

This Instrument Prepared By:  
Christopher M. Gill, Esq.  
Hand Arendall Harrison Sale LLC  
P.O. Box 123  
Mobile, AL 36601

251-432-5511

423-235000 462

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS WESTOVER LD, LLC, an Alabama limited liability company ("Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **BILL LUNSFORD CONSTRUCTION & DEVELOPMENT, INC.**, an Alabama corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto Grantee the following described real property lying and being situate in Shelby County, Alabama (the "Property"), to-wit:

**See Exhibit A attached hereto**

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit B attached hereto and incorporated herein

**TO HAVE AND TO HOLD** unto Grantee, its successors and assigns, forever.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of the Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

**REAL ESTATE VALIDATION FORM**

The following information is provided pursuant to Alabama Code 40-22-1, and is verified by the signature of Grantor below:

Grantor's Name: WESTOVER LD, LLC  
Mailing Address: 31 Dogwood Drive  
Chelsea, AL 35043

Property Address:

Vacant land to be  
known as Stonehenge

Grantee's Name: BILL LUNSFORD CONSTRUCTION  
Mailing Address: & DEVELOPMENT, INC.

1905 4<sup>th</sup> Street  
Northport, AL 35476

Date of Sale: February 5, 2024

Purchase Price: \$3,015,500

There are two mortgages being applied to the purchase price of this deed in the amount of \$6,505,749.00 and \$1,337,900.00.

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of the 2<sup>nd</sup> day of February, 2024.

**GRANTOR:**

**WESTOVER LD, LLC,**  
an Alabama limited liability company

By: 

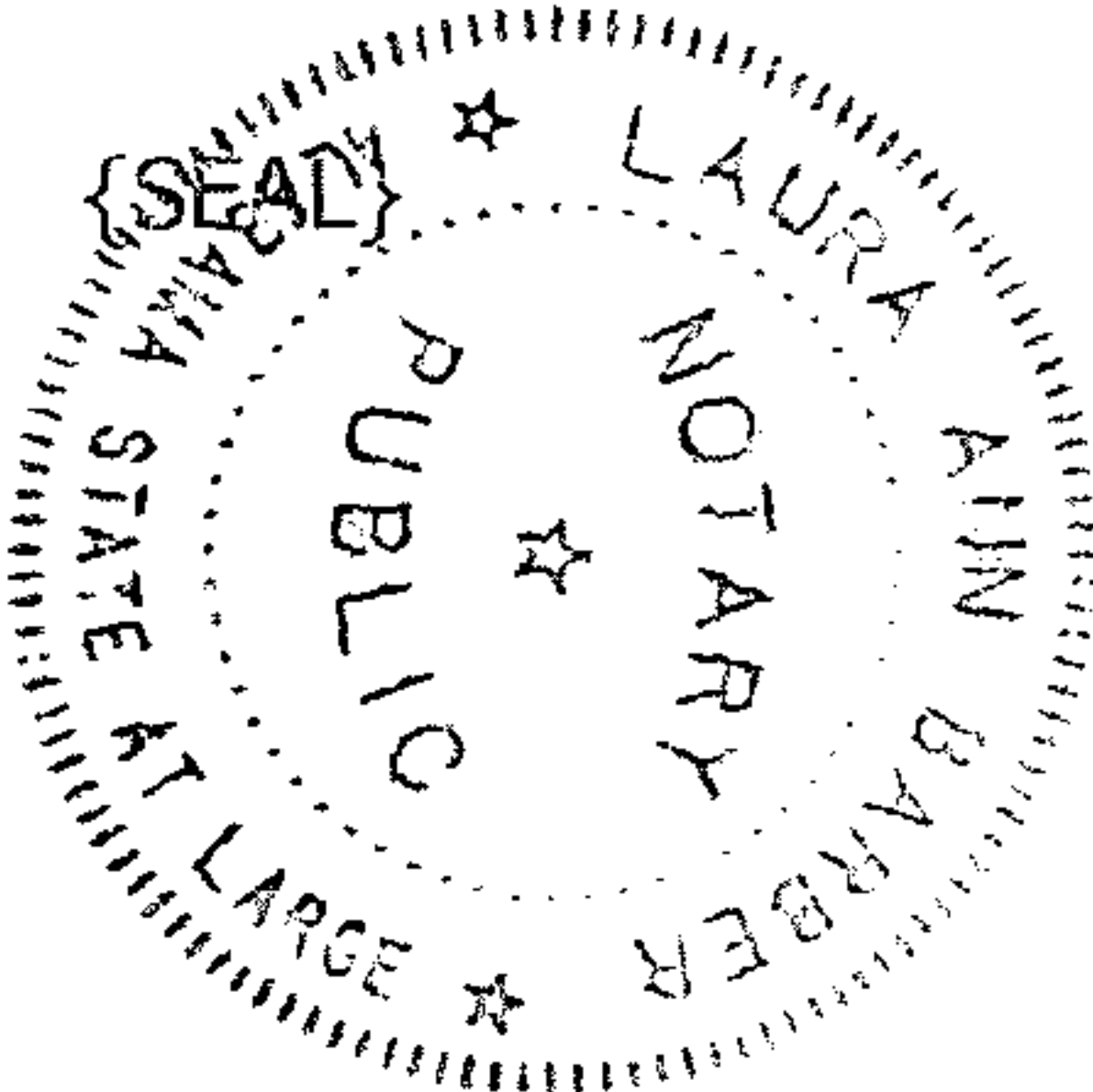
Name: Ralph Brasher

Title: Sole Member and Manager

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public, in and for said State and County, hereby certify that Ralph Brasher, whose name as Sole Member and Manager of Westover LD, LLC, an Alabama limited liability company, 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 such instrument, he, as such Sole Member and Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this the 2<sup>nd</sup> day of February, 2024.



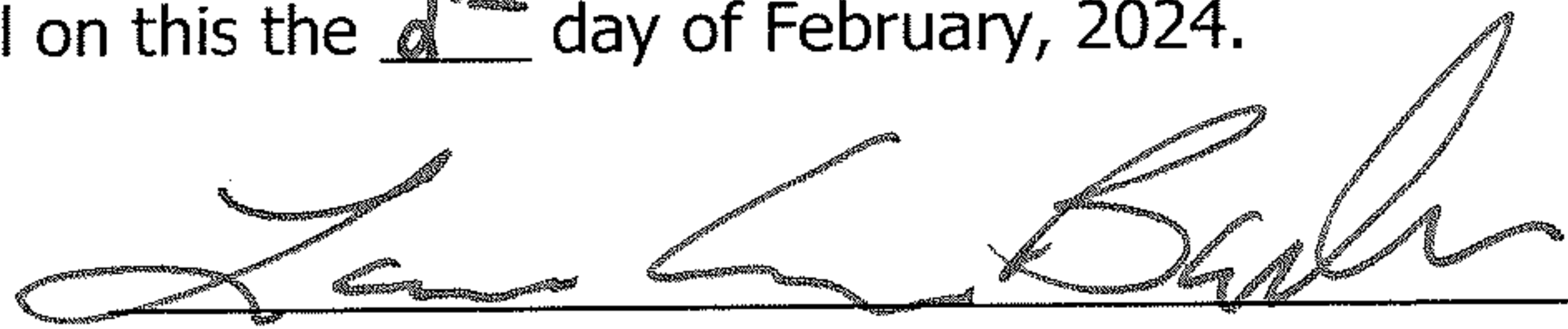
  
NOTARY PUBLIC  
My Commission Expires: February 1, 2026

Exhibit A to Statutory Warranty Deed  
Legal Description

See attached

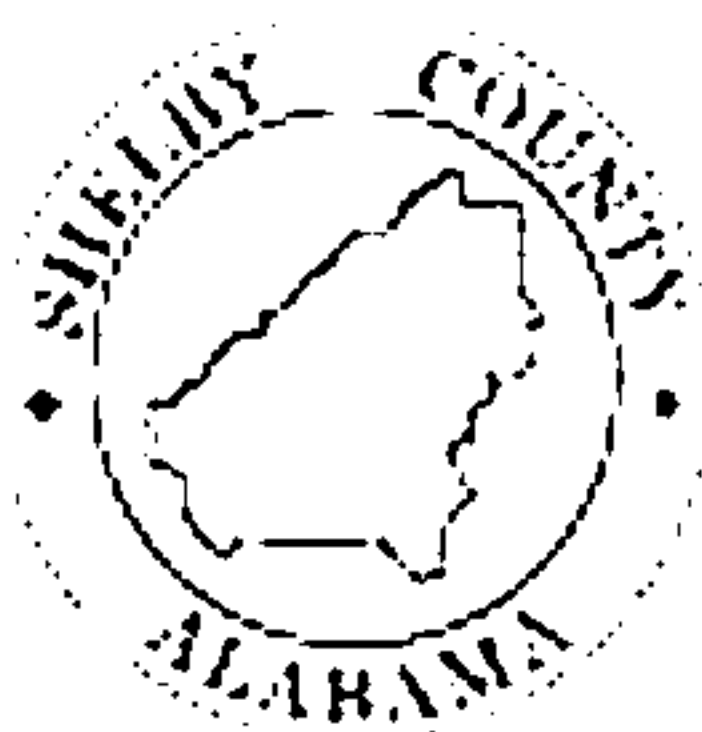
**EXHIBIT "A"**  
**Legal Description of the Property**

Commence at a ½" slick iron in place being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 89° 18' 18" East along the North boundary of said quarter-quarter section for a distance of 533.91 feet to a 1" open top pipe in place; thence proceed South 89° 23' 06" East along the North boundary of said quarter-quarter section for a distance of 217.99 feet to a ½" rebar in place; thence proceed South 89° 28' 05" East along the North boundary of said quarter-quarter section for a distance of 606.33 feet to 1" open top pipe in place being the Northeast corner of said Southeast one-fourth of the Northwest one-fourth; thence proceed South 00° 37' 05" West along the East boundary of said quarter-quarter section for a distance of 704.16 feet to a ½" rebar in place; thence proceed North 84° 12' 47" East for a distance of 227.02 feet to a ½" rebar in place; thence proceed South 46° 48' 17" East for a distance of 134.03 feet to a ½" rebar in place; thence proceed South 86° 28' 23" East for a distance of 314.62 feet to 1" yellow pipe in place; thence proceed South 12° 49' 37" East for a distance of 512.45 feet; thence proceed South 39° 29' 48" West for a distance of 32.56 feet; thence proceed South 50° 37' 16" East for a distance of 30.0 feet to a point on the Westerly right-of-way of Shelby County Highway 51; thence proceed South 39° 29' 48" West along the Westerly right-of-way of said Highway 51 for a distance of 83.09 feet; thence proceed North 05° 30' 12" West for a distance of 32.52 feet; thence proceed North 50° 30' 12" West for a distance of 302.00 feet to the P. C. of a concave curve left having a delta angle of 90° and a radius of 25.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 84° 29' 48" West, 35.36 feet to the P. T. of said curve; thence proceed South 39° 29' 48" west for a distance of 170.57 feet to the P. C. of a concave curve left having a delta angle of 39° 23' 11" and an arc distance of 37.82 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 19° 47' 48" West, 37.08 feet to the P. T. of said curve, which is also P. C. of a concave curve left having a delta angle of 116° 40' 47" and an arc distance of 112.0 feet; thence proceed Southwesterly along the curvature of said curve for a chord bearing and distance of South 58° 26' 15" West, 93.63 feet to the P. T. of said curve; thence proceed South 26° 46' 42" West for a distance of 102.19 feet; thence proceed North 53° 38' 17" West for a distance of 190.19 feet to a 1" open top pipe in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth; thence proceed North 89° 24' 32" West along the South boundary of said quarter-quarter section for a distance of 1318.01 feet to a 1" open top pipe in place being the Southwest corner of said quarter-quarter section; thence proceed North 03° 48' 26" West along the West boundary of said quarter-quarter section for a distance of 695.41 feet to 1" open top pipe in place; thence proceed North 01° 21' 10" West along the West boundary of said quarter-quarter section for a distance of 240.01 feet to a ½" capped rebar in place; thence proceed North 01° 21' 06" West along the West boundary of said quarter-quarter section for a distance of 440.35 feet to the point of beginning.

The above-described land is located in the Southeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Northeast one-fourth of Section 29, Township 19 South, Range I East, Shelby County, Alabama 51.23 acres.

Exhibit B to Statutory Warranty Deed  
The Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, or under the Land.
3. Right-of-Way granted to Alabama Power Company recorded in Volume 111, Page 401 and Volume 107, Page 551.
4. All covenants, restrictions, matters and easements of record.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/12/2024 03:30:01 PM  
\$35.00 JOANN  
20240212000035760

*Allie S. Bayl*