimed herein can be verified by examining the tax assessor's records for the Property.

*[The remainder of the page is intentionally left blank.]*

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

**GRANTOR:**

  
WILLIAM P. BUCK, JR.

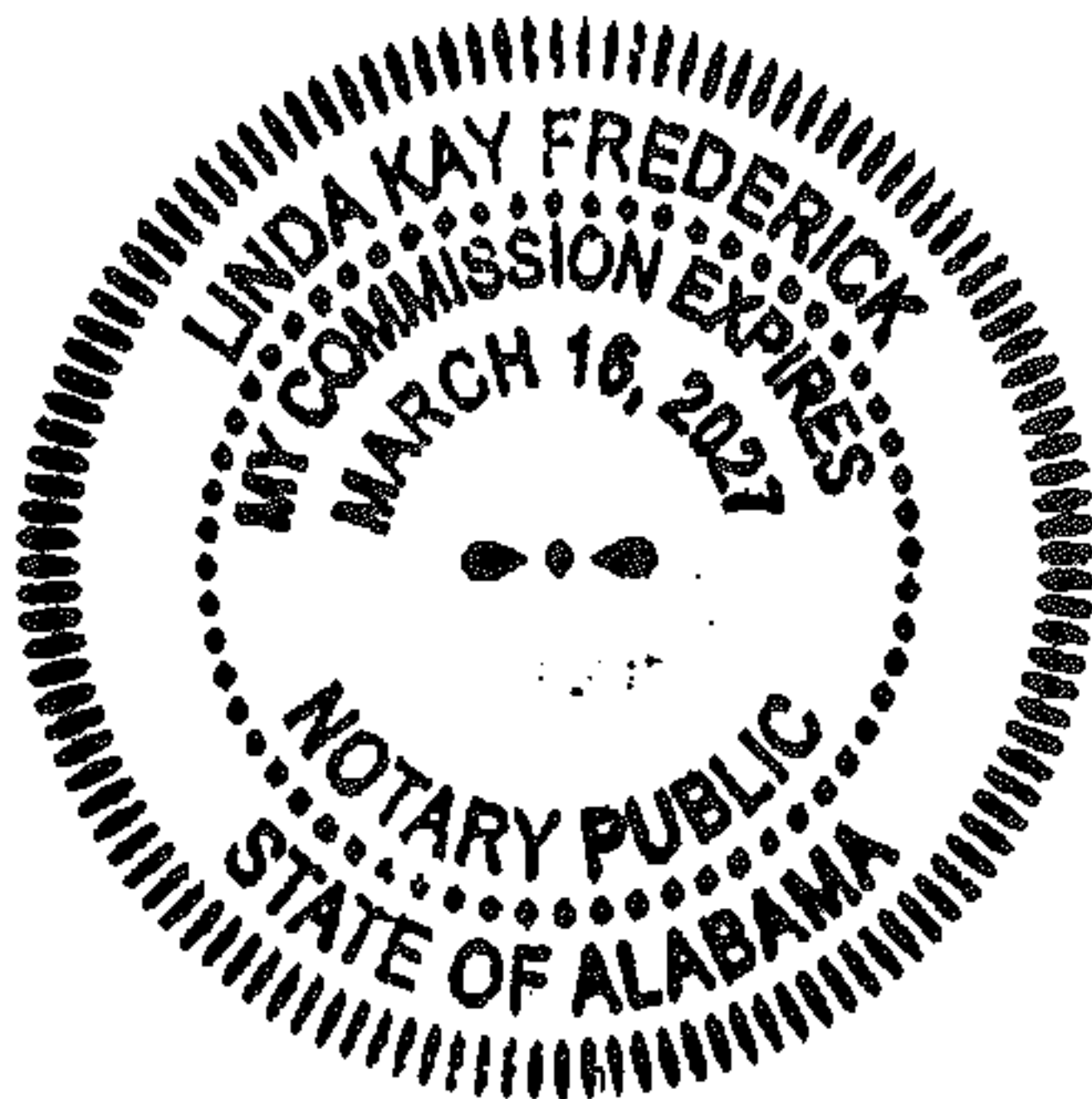
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM P. BUCK, JR., whose name is signed to the foregoing instrument and who is

Given under my hand this 18 day of December, 2023.

[SEAL]



  
NOTARY PUBLIC  
My Commission Expires: 3/16/27



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

PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  AND THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$ , ALL IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 2 WEST; THENCE RUN ALONG THE WEST LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  SOUTH  $00^{\circ}40'00''$  EAST FOR 285.61 TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BUCKTHORN ROAD, SAID CORNER ALSO BEING ON A CURVE TO THE LEFT SUBTENDING A CENTRAL ANGLE OF  $9^{\circ}38'46''$  HAVING A RADIUS OF 252.26, A CHORD BEARING OF NORTH  $31^{\circ}06'13''$  EAST AND A CHORD DISTANCE OF 42.42 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY OF BUCKTHORN ROAD FOR 42.47 FEET NORTHEASTERLY TO THE END OF SAID CURVE; THENCE RUN NORTH  $26^{\circ}16'50''$  EAST FOR 195.50 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD TO A POINT, SAID POINT BEING ON A CURVE TO THE LEFT, SUBTENDING A CENTRAL ANGLE OF  $14^{\circ}27'00''$  AND HAVING A RADIUS OF 364.18 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD FOR 91.85 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH  $11^{\circ}49'50''$  EAST FOR 29.10 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD TO A POINT; THENCE RUN NORTH  $32^{\circ}52'20''$  WEST FOR 69.47 FEET ALONG THE NORTHWESTERLY RIGHT OF WAY OF BUCKTHORN ROAD TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF VALLEYDALE ROAD; THENCE RUN NORTH  $77^{\circ}59'00''$  WEST FOR 112.43 FEET ALONG THE SOUTH RIGHT OF WAY OF VALLEYDALE ROAD FOR 112.43 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 15; THENCE RUN SOUTH  $00^{\circ}00'00''$  EAST, LEAVING THE SOUTH RIGHT OF WAY OF VALLEYDALE ROAD ALONG SAID WEST LINE OF SAID  $\frac{1}{4}$  -  $\frac{1}{4}$  SECTION FOR 112.84 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 35,155 SQUARE FEET, OR 0.81 ACRES, MORE OR LESS.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. All taxes for the year 2024 and subsequent years, which are a lien not yet due and payable.
2. All easements, restrictions, rights of way and other matters filed of record.
3. Any and all matters that would be disclosed by a complete and accurate ALTA survey of the Property



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/19/2023 02:46:52 PM  
\$826.00 JOANN  
20231219000364650

*Allen S. Bayl*