

Send tax notice to:
Glaze Ferry Farm, LLC
701 Cane Creek LN
Sylacauga AL 35151

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024173

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John William Cole (1/2 interest) and John William Cole, as Special Co-Trustee, under the Josephine C Cole Living Trust, dated March 2, 1993, or all amendments thereto, (1/2 interest)** whose mailing address is: 3416 Westbury Rd., Birmingham AL 35223 (hereinafter referred to as "Grantors") by **Glaze Ferry Farm, LLC** whose property address is: **County Road 62, Vincent, AL, 35178** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Legal Description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
- 2.
3. Right of Way granted to Alabama Power Company as recorded in Deed Volume 136, Page 94, and Deed Volume 172, Page 207 in the Probate Office of Shelby County, Alabama.
4. Right of way Granted to Shelby County, recorded in Deed Volume 170, Page 63, in the Probate Office of Shelby County, Alabama.
5. Less and except any portions of subject property lying within a public/private road or road right of way.

\$1,062,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 6th day of June, 2024.


John William Cole

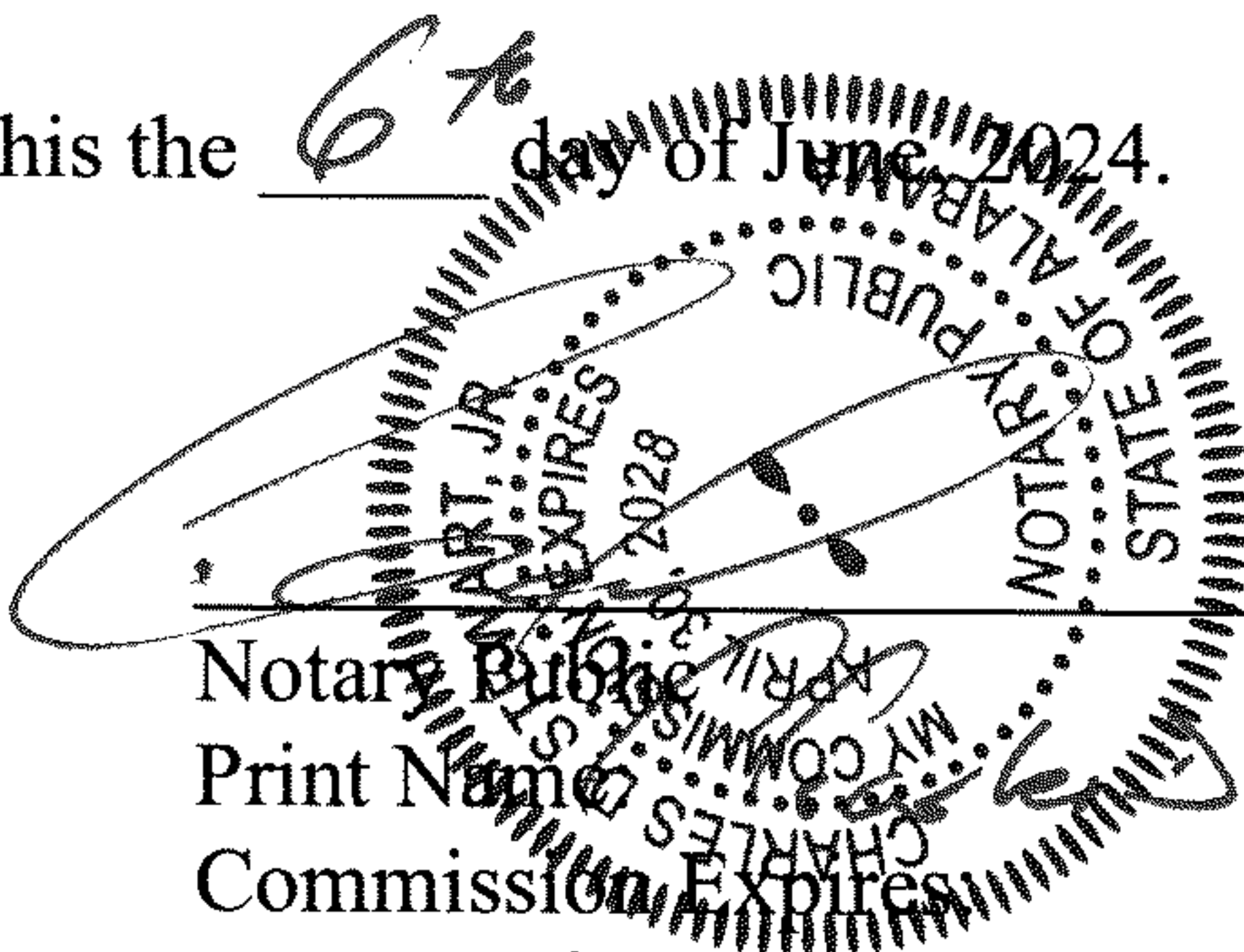
Josephine C Cole Living Trust


John William Cole, Special Co-Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John William Cole whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of June, 2024.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2028
4-30-28

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John William Cole, whose name as Special Co-Trustee of the Josephine C Cole Living Trust, 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 said instrument, he/she as such Special Co-Trustee and with full authority, executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 6th day of June, 2024.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2028
4-30-28

Legal Description Exhibit "A"

STATE OF ALABAMA
SHELBY COUNTY

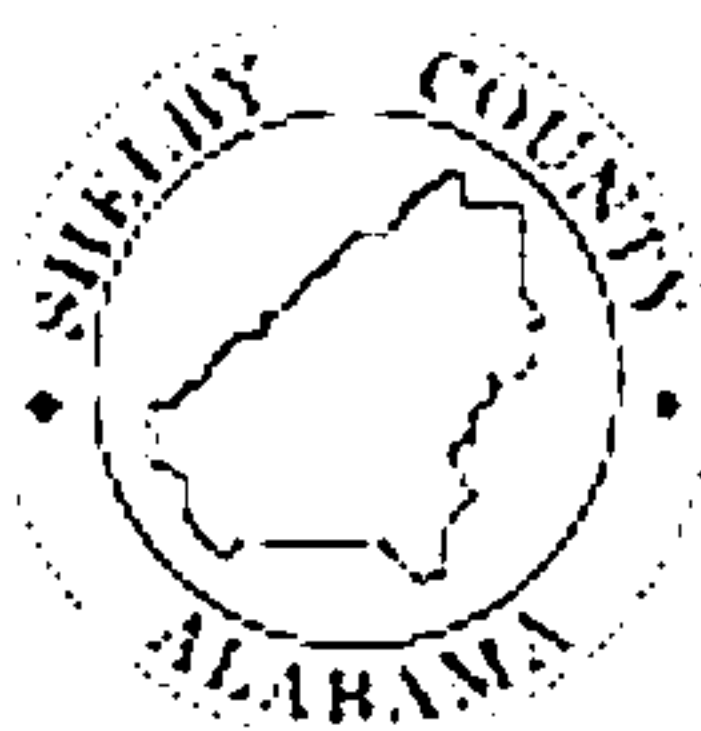
I, Christopher M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawing) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama, being more particularly described as follows, to-wit:

PARCEL NO. 1: Commence at a 2" pipe in place being the Northwest corner of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 89° 58' 15" East along the North boundary of said Section 29 for a distance of 2634.89 feet (set magnail), said point being located on the Westerly right-of-way of Shelby County Road No. 62; thence proceed South 01° 18' 38" East along the right-of-way of said road for a distance of 570.97 feet to the P. C. of a concave right having an arc length of 793.00 feet and a radius of 681.70 feet; thence proceed Southwesterly along the Westerly right-of-way of said road and along the curvature said curve for a chord bearing and distance of South 32° 00' 54" West, 749.04 feet to the P. T. of said curve; thence proceed South 65° 20' 26" West along the Northwesterly right-of-way of said road for a distance of 178.96 feet to the P. C. of a concave curve right having an arc length of 844.89 feet and a radius of 1426.57 feet; thence proceed Southwesterly along the Northerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 82° 18' 26" West, 832.60 feet to the P. T. of said curve; thence proceed North 80° 43' 33" West along the Northerly right-of-way of said road for a distance of 1210.38 feet to the P. C. of a concave curve left having an arc length of 538.35 feet and a radius of 2998.69 feet; thence proceed Northwesterly along the Northerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 85° 52' 08" West, 537.63 feet to the P. T. of said curve; thence proceed South 88° 59' 21" West along the Northerly right-of-way of said for a for a distance of 183.36 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 32' 50" West for a distance of 1163.84 feet to a ½" rebar in place, said point being located on the North boundary of Section 30, Township 19 South, Range 3 East; thence proceed South 89° 41' 10" East along the North boundary of said Section 30 for a distance of 662.13 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 30 and, Fraction "A", Fraction "B", Fraction "H" and Fraction "G" of section 29, Township 19 South, Range 3 East, Shelby County, Alabama and contains 94.96 acres.

PARCEL NO. 1A: Commence at a 2" pipe in place being the Northwest corner of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed North 89° 58' 15" East along the North boundary of said Section 29 for a distance of 668.72 feet; thence proceed South 00° 32' 53" East for a distance of 1377.27 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right-of-way of Shelby County Highway 62, said point being the point of beginning. From this beginning point proceed South 80° 43' 34" East along the Southerly right-of-way of Shelby County Highway 62 for a distance of 575.85 feet to the P. C. of a concave curve left having an arc length of 892.27 feet and a radius of 1506.60 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 82° 18' 27" East, 879.29 feet to the P. T. of said curve; thence proceed North 65° 20' 26" East along the Southerly right-of-way of said road for a distance of 178.96 feet to the P. C. of a concave curve left having an arc length of 582.59 feet and a radius of 761.69 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 43° 25' 44" East, 568.49 feet (set ½" rebar CA-0114-LS) to a point on the Westerly right-of-way of Glaze Road; thence proceed South 00° 41' 24" East along the Westerly right-of-way of said Glaze Road for a distance of 623.87 feet to the P. C. of a concave curve left having an arc length of 79.53 feet and a radius of 118.02 feet; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of South 19° 59' 37" East, 78.03 feet to a capped rebar in place (CA0531LS); thence proceed South 01° 41' 40" East for a distance of 1609.96 feet to a 5/8" rebar in place, said point being on the shoreline of the Coosa River (Lay Lake); thence proceed Northwesterly along the meandering shoreline of said Coosa River for a chord bearing and distance of North 89° 34' 16" West, 2058.0 feet to a 1" pipe in place; thence proceed North 89° 34' 16" West for a distance of 2058.00 (CHORD) feet; thence proceed North 00° 32' 53" West for a distance of 1778.66 feet to the point of beginning.

The above described land is located in Fraction "B", Fraction "H" and Fraction "G" of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama and contains 82.6 acres.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/07/2024 03:10:38 PM
\$1279.00 JOANN
20240607000170660

Allen S. Bayl