

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:
AFSC, LLC
P.O. Box 1809
Alabaster, AL 35007

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE MILLION THREE HUNDRED THOUSAND AND 00/100 (\$1,300,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **William L. Patterson, a married person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **AFSC, LLC** (hereinafter referred to as GRANTEE), its successors and assigns, 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, set-back lines and rights of way, if any, of record.

Subject to sewer easements to the Town of Columbiana, Alabama, as recorded in Deed Book 87, Page 90, and Deed Book 219, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 177, Page 492, in the Probate Office of Shelby County, Alabama.

Less and except 2/3 interest in oil located under the above-described lands as reserved in Deed Book 173, Page 440, in the Probate Office of Shelby County, Alabama.

The property conveyed does not constitute the homestead of the grantor nor that of his spouse.

Property Address: **319 West College Street, Columbiana, AL 35051**

\$1,122,000.00 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 heirs, 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 heirs, 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 his/her hand and seal this **2nd day of July, 2024.**


William L. Patterson

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **William L. Patterson** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **2nd day of July, 2024.**


Jeff W. Farmer

NOTARY PUBLIC

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

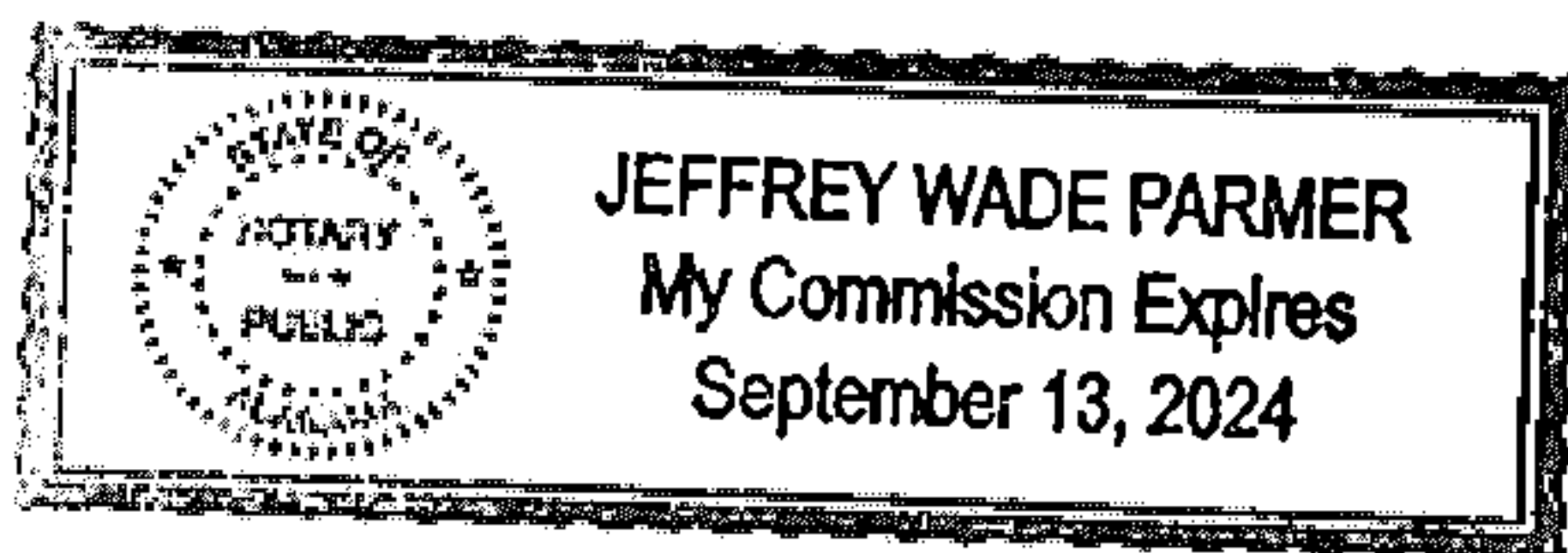


EXHIBIT A
LEGAL DESCRIPTION

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PARCEL 2:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 01 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.12 feet; thence 90 degrees right 200.00 feet; thence 0 degrees 26 minutes 24 seconds right 350.37 feet; thence 90 degrees 17 minutes 53 seconds left 270.97 feet to the point of beginning; thence 33 degrees 07 minutes 47 seconds right 89.56 feet to the right of way of Alabama Highway 25; thence 90 degrees left 107.86 feet along said right of way; thence 90 degrees left 157.91 feet; thence 57 degrees 38 minutes 09 seconds left 127.69 feet to the point of beginning.

PARCEL 3:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.21 feet; thence 90 degrees right 200.00 feet; thence 0 degrees 26 minutes 24 seconds right 350.37 feet; thence 90 degrees 17 minutes 53 seconds left 270.97 feet; thence 89 degrees 14 minutes 04 seconds left 127.69 feet to the Point of Beginning; thence continue along same course 94.71 feet; thence 122 degrees 21 minutes 51 seconds right 208.61 feet to the right of way of Alabama Highway 25; thence 90 degrees right 80.00 feet along said right of way; thence 90 degrees right 157.91 feet to the Point of Beginning.

PARCEL 4:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.21 feet; thence 90 degrees right 200.00 feet; thence 0 degrees 26 minutes 24 seconds right 350.37 feet; thence 90 degrees 17 minutes 53 seconds left 270.97 feet; thence 89 degrees 14 minutes 04 seconds left 222.40 feet to the point of beginning; thence continue along same course 76.27 feet; thence 122 degrees 13 minutes 51 seconds right 249.44 feet to the right of way of Alabama Highway 25; thence 90 degrees 08 minutes right 65.00 feet along said right of way; thence 90 degrees right 208.61 feet to the Point of Beginning.

PARCEL 5:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.21 feet; thence 90 degrees right 200.00 feet; thence 0 degrees 26 minutes 24 seconds right 350.37 feet; thence 90 degrees 17 minutes 53 seconds left 279.97 feet; thence 33 degrees 07 minutes 47 seconds right 89.56 feet; thence 90 degrees left 272.86 feet to the point of beginning along the right of way of Alabama Highway 25; thence continue along said right of way 215.87 feet; thence 119 degrees 27 minutes 39 seconds left 126.38 feet; thence 84 degrees 00 minutes left 2.14 feet; thence 0 degrees 15 minutes 16 seconds right 165.22 feet; thence 66 degrees 55 minutes 37 seconds left 44.09 feet to the point of beginning.

PARCEL 6:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.21 feet; thence 90 degrees right 200.00 feet; thence 0 degrees 26 minutes 24 seconds right 350.37 feet; thence 90 degrees 17 minutes 53 seconds left 270.97 feet; thence 33 degrees 07 minutes 47 seconds right 89.56 feet; thence 90 degrees left 272.86 feet; thence 90 degrees 08 minutes left 44.09 feet to the point of beginning; thence continue 111.22 feet along the same course; thence 66 degrees 40 minutes 38 seconds right 110.37 feet; thence 89 degrees 59 minutes 46 seconds right 103.42 feet; thence 96 degrees 15 minutes 14 seconds right 165.22 feet to the Point of Beginning.

Page 2 of 2**PARCEL 7:**

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.21 feet; thence 90 degrees right 200.00 feet; thence 0 degrees 26 minutes 24 seconds right 350.37 feet; thence 90 degrees 17 minutes 35 seconds left 270.97 feet; thence 33 degrees 07 minutes 37 seconds right 89.56 feet; thence 90 degrees left 272.86 feet; thence 90 degrees 08 minutes left 155.31 feet to the point of beginning; thence continue along same course 106.79 feet; thence 57 degrees 46 minutes 09 seconds right 31.67 feet; thence 9 degrees 09 minutes 11 seconds right 25.98 feet; thence 83 degrees 45 minutes right 103.42 feet; thence 90 degrees 00 minutes 14 seconds right 110.37 feet to the Point of Beginning.

PARCEL 8:

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West; thence run South 1 degrees 15 minutes 00 seconds East, 1238.19 feet; thence 99 degrees 12 minutes left 346.21 feet to the Point of Beginning along Alabama Highway 70; thence continue along said right of way 100.00 feet; thence 90 degrees right 198.86 feet; thence 90 degrees 34 minutes 23 seconds left 173.90 feet; thence 91 degrees 29 minutes 10 seconds right 353.98 feet; thence 90 degrees 45 minutes 56 seconds right 270.97 feet; thence 90 degrees 17 minutes 53 seconds right 350.37 feet; thence 0 degrees 26 minutes 24 seconds left 200.00 feet to the Point of Beginning.

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

Grantor's Name William L. Patterson
 Mailing Address 1519 Hughes Road
Columbiana, AL 35051

Grantee's Name AFSC, LLC
 Mailing Address P.O. Box 1809
Alabaster, AL 35007

Property Address 319 West College Street
Columbiana, AL 35051

Date of Sale July 2, 2024
 Total Purchase Price \$1,300,000.00
 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

☐ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/02/2024 03:28:15 PM
 \$212.00 PAYGE
 20240702000200760

Allen S. Bayl

☒ 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 7-2-2024 Print Jeff W. Parmer

☐ Unattested

(verified by)

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

Form RT-1