



20240215000037990 1/7 \$199.50
Shelby Cnty Judge of Probate, AL
02/15/2024 09:48:53 AM FILED/CERT

This instrument was prepared by:
William C. Byrd, II, Esq.
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, AL 35203

Send Tax Notice to:
Jerry A. and Tammy R. Payne
P.O. Box 1605
Calera, AL 35040

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

**STATUTORY WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

THIS STATUTORY WARRANTY DEED executed and delivered this 14th day of February, 2024, by **SHELBY SPRINGS, LLC**, an Alabama limited liability company (the "Grantor"), to **JERRY A. PAYNE** and **TAMMY R. PAYNE**, 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*

Shelby County, AL 02/15/2024
State of Alabama
Deed Tax: \$159.50



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

GRANTOR:

SHELBY SPRINGS, LLC,
an Alabama limited liability company

By: Creed Investment, LLC, an Alabama limited liability company

Its: Sole Member

By: 
Delton L. Clayton
Its: Manager

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Delton L. Clayton, whose name as Manager of Creed Investment, LLC, a limited liability company, as Sole Member of Shelby Springs, 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 said instrument, (s)he, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 14 day of February, 2024.


Notary Public

[NOTARIAL SEAL]

My commission expires: 04/21/27

Diedra ONeal
Notary Public, Alabama State At Large
My Commission Expires April 21st 2027

EXHIBIT "A"
[Legal Description]

A parcel of land in the Southeast 1/4 of the Northwest 1/4 and the North 1/2 of the Southeast 1/4 of Section 12, Township 22 South, Range 2 West, being a part of the same land described in a Deed to Shelby Springs Stock Farm, Inc., recorded in Deed Book 207 at page 305, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 12; thence South 89°00'53" East, along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 12, a distance of 82.67 feet to the Southeast right of way of County Highway No. 25, and the Point of Beginning; thence South 89°00'53" East, along the South line of the Northwest 1/4 of the Southeast 1/4 of Section 12, a distance of 709.40 feet to the Northwest right of way of the Norfolk Southern Railroad; thence North 36°45'36" East, along said right of way, a distance of 2719.94 feet to a point on the southeast right of way of State Highway No. 25; thence along a curve, to the right, in said right of way, having a radius of 1871.10 feet, a chord bearing of South 45°25'02" West, and arc length of 172.56 feet to a point; thence South 48°03'33" West, along said right of way, a distance of 1798.25 feet to a concrete right of way monument, found; thence along a curve, to the left, in said right of way, having a radius of 17065.16 feet and arc length of 986.94 feet to a point; thence South 44°44'44" West, along said right of way, a distance of 230.11 feet to the Point of Beginning.



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EXHIBIT "B"

[Permitted Exceptions]

1. Ad Valorem Taxes due and payable in 2024.
2. All matters of record.

Addendum 2



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MCMAHON HIGHLANDS
AT SHELBY SPRING FARMS
MB 28, PG 25

(LOCALLY ACCEP
NORTHEAST COR
SEC 12 1/4 - NE 1
12.1.22S. R 2
HEX BOLT FOUND

SHELBY COUNTY HIGHWAY No. 25
80' R.O.W.

PARCEL
19.20+ ACRES

(LOCALLY ACCEP
SOUTHWEST CORNER
1/4 SECTION 12
TOWNSHIP 22 SOUTH
RANGE 2 WEST
CO. 100 FOUND

10.41" W
5.02 (MEAS)
230.11 (DEED)
133.58 (MEAS)

109.10 (DEED)

1793.24 (MEAS) 1798.25 (DEED)
2719.91 (DEED)
2719.73 (MEAS)

DATE OF FIELD
BASIS OF MEAS
PAGE 01

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ORIGINAL RECORD

Addendum 3



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Kay Ebert
Commissioner

LEGAL DESCRIPTION - PARCEL 'C'

A Parcel of land situated in the N 1/4 of the SE 1/4 and the SE 1/4 of the NE 1/4 of Section 12 Township 22 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows.

Commence at the SW Corner of the NW 1/4 of the SE 1/4 of above said Section, Township and Range, thence N89°54'11"E along the 1/4-1/4 line, a distance of 158.45' to a point lying on the Southeast R.O.W. line of Shelby County Highway #25 (80' R.O.W.) said point being the POINT OF BEGINNING, thence continue along the last described course and leaving said R.O.W., a distance of 733.68' (MEAS) 709.40' (DEED) to a point, said point lying on the Northwestern R.O.W. line of Norfolk Southern Railroad (100' R.O.W.) thence N36°44'05"E and along said R.O.W. a distance of 2,749.73' (MEAS) 2,719.91' (DEED) to a point, said point being the intersection of said Railroad R.O.W. and above mentioned Shelby County Highway #25 R.O.W., said point also being the beginning of a non tangent curve to the right having a radius of 1,871.10, a central angle of 07°00'44", and subtended by a chord which bears S44°39'03"W, and a chord distance of 228.85', thence along the arc of said curve and said Highway R.O.W., a distance of 228.99' (MEAS) 172.56' (DEED) thence S48°09'30"W and along said R.O.W., a distance of 1,743.24' (MEAS) 1,798.75' (DEED) to a point, said point being the beginning of a curve to the left, having a radius of 17,055.16, a central angle of 03°18'49", and subtended by a chord which bears S46°30'03"W, and a chord distance of 986.93' (MEAS) 985.94' (DEED); thence S44°50'41"W and along said R.O.W., a distance of 235.02' (MEAS) 235.11' (DEED) to the POINT OF BEGINNING

Said Parcel containing 19.20 acres, more or less

LEGAL DESCRIPTION - PARCEL 'I'

A parcel of land located in the S 1/2 of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW Corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence N00°20'59"E and along the Section line, a distance of 1146.31' to the POINT OF BEGINNING, said point lying on the Southeast R.O.W. line of Shelby County Highway #25 (80' R.O.W.), thence N36°44'27"E and along said R.O.W., a distance of 1082.16' (MEAS) 1082.16' (DEED) to a point, said point being the beginning of a curve to the right having a radius of 1455.50', a central angle of 26°23'28", and subtended by a chord which bears S44°39'03"W, and a chord distance of 664.51', thence along the arc of said curve and a distance of 670.42' (MEAS) 760.97' (DEED), thence N67°29'35"E and along said R.O.W., a distance of 1946.54' (MEAS) 1946.61' (DEED) to a point, said point lying on the Northwestern R.O.W. line of Norfolk Southern Railroad, thence S36°44'09"W leaving said Shelby County Highway #25 R.O.W., a distance of 175.75' (DEED); thence N08°23'44"W and along said R.O.W., a distance of 100.00' (DEED) to the POINT OF BEGINNING.

Said Parcel containing 9.46 acres, more or less

The referenced facility is in violation of 22-22-1 through 22-22-14, as amended, and therefor. The Department has made a finding of violation and is taking action with a civil penalty.

Penalties are appropriate for resolution by Consent Order. The Department will enter the final order if the violator fails to resolve the violations without the Department's resolution of the cited violations. If you wish to resolve the violations, please indicate on (10) days of the date of receipt of this letter your intent to resolve the violations.

Payment of civil penalties is due within 10 days of the date of receipt of this letter. Payment of civil penalties is due within 10 days of the date of receipt of this letter. Payment of civil penalties is due within 10 days of the date of receipt of this letter.



Real Estate Sales Validation Form

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

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

Grantee's Name Jerry A. Payne and Tammy R. Payne
Mailing Address P.O. 1605
Calera, AL 35040

Property Address Hwy 25, Calera, AL
58-28-1-12-0-000-002.000

Date of Sale _____

Total Purchase Price \$ 159,300.00

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 2-14-2024

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1