

This Instrument Was Prepared By:
Debra Minor Parks
30474 Hwy 25
Wilsonville, AL 35186

Send Tax Notice To:
Parks Land Company
246 Hwy 69
Chelsea, AL 35043

Documentary Evidence:



20240516000145270 1/2 \$100.00
Shelby Cnty Judge of Probate, AL
05/16/2024 12:22:40 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Five Thousand and 00/100 Dollars (\$75,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **RAYMOND I. SMITH, III**, a married man, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **PARKS LAND COMPANY, LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for himself, his heirs, and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, and assigns shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, to be effective the 16th day of MAY, 2024.

Raymond I. Smith, III (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

CYNTHIA ROBBINS CARTEE
Notary Public, Alabama State at Large
My Commission Expires December 12, 2024

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Raymond L. Smith, III**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 16th day of MAY, 2024.

Cynthia Robbins Cartee
Notary Public
My Commission Expires: 12/12/2024

Shelby County, AL 05/16/2024
State of Alabama
Deed Tax: \$75.00

Grantors' Mailing Address: 2125 Brook Highland Ridge
Birmingham, AL 35242



20240516000145270 2/2 \$100.00
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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East, City of Wilsonville, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the above said 1/4-1/4; thence North 00 degrees 00 minutes 00 seconds East a distance of 30.13 feet to the POINT OF BEGINNING, said point lying on the easterly R.O.W. line of Alabama Highway 25, 66' ROW, said point also being the beginning of a curve to the right, having a radius of 1112.92 feet, a central angle of 09 degrees 58 minutes 56 seconds and subtended by a chord which bears North 85 degrees 50 minutes 28 seconds East and a chord distance of 193.65 feet; thence along the arc of said curve and said R.O.W. line, a distance of 193.90 feet; thence South 89 degrees 10 minutes 04 seconds East and along said R.O.W. line, a distance of 30.00 feet; thence South 00 degrees 49 minutes 56 seconds West and leaving said R.O.W. line, a distance of 375.08 feet to a point on the northerly R.O.W. line of Southern Railroad, 100' R.O.W.; thence South 75 degrees 36 minutes 59 seconds West and along said R.O.W. line, a distance of 543.78 feet; thence North 06 degrees 34 minutes 35 seconds East and leaving said R.O.W. line, a distance of 392.66 feet to a point on the above said R.O.W. line of Alabama Highway 25, said point also being the beginning of a curve to the right, having a radius of 1085.92 feet, a central angle of 05 degrees 50 minutes 09 seconds and subtended by a chord which bears North 68 degrees 57 minutes 17 seconds East, and a chord distance of 110.56 feet; thence along the arc of said curve and said R.O.W. line a distance of 110.60 feet; thence North 58 degrees 39 minutes 54 seconds East and along said R.O.W. line, a distance of 99.63 feet to a point, said point being the beginning of a curve to the right, having a radius of 1112.92 feet, a central angle of 03 degrees 58 minutes 40 seconds, and subtended by a chord which bears North 78 degrees 51 minutes 40 seconds East, and a chord distance of 77.25 feet; thence along the arc of said curve and said R.O.W. line, a distance of 77.26 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 1, 2005.

Property address:
30400 Hwy 25
Wilsonville, AL 35186