

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Nine Cedars, LLC
282 Grande View Parkway
Alabaster, AL 35114

STATUTORY WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of FOUR MILLION FOUR HUNDRED THOUSAND AND 00/100 (\$4,400,000.00) and other good and valuable consideration to the undersigned grantor, Pritchard Lake, LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Nine Cedars, L.L.C., an Alabama Limited Liability Company (herein referred to as Grantee(s) whether one or more), a ½ undivided interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I: The SW 1/4 of SE 1/4; SE 1/4 of SW 1/4, Section 6, Township 21, Range 2 West, situated in Shelby County, Alabama.

PARCEL II: NW 1/4 of SW 1/4; SW 1/4 of SW 1/4; North half of SE 1/4 of SE 1/4 in Section 6; North 1/2 of NW 1/4; West half of NW 1/4 of NE 1/4, Section 7, all in Township 21, Range 2 West, situated in Shelby County, Alabama.

PARCEL III: All that part of the NE 1/4 of SW 1/4 except one acre in the Southeast corner of said forty acres, beginning at the Southeast corner of the NE 1/4 of SW 1/4 running parallel with said forty West 210 feet; thence North 210 feet; thence East 210 feet; thence South 210 feet to the point of beginning. And ALSO the SE 1/4 of NW 1/4, all in Section 6, Township 21, Range 2 West, situated in Shelby County, Alabama.

Together with easement rights as set forth in the Private Easement Agreement recorded in Deed Book 304, page 457, in the Probate Office of Shelby County, Alabama.

Less & Except the parcel conveyed to American Telephone and Telegraph Company by deed recorded in Deed Book 301, page 493, being a 1.722 acre parcel of land lying and being in the SW 1/4 of the SW 1/4 of Section 6, and the NW 1/4 of the NW 1/4 of Section 7, Township 21 South, Range 2 West Shelby County, Alabama, and being more particularly described as follows:

Beginning at a point on the South section line of Section 6, said point being located South 86°43'39" East, a distance of 251.60 feet from Southwest corner of Section 6. From said point of beginning, proceed North 05° 56'26" East for 143.96 feet to a concrete monument; thence proceeding South 84° 03' 34" East for 300.0 feet to a concrete monument; thence proceeding South 05°56'26" West for 128.09 feet to a point on the South section line; thence proceeding South 05°56'26" West into Section 7 for 121.91 feet to a concrete monument; thence proceeding North 84°03'34" West for 300.0 feet to a concrete monument; thence proceeding North 05°56'26" East for 106.04 feet to a point on the North section line of Section 7 and the South line of Section 6 and the point of beginning.

Less and Except a small strip of land along the West boundary of the NW 1/4 of the NW 1/4 of

Section 7, Township 21 South, Range 2 West Shelby County, Alabama. Said strip having a parcel ID of 22-3-07-0-000-002.001 and being the subject of the boundary line agreement as recorded in Misc 19, page 188, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$4,000,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), its successors and assigns forever.

IN WITNESS WHEREOF, the said Pritchard Lake, LLC by its Manager William S. Pritchard, III, who is authorized to execute this conveyance, has hereto set signature(s) and seal(s), this the 22nd day of April, 2024

Pritchard Lake, LLC, an Alabama Limited Liability Company

By: 

William S. Pritchard, III, Manager

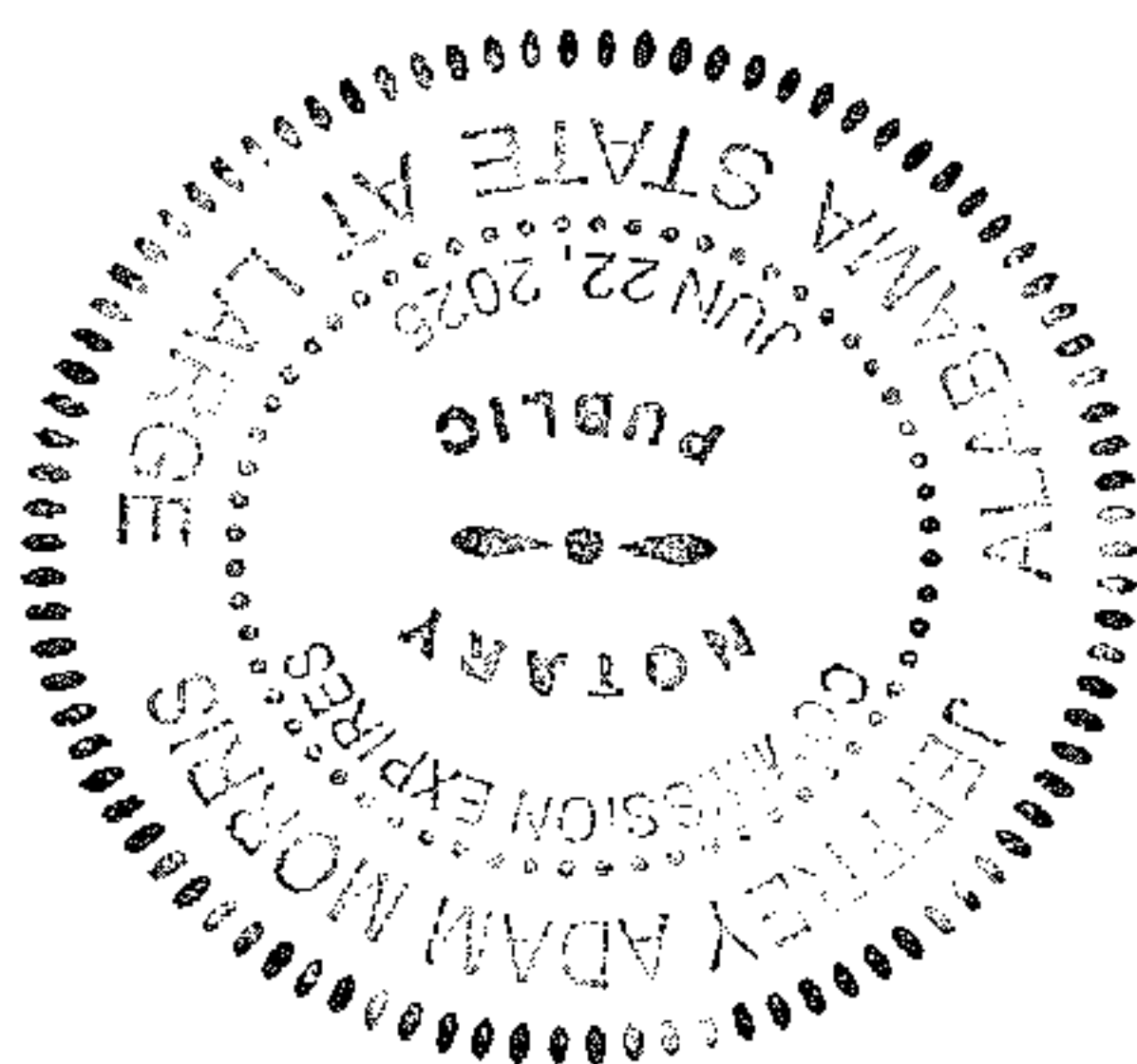
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jeffrey Adam Morris, a Notary Public, in and for said County in said State, hereby certify that William S. Pritchard, III, whose name as Manager of Pritchard Lake, 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 22nd day of April, 2024.


Notary Public

My Commission Expires: 6/22/25



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

Grantor's Name	<u>Pritchard Lake, LLC</u>	Grantee's Name	<u>Nine Cedars, L.L.C.</u>
Mailing Address	<u>1210 Financial Center</u> <u>Birmingham, AL 35203</u>	Mailing Address	<u>282 Grande View Parkway</u> <u>Alabaster, AL 35114</u>
Property Address	<u>Fulton Lake Road</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>April 22, 2024</u>
		Total Purchase Price	<u>\$4,400,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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 4/22/24 Print Jeff Morris

☒ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2024 01:46:06 PM
\$428.00 JOANN
20240422000115850

Allen S. Boyd

Form RT-1