

This Instrument was Prepared by:

Send Tax Notice To: Eddie Dotson

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

4427 Hwy 61  
Columbiana, AL 35051

File No.: S-23-29587

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Million Eight Hundred Thousand Dollars and No Cents (\$2,800,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Edward Murphree and wife, Jennifer Lynn Murphree (as to Parcels I, IV & V) and EOM Enterprises, Inc. (as to Parcels II, III & VI)**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eddie Dotson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

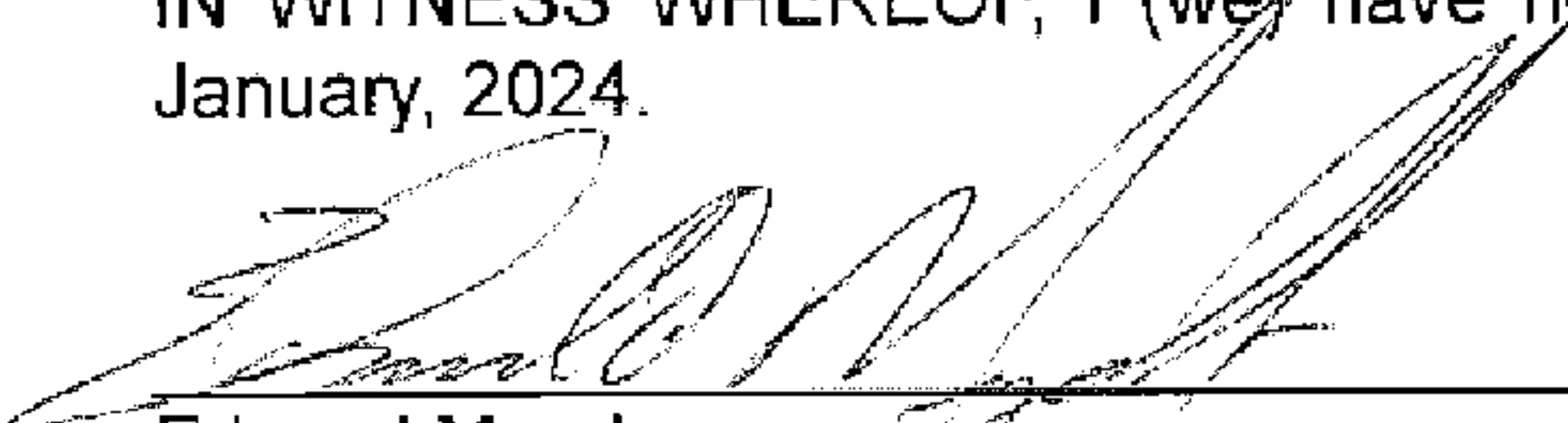

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

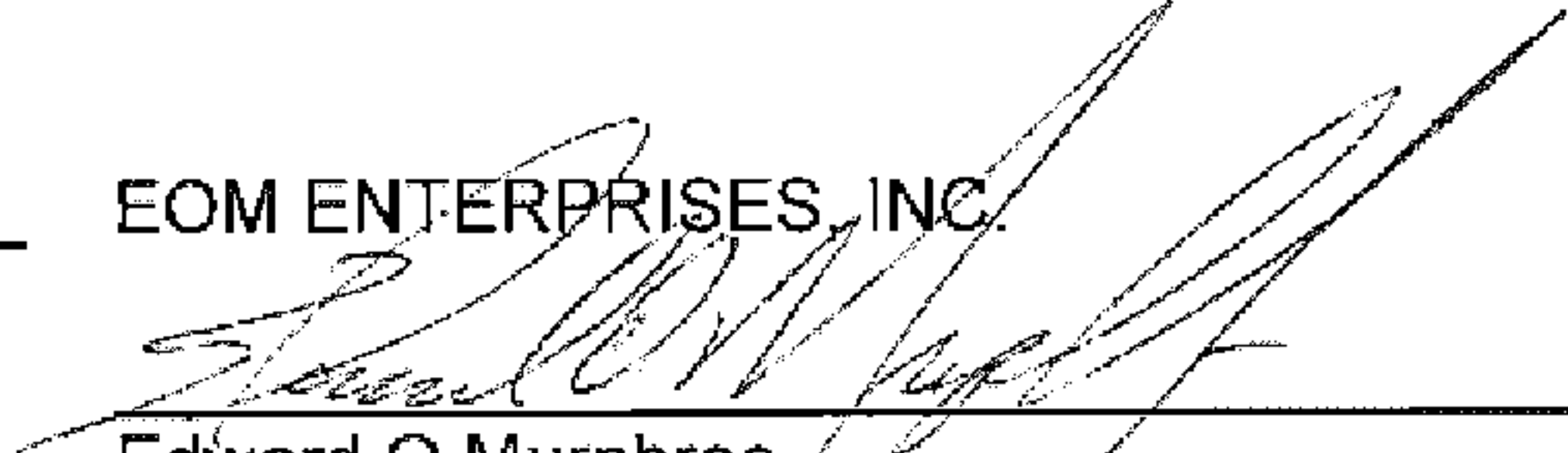
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of January, 2024.

  
Edward Murphree  
  
Jennifer Lynn Murphree

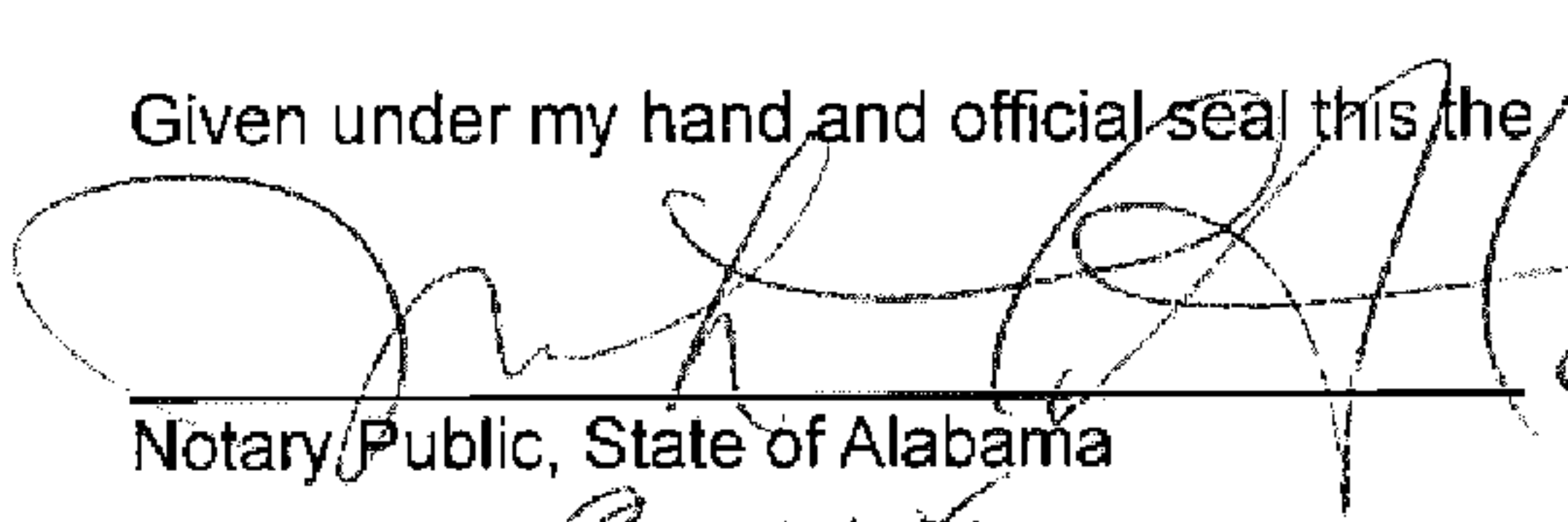
EOM ENTERPRISES, INC.  
  
Edward O. Murphree  
President

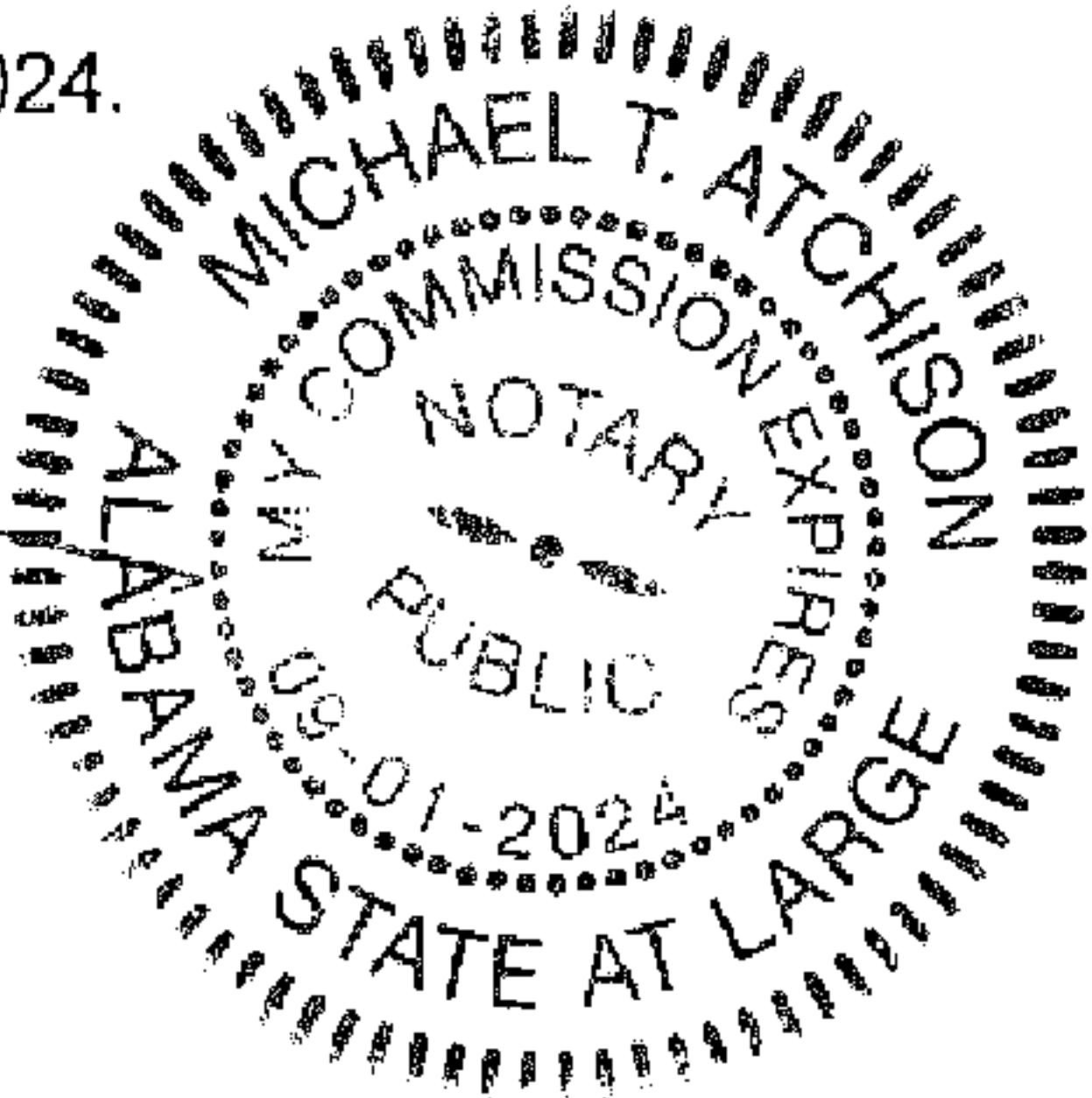
State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Edward Murphree and EOM Enterprises, Inc. by Edward O. Murphree as President, and Jennifer Lynn Murphree** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January, 2024.

  
Notary Public, State of Alabama  
My Commission Expires: September 01, 2024



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

**PARCEL I:**  
The NW 1/4 of NW 1/4, and the North 1/2 of the SW 1/4 of NW 1/4, all being situated in Section 28, Township 21 South, Range 1 East, being situated in Shelby County, Alabama.

LESS AND EXCEPTION THE FOLLOWING TRACT OF LAND:  
Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence N01 degrees 25'12"W, a distance of 691.19' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 900.00'; thence S89° 08'31"W, a distance of 700.00'; thence S01°25'12"E, a distance of 900.00'; thence N89°08'31"E, a distance of 700.00' to the POINT OF BEGINNING.

**PARCEL II:**  
Commence at the SE corner of the SW 1/4 of the NW 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence N01 degrees 25'12"W, a distance of 691.19' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 900.00'; thence S89° 08'31"W, a distance of 700.00'; thence S01°25'12"E, a distance of 900.00'; thence N89°08'31"E, a distance of 700.00' to the POINT OF BEGINNING.

**PARCEL III:**  
A parcel of land being part of Lot 1 of Bart's Subdivision, as recorded in Map Book 18, Page 133, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:  
BEGIN at the NW corner of above said Lot 1 of Bart's Subdivision, said point being the POINT OF BEGINNING; thence S01°25'12"E, a distance of 271.64'; thence S75°00'39"E, a distance of 314.68' to a point on the Northwesterly R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the right, having a radius of 3044.09, a central angle of 01°53'39", and subtended by a chord which bears N23°07'31"E, and a chord distance of 100.63'; thence along the arc of said curve and said R.O.W. line, a distance of 100.64'; thence N24°04'21"E and along said R.O.W. line, a distance of 17.46'; thence N55°37'30"W and leaving said R.O.W. line, a distance of 432.96' to the POINT OF BEGINNING.

**PARCEL IV:**  
Lot 3, Bart's Subdivision, as recorded in Map Book 18, Page 133, Probate Office of Shelby County, Alabama.

**PARCEL V:**  
Begin at the Northwest corner of the NE 1/4, Section 28, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said NE 1/4 for 154.67 feet to a point, being a point in the Northwest right of way line of County Highway 61; thence turn a deflection angle of 149 degrees 52 minutes 22 seconds to the left and run along said right of way along a curve to the left, having a radius of 5689.58 feet and a central angle of 1 degree 46 minutes 17 seconds for an arc distance of 175.90 feet to a point, being a point of the North boundary of said Section 28; thence turn a deflection angle of 117 degrees 33 minutes 44 seconds to the left, from the tangent to the curve and run westerly along said section line for 85.93 feet to the point of beginning. Said parcel is lying in NW 1/4 of the NE 1/4, Section 28, Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO, Lot 4, Bart's Subdivision, as recorded in Map Book 18, Page 133, in the Probate Office of Shelby County, Alabama.

**PARCEL VI:**  
Commence at the SE corner of the E 1/2-NW1/4 of Section 28, Township 21 South, Range 1 East; thence run North 0 degrees 23 minutes 31 seconds West along the East line of E 1/2 of said 1/4 section for 431.6 feet; thence South 87 degrees 28 minutes 16 seconds West run 8.0 feet to an old fence and the Point of Beginning; thence continue last described course for 1004.59 feet to the Easterly R/W of Shelby County Road #61 and a curve to the right (having a central angle of 5 degrees 31 minutes 37 seconds and a radius of 2964.09 feet); thence 11 degrees 04 minutes 26 seconds right to tangent of said curve run along the arc thereof 285.93 feet to tangent of said curve; thence North 24 degrees 04 minutes 19 seconds East continue along said R/W for 286.66 feet to a curve to the left (having a central angle of 1 degree 14 minutes 59 seconds and a radius of 4624.68 feet); thence run along said curve and R/W for 100.87 feet to tangent; thence North 22 degrees 49 minutes 20 seconds East continue along said R/W for 194.18 feet to a curve to the right (having a central angle of 1 degree 42 minutes 50 seconds and a radius of 4428.47 feet); thence run along said curve for 132.47 feet to tangent; thence North 24 degrees 32 minutes 10 seconds East continue along said R/W for 138.33 feet to a curve to the right (having a central angle of 7 degrees 28 minutes 12 seconds and a radius of 3248.69 feet); thence run along said curve for 423.55 feet to tangent; thence North 32 degrees 00 minutes 22 seconds East continue along said R/W for 605.96 feet to a fence; thence 146 degrees 55 minutes 46 seconds right run South 1 degree 03 minutes 52 seconds East for 1889.29 feet to the Point of Beginning. Situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/19/2024 10:13:42 AM  
 \$2829.00 JOANN  
 20240119000014590

*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	Edward Murphree	Grantee's Name	Eddie Dotson
	EOM Enterprises, Inc.		<i>4427 Hwy 61</i>
Mailing Address	<u><i>P.O. Box 302</i></u>	Mailing Address	<u><i>Columbiana, AL 35011</i></u>
	<u><i>CHELSEA, AL 35043</i></u>		
Property Address	Highway 61	Date of Sale	January 18, 2024
	Columbiana, AL 35051	Total Purchase Price	\$2,800,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 January 08, 2024

Print Edward Murphree

Unattested

Sign *Edward Murphree*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one