

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:

Corinth Construction, LLC
2015 3rd Avenue North
Birmingham, AL 35203

STATE OF ALABAMA

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **EIGHT HUNDRED THOUSAND AND 00/100 (\$800,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Davy Crockett Development, LLC** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Corinth Construction, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **Village Parkway, Helena, AL 35080**

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors 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 herein above 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, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 19th day of **June, 2024.**

Davy Crockett Development, LLC


By: **Jordan W. Winford**
Its Member


By: **Zachary L. Clement**
Its Member

STATE OF ALABAMA)

:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that Jordan W. Winford and Zachary L. Clement whose names as **Members** of **Davy Crockett Development, LLC**, are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they as such **Members** and with full authority, signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of **June, 2024.**


NOTARY PUBLIC

My Commission Expires: **09/13/2024**

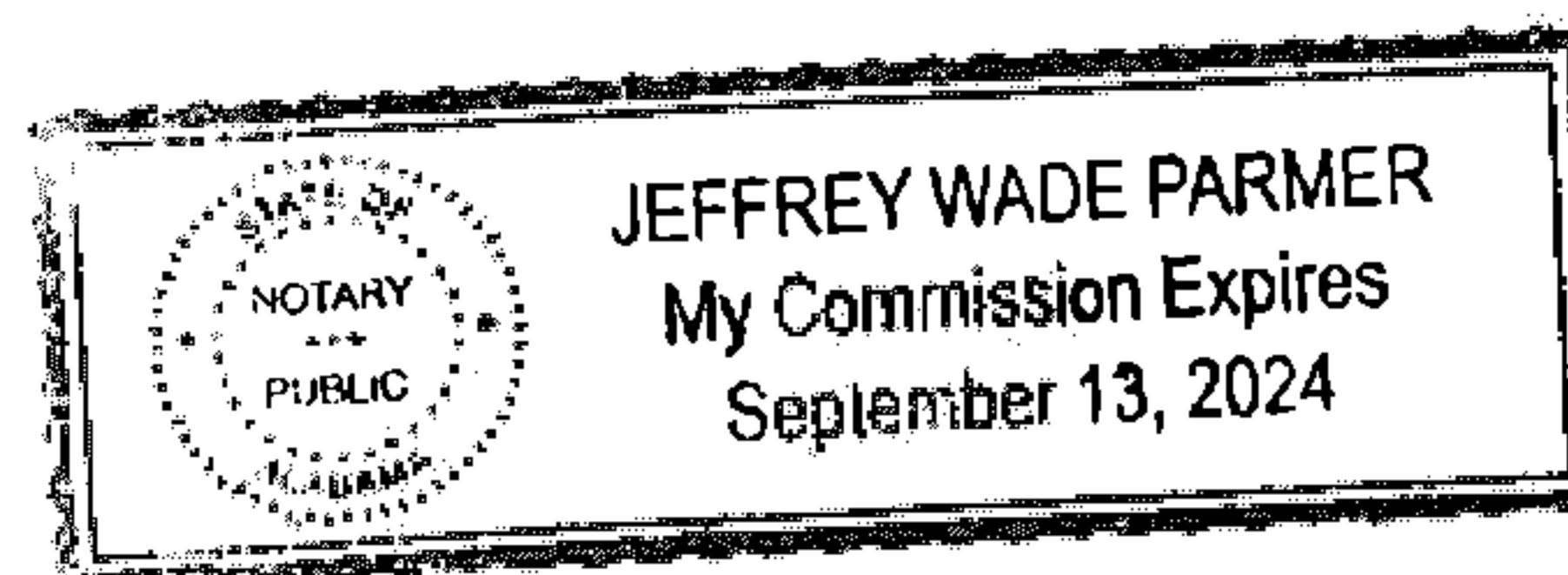


EXHIBIT A

LEGAL DESCRIPTION

A parcel of land situated in Sections 22 and 23, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" rebar at the SW corner of Lot 10 Block 4 of Dearing Downs 2nd Addition as recorded in Map Book 9 Page 33 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 23°21'49" W along the westerly line of Lot 10 through Lot 2 a distance of 972.24 feet to a 1/2" rebar; thence S 66°48'12" W leaving said lots a distance of 193.01 feet to a mag nail on the easterly right of way of Village Parkway, a unrecorded right of way and is shown on a unrecorded Dearing Downs Village 2nd Sector plat by Melvin Reynolds; thence N 23°15'46" W along said right of way a distance of 243.08 feet to a PK nail; thence S 66°39'00" W along said right of way a distance of 28.00 feet to a PK nail at a point of non-tangent curve to the right having a central angle of 92°09'11" and a radius of 25.00 feet, said curve subtended by a chord bearing S 22°52'38" W and a chord distance of 36.01 feet; thence along the arc of said curve and along said right of way a distance of 40.21 feet to a PK nail; thence S 68°46'14" W along said right of way a distance of 17.53 feet to a 1/2" rebar capped SCS and being a point on the westerly side of a 30 foot Plantation Pipe Line easement; thence continue along the last described course a distance of 74.50 feet to a point; thence N 21°13'46" W along said right of way a distance of 11.00 feet to a point; thence S 68°46'14" W along said right of way a distance of 15.00 feet to a point of curve to the right having a central angle of 89°37'12" and a radius of 25.00 feet, said curve subtended by a chord bearing N 66°14'31" W and a chord distance of 35.24 feet; thence along the arc of said curve and along said right of way a distance of 39.10 feet the easterly right of way of Shelby County Highway 95; Thence S 20°26'19" E along said both right of ways a distance of 99.91 feet to a 1/2" rebar capped EDG on the southerly right of way of said Village Parkway and being a point of non-tangent curve to the right having a central angle of 90°03'04" and a radius of 25.00 feet, said curve subtended by a chord bearing N 24°07'43" E and a chord distance of 35.37 feet; thence along the arc of said curve, leaving said Highway 95 and along said Village Parkway right of way a distance of 39.29 feet to a cross; thence N 69°09'15" E along said right of way a distance of 15.02 feet to a cross; thence N 20°50'45" W along said right of way a distance of 11.00 feet to a cross; thence N 69°09'15" E along said right of way a distance of 84.61 feet to a 1/2" rebar capped RCFA; thence S 22°32'48" E leaving said right of way a distance of 139.64 feet to a 1/2" rebar capped EDG; thence N 68°57'02" E a distance of 37.60 feet to a 1/2" rebar capped EDG on the westerly right of way of said Village Parkway; thence S 23°20'15" E along said right of way a distance of 235.58 feet to a 1/2" rebar capped EDG at the point of a non-tangent curve to the right having a central angle of 03°59'14" and a radius of 1436.31 feet, said curve subtended by a chord bearing S 21°18'06" E and a chord distance of 99.93 feet; thence along the arc of said curve and along said right of way a distance of 99.95 feet to a cross; thence S 19°28'49" E along said right of way a distance of 97.17 feet to a 1/2" rebar capped EDG at the intersection of said right of way and the northerly right of way of Village Place as shown on the

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previously mentioned Melvin Reynolds map and being appoint of curve to the right having a central angle of $90^{\circ}27'26''$ and a radius of 25.00 feet, said curve subtended by a chord bearing $S\ 25^{\circ}44'54''\ W$ and a chord distance of 35.50 feet; thence along the arc of said curve leaving said Village Parkway and along said Village Place a distance of 39.47 feet to a cross; thence $S\ 70^{\circ}58'37''\ W$ along said right of way a distance of 108.56 feet to a cross; thence $N\ 19^{\circ}01'23''\ W$ along said right of way a distance of 11.00 feet to a 1" rod; thence $S\ 70^{\circ}58'37''\ W$ along said right of way a distance of 15.28 feet to a 1/2" rebar capped EDG being a point of curve to the right having a central angle of $89^{\circ}11'05''$ and a radius of 25.00 feet, said curve subtended by a chord bearing $N\ 64^{\circ}25'50''\ W$ and a chord distance of 35.10 feet; thence along the arc of said curve and along said right of way a distance of 38.91 feet to a 1/2" rebar capped EDG on the easterly right of way of Shelby County Highway 95 and being a point on a compound curve to the right having a central angle of $01^{\circ}16'28''$ and a radius of 2882.46 feet, said curve subtended by a chord bearing $S\ 19^{\circ}14'31''\ E$ and a chord distance of 64.11 feet; thence along the arc of said curve along both rights of way a distance of 64.11 feet to a cross; thence $N\ 70^{\circ}49'24''\ E$ leaving said Highway 95 and along the southerly right of way of Village Place a distance of 139.10 feet to a 1/2" rebar capped BJ Martin; thence $S\ 19^{\circ}21'52''\ E$ leaving said right of way a distance of 35.86 feet to a 1/2" rebar; thence $S\ 29^{\circ}57'05''\ E$ a distance of 130.61 feet to a 1/2" rebar; thence $S\ 70^{\circ}41'26''\ W$ a distance of 165.56 feet to a 1/2" rebar capped BJ Marlin on the easterly right of way of Shelby County Highway 95; thence $S\ 26^{\circ}45'06''\ E$ along said right of way a distance of 27.49 feet to a 1/2" rebar capped EDG at the point of a non-tangent curve to the right having a central angle of $00^{\circ}58'58''$ and a radius of 2914.79 feet, said curve subtended by a chord bearing $S\ 14^{\circ}14'40''\ E$ and a chord distance of 50.00 feet; thence along the arc of said curve and along said right of way a distance of 50.00 feet to a 1/2" rebar capped EDG; thence $S\ 02^{\circ}13'31''\ E$ along said right of way a distance of 52.33 feet to a 1/2" rebar capped EDG at the point of a non-tangent curve to the right having a central angle of $01^{\circ}13'34''$ and a radius of 2904.79 feet, said curve subtended by a chord bearing $S\ 12^{\circ}07'43''\ E$ and a chord distance of 62.16 feet; thence along the arc of said curve and along said right of way a distance of 62.16 feet to a 1/2" rebar capped EDG; thence $N\ 72^{\circ}21'43''\ E$ leaving said right of way a distance of 237.92 feet to a 1/2" rebar on the westerly right of way of said Village Parkway; thence $S\ 22^{\circ}15'06''\ E$ along said right of way a distance of 49.80 feet to a 1/2" rebar capped RCFA at the point of a non-tangent curve to the right having a central angle of $75^{\circ}50'43''$ and a radius of 88.68 feet, said curve subtended by a chord bearing $S\ 16^{\circ}00'00''\ W$ and a chord distance of 109.00 feet; thence along the arc of said curve and along said right of way a distance of 117.39 feet to a 1/2" rebar capped EDG; thence $S\ 53^{\circ}55'21''\ W$ along said right of way a distance of 16.06 feet to a 1/2" rebar capped EDG at a point of curve to the right having a central angle of $27^{\circ}56'07''$ and a radius of 304.13 feet, said curve subtended by a chord bearing $S\ 67^{\circ}53'25''\ W$ and a chord distance of 146.82 feet; thence along the arc of said curve and along said right of way a distance of 148.28 feet to a 1/2" rebar; thence $N\ 08^{\circ}08'32''\ W$ along said right of way a distance of 9.49 feet to a 1/2" rebar capped EDG; thence $S\ 81^{\circ}51'28''\ W$ along said right of way a distance of 16.27 feet to a 1/2" rebar capped JPS at the point of curve to the right having a central angle of $88^{\circ}59'30''$ and a radius of 25.00 feet, said curve subtended by a chord bearing $N\ 53^{\circ}38'46''\ W$ and a chord distance of 35.04 feet; thence along the arc of said curve and along said right of way a distance of 38.83 feet to a 1/2" rebar capped EDG on the easterly right of way of

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Shelby County Highway 95 and a point of compound curve to the right having a central angle of $01^{\circ}58'52''$ and a radius of 2845.83 feet, said curve subtended by a chord bearing $S\ 08^{\circ}48'29''\ E$ and a chord distance of 98.39 feet; thence along the arc of said curve and along both rights of way a distance of 98.39 feet to a 1/2" rebar capped EDG at a point of compound curve to the right having a central angle of $88^{\circ}04'15''$ and a radius of 25.21 feet, said curve subtended by a chord bearing $N\ 37^{\circ}12'22''\ E$ and a chord distance of 35.04 feet; thence along the arc of said curve leaving said Highway 95 and along said Valley Parkway right of way a distance of 38.75 feet to a 1/2" rebar capped EDG; thence $N\ 81^{\circ}42'07''\ E$ along said right of way a distance of 15.44 feet to a 1/2" rebar capped EDG; thence $N\ 08^{\circ}17'53''\ W$ along said right of way a distance of 11.00 feet to a 1/2" rebar capped EDG at a point of a non-tangent curve to the left having a central angle of $28^{\circ}13'53''$ and a radius of 332.13 feet, said curve subtended by a chord bearing $N\ 67^{\circ}35'11''\ E$ and a chord distance of 162.00 feet; thence along the arc of said curve and along said right of way a distance of 163.65 feet to a 1/2" rebar capped EDG; thence $N\ 53^{\circ}28'15''\ E$ along said right of way a distance of 16.06 feet to a 1/2" rebar capped EDG at a point of curve to the left having a central angle of $31^{\circ}06'29''$ and a radius of 116.68 feet, said curve subtended by a chord bearing $N\ 37^{\circ}55'00''\ E$ and a chord distance of 62.57 feet; thence along the arc of said curve and along said right of way a distance of 63.35 feet to a 1/2" rebar; thence $S\ 24^{\circ}13'26''\ E$ leaving said right of way a distance of 96.54 feet to a 1/2" rebar at the SW corner of Lot 15; thence $N\ 53^{\circ}30'09''\ E$ along the northwesterly line of Lot 15 a distance of 234.55 feet to the POINT OF BEGINNING. Said parcel of land contains 7.00 acres, more or less.

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

Grantor's Name Davy Crockett Development, LLC
 Mailing Address P.O. Box 536
Helena, AL 35080

Grantee's Name Corinth Construction, LLC
 Mailing Address 2015 3rd Avenue North
Birmingham, AL 35203

Property Address Village Parkway
Helena, AL 35080

Date of Sale June 20, 2024
 Total Purchase Price \$800,000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other: _____

☒ 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 6-20-2024 Print Jeff W. Parmer

Sign Jeff W. Parmer
 (Grantor/Grantee/ Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2024 12:23:36 PM
 \$837.00 LAURA
 20240624000188110

Ann S. Byrd

Form RT-1