

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

Send Tax Notice to:  
Christopher Mark Mercer  
and Lauren Flack Mercer  
420 1st Street North  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **261 Land, LLC**, a(n) Alabama Limited Liability Company (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, **Christopher Mark Mercer and Lauren Flack Mercer** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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 successors and assigns, 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 successors and assigns 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 26<sup>th</sup> day of April, 2024.



261 Land, LLC

By: Jerry Robert Adams, Jr.

Its: Managing Member


STATE OF ALABAMA  
Shelby COUNTY

}

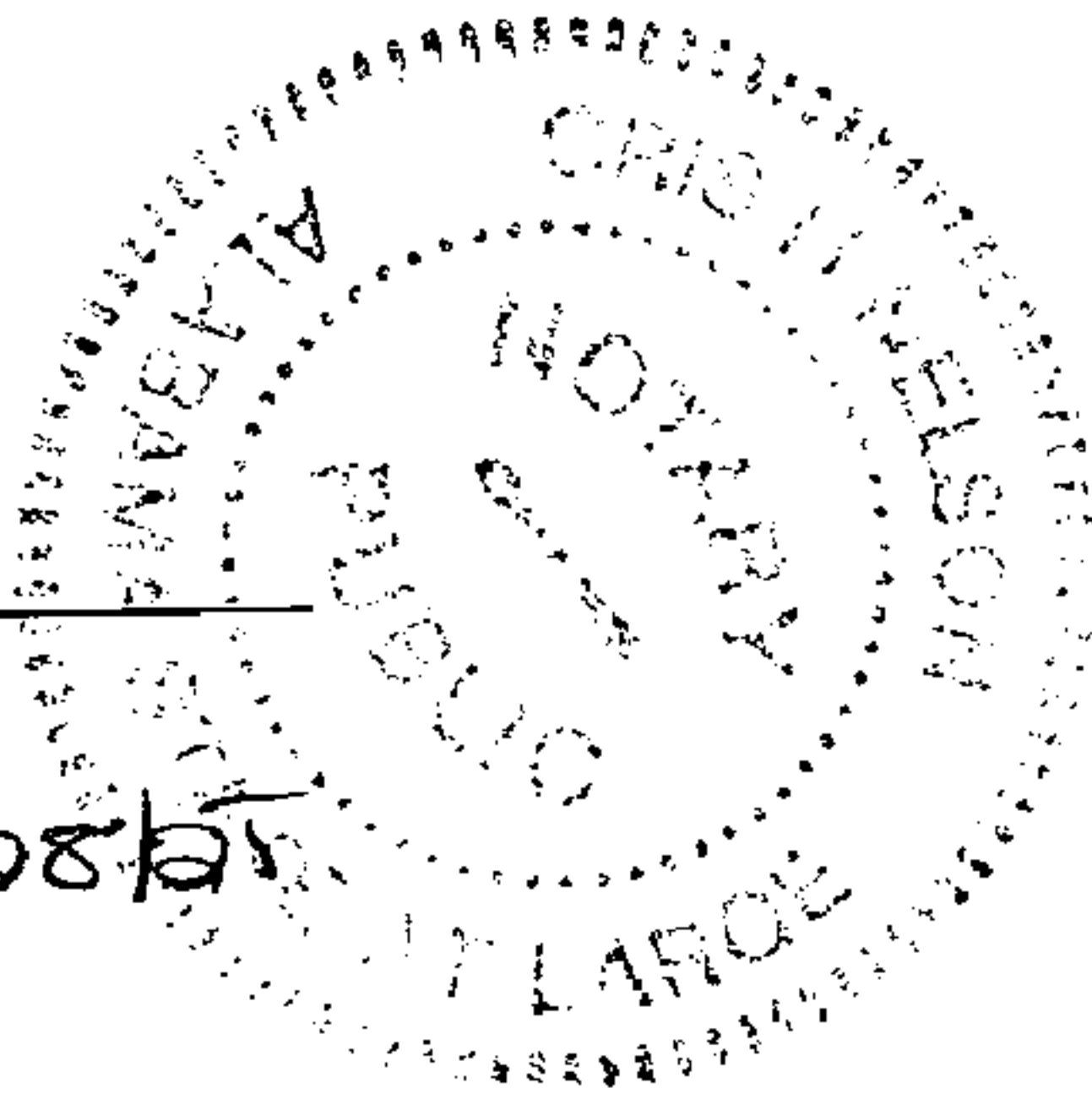
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jerry Robert Adams, Jr. whose name as Managing Member of **261 Land, LLC**, a(n) 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/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26<sup>th</sup> day of April, 2024.

  
Notary Public

My Commission Expires: 6/28/25



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

File#: E-6560

Grantor's Name 261 Land, LLCMailing Address P.O. Box 824  
Helena, AL 35080Property Address 420 1st Street North  
Alabaster, AL 35007Grantee's Name Christopher Mark Mercer and Lauren  
Flack MercerMailing Address 420 1st Street North  
Alabaster, AL 35007Date of Sale April 26, 2024Total Purchase Price \$300,000.00

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 April 26, 2024

☐ Unattested

(verified by)

Print: Justin Smitherman

Sign

(Grantor/Grantee/ Owner/Agent) circle one

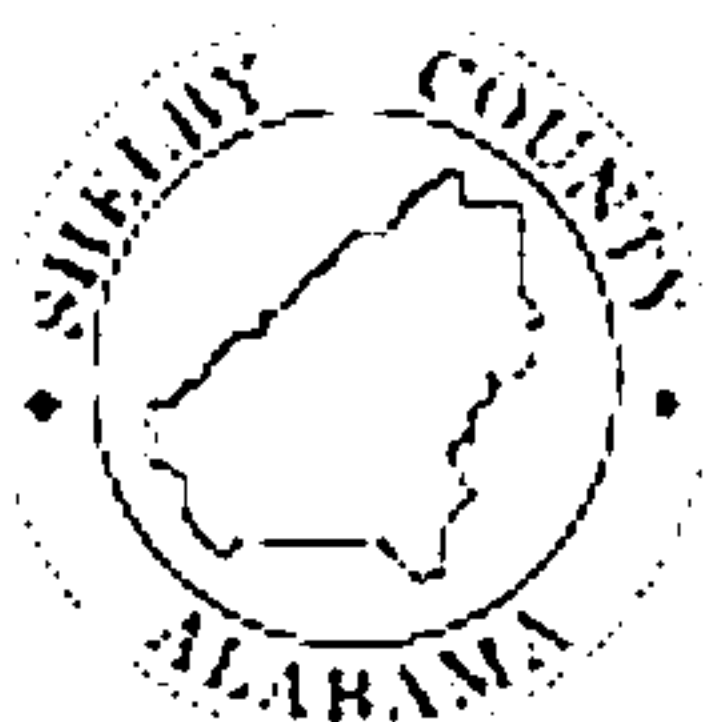
**Form RT-1**



Exhibit "A"

A parcel of land situated in the N 1/2 of the SW 1/4, and the SE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW corner of the SE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence N 00°27'40" W a distance of 547.64 feet; thence North 48 degrees 03 minutes 02 seconds East a distance of 332.38 feet to a point in the Centerline of Beaverdam Creek; thence along the centerline of Beaverdam Creek the following bearings and distances: South 39 degrees 30 minutes 25 seconds East a distance of 29.86 feet; South 67 degrees 57 minutes 16 seconds East a distance of 64.19 feet; North 84 degrees 40 minutes 30 seconds East a distance of 284.00 feet; South 73 degrees 58 minutes 02 seconds East a distance of 174.50 feet; South 45 degrees 45 minutes 38 seconds East a distance of 149.53 feet; South 69 degrees 07 minutes 33 seconds East a distance of 113.08 feet to a point in the centerline of a branch; thence along the centerline of said branch the following bearings and distances: South 04 degrees 43 minutes 07 seconds East a distance of 64.17 feet; South 67 degrees 39 minutes 45 seconds East a distance of 65.48 feet; South 01 degrees 26 minutes 28 seconds West a distance of 383.31 feet; thence South 54 degrees 56 minutes 35 seconds West and leaving said centerline a distance of 992.53 feet; thence South 76 degrees 34 minutes 16 seconds West a distance of 779.59 feet to a point in the centerline of Copperhead Road (prescriptive right of way); thence North 49 degrees 52 minutes 52 seconds West along said centerline a distance of 293.28 feet; thence North 40 degrees 01 minutes 56 seconds East and leaving said centerline a distance of 214.38 feet; thence North 78 degrees 10 minutes 24 seconds East a distance of 484.09 feet; thence North 33 degrees 35 minutes 33 seconds East a distance of 25.62 feet to the POINT OF BEGINNING.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/29/2024 02:03:25 PM  
 \$331.00 BRITTANI  
 20240429000124000

*Allen S. Bayl*