

SEND TAX NOTICE TO:
Columbiana Four LLC
2909 CR 1005
Jemison, AL 35085

This Instrument was prepared by:
James F. Burford III
1129 Winward Lane
Vestavia, AL 35216

Title not examined by preparer


20231229000372680 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
12/29/2023 11:37:53 AM FILED/CERT

CORRECTIVE STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

THIS IS A CORRECTIVE DEED CORRECTING THAT CERTAIN STATUTORY WARRANTY DEED RECORDED IN INST # 20230117000013890 OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA (the Original Deed). The Members of Grantor and Grantee are the same and in the same percentage of ownership. The Members desire that the consideration for this deed be the book value of the Property described herein in the hands of Grantor, hence this corrective deed.

ACCORDINGLY:

Know all men by these presents, that in consideration of Fifty Eight Thousand Five Hundred Dollars (\$58,500.00.00) which sum can be verified by the book value of the Property in the books of Grantor and the agreement of Grantor and Grantee as to the value to the undersigned Grantor in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, AR Properties, LLC, whose address is 2909 CR 1005, Jemison, AL 35085 (herein referred to as Grantor) does grant, bargain, sell and convey unto Columbiana Four LLC whose address is 2909 CR 1005, Jemison, AL 35085 (herein referred to as Grantee) the following described real estate (the Property) situated in Shelby County, Alabama, with Shelby County tax assessors parcel ID numbers of 21-8-28-1-002-037.000;21-8-28-1-002-038.001;21-5-21-0-000-006.001and21-8-28-1-001-002.001.

See Exhibit A, attached hereto and incorporated by reference herein for the legal description of the Property

Subject to: (1) taxes due in the year 2023 and thereafter, (2) Mineral and mining rights not owned by Grantor (3) easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD Unto the said GRANTEE its successors and assigns forever

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 29th day of December, 2023.

AR Properties, LLC

By: Randall H. Goggans
Randall H. Goggans, Manager

20231229000372680 2/3 \$29.00
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STATE OF)
COUNTY OF)

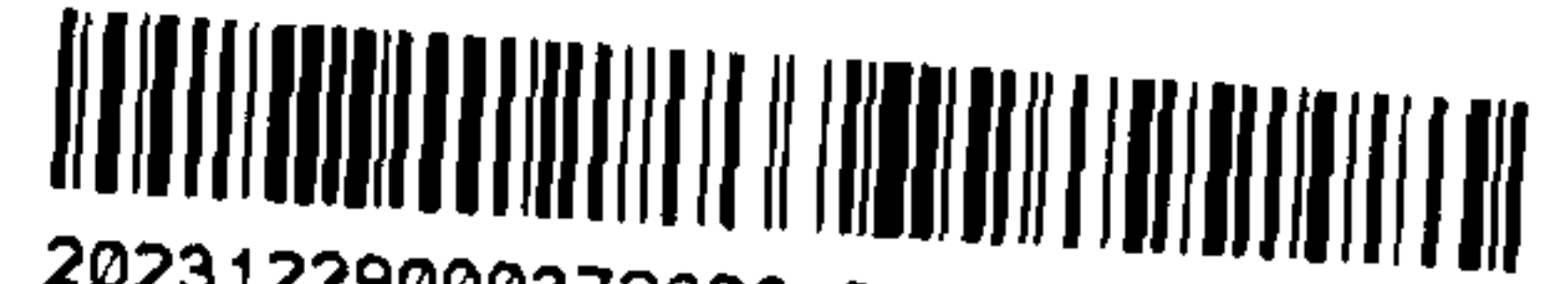
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans whose name as Manager of AR Properties, L.L.C. is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such member with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 29th day of December, 2023.

Nicole Louise Gardner
Notary Public
My Commission Expires: 06-29-2026

EXHIBIT "A"

AR Properties, LLC to Columbiana Four LLC



20231229000372680 3/3 \$29.00
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Parcel 1

A Parcel of land to be known as Lot 3 of Springs Crossings Commercial, Sector 2, being more particularly described as follows:

Commence at the SE Corner of the SE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 1 West, Shelby County, Alabama; thence N02°08'02"W a distance of 859.12'; thence S87°48'08"W a distance of 427.49'; thence N02°12'11"W a distance of 1009.79' to the Southerly R.O.W. line of Alabama Highway 70, to a curve to the right, having a radius of 5855.51', subtended by a chord bearing N85°05'06"W, and a chord distance of 314.53'; thence along the arc of said curve and along said R.O.W. line a distance of 314.57'; thence S06°27'15"W and along said R.O.W. line a distance of 20.00'; thence N83°32'45"W and along said R.O.W. line a distance of 344.07' to the POINT OF BEGINNING; thence continue N83°32'45"W and along said R.O.W. line a distance of 237.53'; thence S01°51'04"E and leaving said R.O.W. line a distance of 308.58'; thence S88°46'03"E a distance of 307.39' to the Westerly R.O.W. line of Springs Crossing Parkway; thence N03°16'03"W and along said R.O.W. line a distance of 215.31'; thence N43°14'28"W and along said R.O.W. line a distance of 100.72' to the POINT OF BEGINNING.

Subject to a 20' Easement as recorded in Springs Crossing, Sector 1, in Map Book 50, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2

Lot 2, springs Crossing Commercial, Sector 1 as recorded in Map book 53, Page 14, Shelby County, AL.

Parcel 3

BEGIN at the NE Corner of the SW 1/4 of the SE 1/4 of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°02'43"E for a distance of 329.61' to the Easterly R.O.W. line of Shelby County Highway 26; thence N18°19'25"W and along said R.O.W. line for a distance of 72.05' to a curve to the left, having a radius of 3540.00', and subtended by a chord bearing N18°32'03"W, and a chord distance of 273.08'; thence along the arc of said curve and said R.O.W. line a distance of 273.15'; thence N89°10'24"E and leaving said R.O.W. line for a distance of 106.81' to the POINT OF BEGINNING.

Parcel 4

Lot 2 A according to "A Resurvey of Lots 1 & 2 of AR Properties LLC Subdivision" as recorded in Map Book 54, page 50, Shelby County, AL.