



20240202000026910 1/5 \$282.00
Shelby Cnty Judge of Probate, AL
02/02/2024 08:16:26 AM FILED/CERT

This instrument was prepared by:
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1819 Fifth Avenue North
Birmingham, AL 35203

Send Tax Notice to:
Leslie and Susan Green
636 HINNY 107
MONTEVALLO, AL 35115-9724

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

THIS STATUTORY WARRANTY DEED executed and delivered this 1st day of February, 2024, by **SHELBY SPRINGS, LLC**, an Alabama limited liability company (the "Grantor"), to **LESLIE GREEN** and **SUSAN GREEN**, a married couple (collectively, the "Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and 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, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, that certain real property (the "Property") situated in Shelby County, Alabama, which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to those matters (collectively, the "Permitted Exceptions") described in Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

[Signature pages to follow]

*Statutory Warranty Deed
Page 1*



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EXHIBIT "B"

[Permitted Exceptions]

1. Ad Valorem Taxes due and payable in 2023.
2. All matters of record.



EXHIBIT "A"
[Legal Description]

LEGAL DESCRIPTION - PARCEL 'E'

A parcel of land located in the SE 1/4 of Section 1, the SW 1/4 of Section 6, and the NW 1/4 of Section 7, Township 22 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of Section 7, Township 22 South, Range 1 West, said point being the POINT OF BEGINNING; thence S00°05'54"W along the Section line, a distance of 1320.35' (MEAS) 1316.97' (DEED) to a point, said point being the NW Corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 West; thence S00°41'01"E along the Section line, a distance of 62.52' to a point, said point lying on the Northwesterly R.O.W. line of Shelby County Highway #25 (80' R.O.W.), said point also being the beginning of a non tangent curve to the left, having a radius of 2437.44', a central angle of 03°45'45", and subtended by a chord which bears N27°05'03"E and a chord distance of 160.03'; thence along the arc of said curve and said R.O.W., a distance of 160.06'; thence N22°36'38"E and along said R.O.W., a distance of 639.41' (MEAS) 533.97' (DEED) to a point, said point being the beginning of a curve to the right, having a radius of 1927.40', a central angle of 13°38'44", and subtended by a chord which bears N29°55'43"E, and a chord distance of 457.94'; thence along the arc of said curve and said R.O.W., a distance of 459.02' (MEAS) 502.01' (DEED), thence N36°44'02"E and along said R.O.W., a distance of 650.18' (DEED); thence N04°32'13"W and leaving said R.O.W., a distance of 98.95' (MEAS) 98.99' (DEED) to a point, said point lying on the Southwesterly R.O.W. line of Shelby County Highway #42 (80' R.O.W.); thence N53°18'43"W and along said R.O.W., a distance of 151.85' (MEAS) 151.55' (DEED) to a point, said point being the beginning on a curve to the left, having a radius of 995.90', a central angle of 08°47'42", and subtended by a chord which bears N58°05'25"W, and a chord distance of 152.72'; thence along the arc of said curve and said R.O.W., a distance of 152.87' (MEAS) 146.98' (DEED), thence S27°31'35"W along said R.O.W., a distance of 10.00' (DEED) to a point, said point being the beginning of a non tangent curve to the left, having a radius of 904.95', a central angle of 55°43'37", and subtended by a chord which bears S89°37'09"W, and a chord distance of 845.88'; thence along the arc of said curve and said R.O.W., a distance of 880.17' (MEAS) 880.74' (DEED); thence S61°46'52"W and along said R.O.W., a distance of 169.80' (MEAS) 170.60' (DEED); thence N28°06'14"W and along said R.O.W., a distance of 9.83' (MEAS) 10.00' (DEED); thence S61°47'37"W and along said R.O.W., a distance of 798.94' (MEAS) 915.37' (DEED); thence S27°26'57"E and along said R.O.W., a distance of 20.04'; thence S61°41'33"W and along said R.O.W., a distance of 83.42'; thence S89°07'33"E and leaving said R.O.W., a distance of 1097.64' (MEAS) 1136.51' (DEED) to the POINT OF BEGINNING.

Said Parcel containing 28.85 acres, more or less.



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Real Estate Sales Validation Form

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

Grantor's Name Shelby Springs, LLC
Mailing Address 100 Applegate Court
Pelham, Alabama 35124

Grantee's Name Leslie and Susan Green
Mailing Address 036 HWY 107
Montevallo, AL
35115-9724

Property Address Hwy 25, Calera, AL
58-29-3-06-0-000-005.000
58-29-3-07-0-001-001.003
58-28-1-01-0-000-006.000

Date of Sale 02/01/2024
Total Purchase Price \$ 247,838.00
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 2-1-24

Print Leslie Green / Susan Green

Unattested
(verified by)

Sign Leslie Green / Susan Green
(Grantor/Grantee/Owner/Agent) circle one

Print Form