

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

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


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

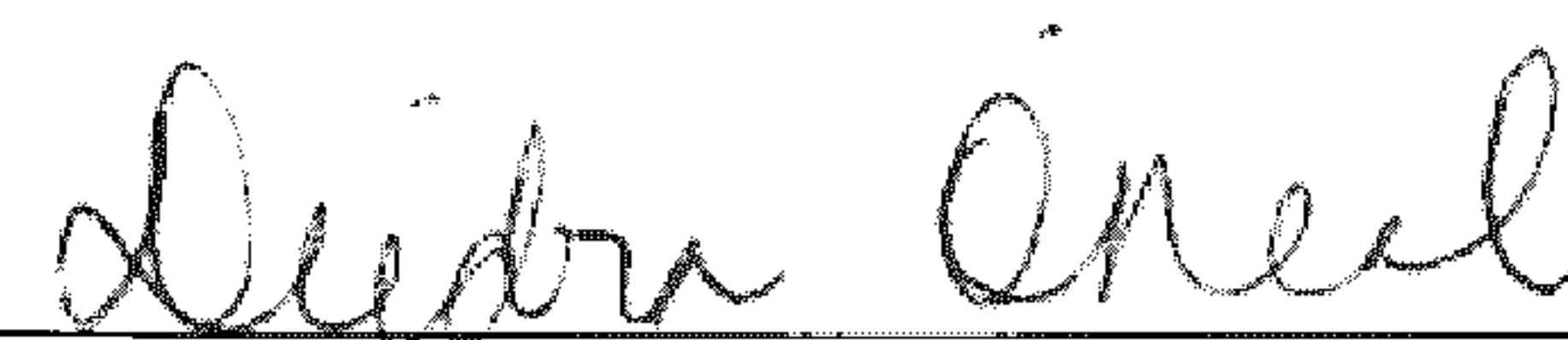
Its: Sole Member

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 14th day of February, 2024.


Notary Public

[NOTARIAL SEAL]

My commission expires: 04/21/27

Diedra O'Neal
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.

EXHIBIT "B"

[Permitted Exceptions]

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

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

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 Box 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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/22/2024 01:35:07 PM
 \$193.50 JOANN
 20240222000046460

or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed 159,300.00 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 02/14/24

Print Diedra O'Neal

Unattested _____
 (verified by)

Sign Diedra O'Neal
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1