

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 FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James F. Redfield, a(n) __married man, Jonathan E. Lyerly, a(n) Unmarried man, Joy R. Kwapien, a(n) __married woman, Cynthia F. Warren, a(n) Unmarried woman, Renee G. Whitman, a(n) __married woman, and Laura K. Glover, a(n) __married woman** (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:

SEE ATTACHED EXHIBIT "A".

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.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

The GRANTOR is the remainderman beneficiary of the Testamentary Trust created under the Estate of Herchiel Z. Meadows, deceased, Shelby County, Alabama Probate Case No. 36-268. Robert F. Meadows, the lifetime beneficiary, having died on February 23, 2010.

Joy R. Kwapien is one and the same person as Joyce Redfield Kwapien.

Renee G. Whitman, formerly known of record as Renee Glover Roberson, and Laura K. Glover are the sole surviving heirs of Sandra F. Glover, deceased remainder beneficiary.

Jonathan E. Lyerly is one and the same person as Jonathan E. Lyerly, II.

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

X [Signature]
James F. Redfield

X Jonathan E. Lyerly by [Signature]
Jonathan E. Lyerly by James F. Redfield, his Attorney-In-Fact

X Joy R. Kwapien by [Signature]
Joy R. Kwapien by James F. Redfield, her Attorney-In-Fact

X Cynthia F. Warren by [Signature]
Cynthia F. Warren by James F. Redfield, her Attorney-In-Fact

X Renee G. Whitman by [Signature]
Renee G. Whitman by James F. Redfield, her Attorney-In-Fact

X Laura K. Glover by [Signature]
Laura K. Glover by James F. Redfield, her Attorney-In-Fact

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James F. Redfield, Jonathan E. Lyerly by James F. Redfield, his Attorney-in-Fact, Joy R. Kwapien by James F. Redfield, her Attorney-in-Fact, Cynthia F. Warren by James F. Redfield, her Attorney-in-Fact, Renee G. Whitman by James F. Redfield, her Attorney-in-Fact, and Laura K. Glover, by James F. Redfield, her Attorney-in-Fact**, 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 this Instrument, he/she/they signed his/her/their name(s) voluntarily on the date 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: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Exhibit "A"
Property Description

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 sold R.O.W. line a distance of 139.50'; thence S19°11'11"W a distance of 78.14'; thence N80°37'40"W a distance of 297.48' to the POINT OF BEGINNING; 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 right, having a radius of 3353.43', subtended by a chord bearing of N39°45'59"E, and a chord distance of 295.80'; thence along the arc of said curve and along said R.O.W. line for a distance of 295.89'; thence S51°30'10"W and along said R.O.W. line a distance of 10.00', to a curve to the right, having a radius of 2411.83', subtended by a chord bearing of N37°38'36"W, and a chord distance of 71.88'; thence along the arc of said curve and along said R.O.W. line for a distance of 71.89'; thence S12°56'51"W and leaving said R.O.W. line a distance of 196.17'; thence S39°52'28"W a distance of 23.11'; thence S02°57'51"E a distance of 37.05'; thence S02°56'08"E a distance of 452.11'; thence S03°14'50"E a distance of 466.03'; thence S83°14'22"E a distance of 176.94'; thence S18°31'53"W a distance of 313.94' to the Northerly R.O.W. line of Old Highway 31, to a curve to the left, having a radius of 3504.77, subtended by a chord bearing of S68°20'12"E, and a chord distance of 249.35'; thence along the arc of said curve and along said R.O.W. line for a distance of 249.41'; thence N19°27'18"E and leaving said R.O.W. line a distance of 411.20' to the POINT OF BEGINNING.

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

File#: E-4729

Grantor's Name James F. Redfield, Jonathan E. Lysterly, Joy R. Kwapien, Cynthia F. Warren, Renee G. Whitman, and Laura K. GloverGrantee's Name Western REI, LLCMailing Address 2330 Highland Ave
Birmingham, AL 35205Mailing Address 3360 Davey Allison BLVD
Hueytown, AL 35023Property Address 0 HWY 31 Meadows
Alabaster, AL 35007Date of Sale March 13, 2024Total Purchase Price \$400,000.00

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
☒ 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 March 13, 2024

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2024 04:07:28 PM
\$435.00 BRITTANI
20240313000068820

**Form RT-1**

Allie S. Bayl