

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Western REI, LLC
3360 Davey Allison BLVD
Hueytown, AL 35023

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James F. Redfield, an unmarried man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Western REI, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

TRACT A

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, S00°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06'; thence N46°58'47"W and leaving said R.O.W. line a distance of 139.50' to the POINT OF BEGINNING; thence S19°11'11"W a distance of 78.14' thence N80°37'40"W a distance of 297.48' thence N12°43'58"W a distance of 278.99'; thence S89°16'26"W a distance of 116.21'; thence N21°18'01"W a distance of 61.04'; thence N17°22'30"W a distance of 53.15'; thence N04°20'57"W a distance of 89.48'; thence S85°15'16"E a distance of 17.05'; thence N12°43'41"E a distance of 99.89'; thence N06°07'15"W a distance of 55.14' thence N21°07'33"W a distance of 169.49'; thence N06°31'58"E a distance of 78.09'; thence N40°13'02"E a distance of 70.01'; to the Southwesterly R.O.W. line of U.S. Highway 31, to a curve to the left, having a radius of 3353.43', subtended by a chord bearing of S44°14'48"E, and a chord distance of 228.52' thence along the arc of said curve and along said R.O.W. line for a distance of 228.56' thence S01°09'15"W and leaving said R.O.W. line a distance of 274.21'; thence S88°50'45"E a distance of 100.84'; thence S00°19'45"E a distance of 213.42'; thence S84°39'02"E a distance of 118.01'; thence S08°25'49"W a distance of 210.24'; thence S86°44'26"E a distance of 173.22' to the POINT OF BEGINNING.

Said Parcel containing 4.10 acres, more or less.

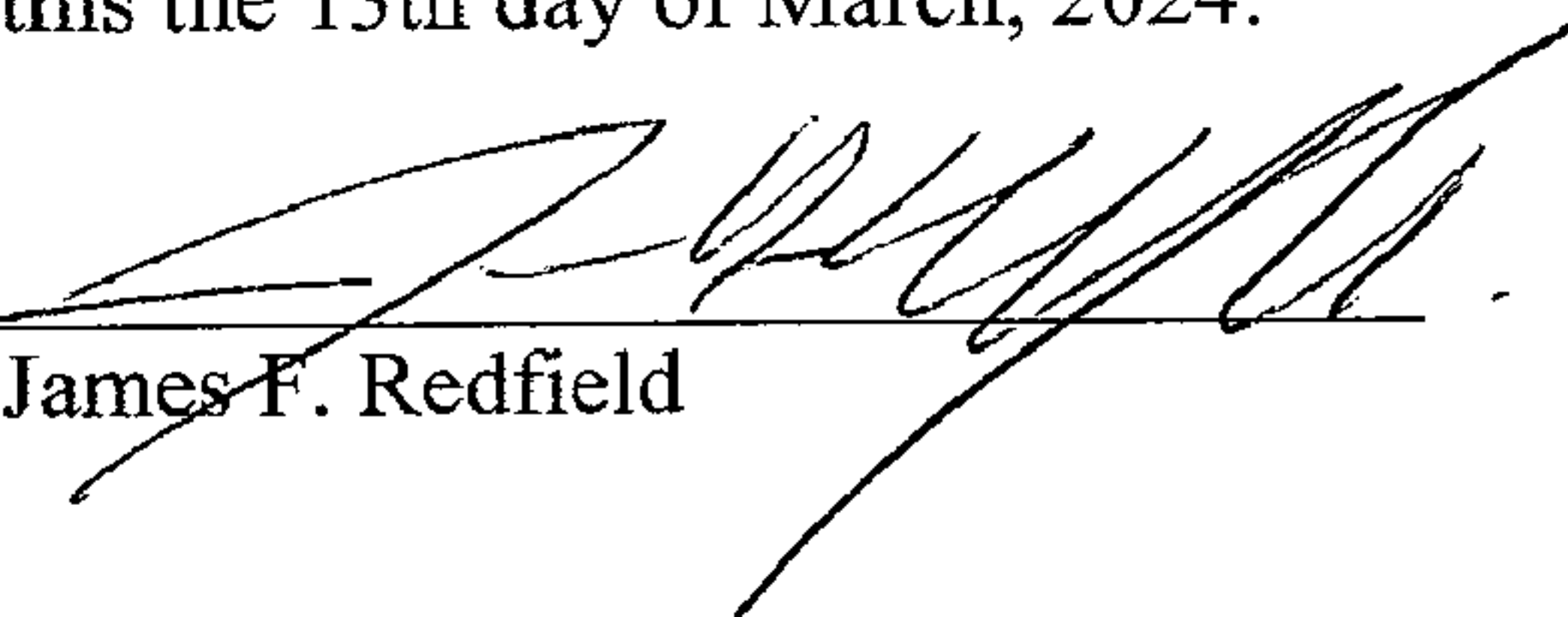
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and

rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 13th day of March, 2024.

X 
James F. Redfield

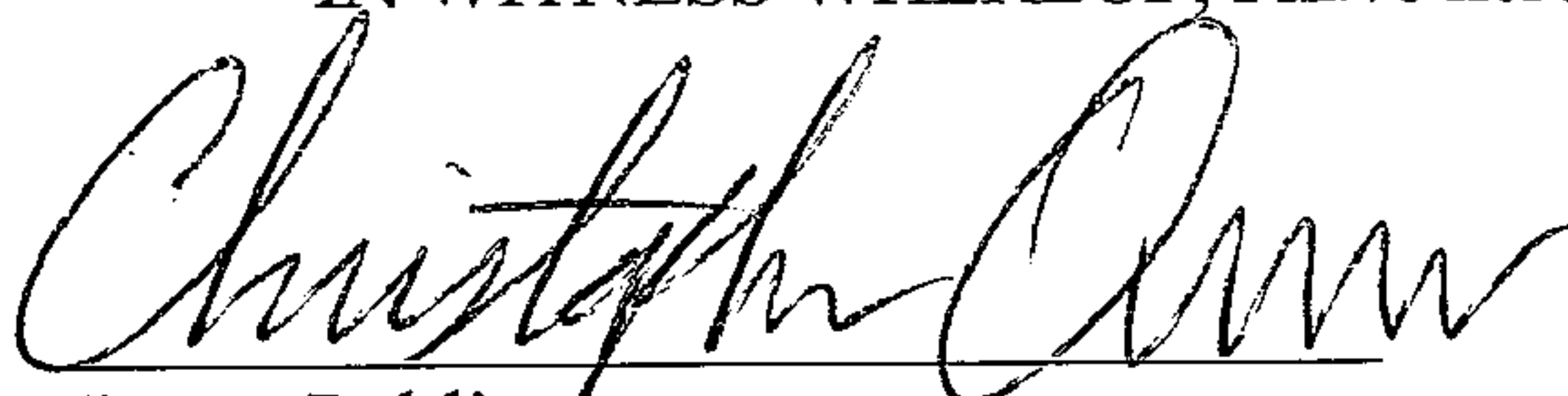
STATE OF ALABAMA
Shelby COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James F. Redfield**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of March, 2024.


Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

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

File#: E-4728

Grantor's Name James F. Redfield
 Mailing Address 3590-B PELHAM PKWY
Pelham, AL 35124

Grantee's Name Western REI, LLC
 Mailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023

Property Address 0 HWY 31 Redfield
Alabaster, AL 35007

Date of Sale March 13, 2024
 Total Purchase Price \$180,000.00
 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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 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 March 13, 2024

Print: Justin Smitherman

☐ Unattested

(verified by)

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL

03/13/2024 03:11:55 PM

\$208.00 JOANN

20240313000068650

Sign

(Grantor/Grantee/ Owner/Agent) circle one

**Form RT-1**

Allen S. Bayl