

This instrument prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice to:
George W. Hudson
139 Corporate Way
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two Hundred Twenty Five Thousand & 00/100 dollars (\$225,000.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, Shield Properties, LLC, an Alabama limited liability company (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto George W. Hudson (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and incorporated herein

Subject to:

1. Taxes and assessments for the current year and subsequent years;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Title to any portion of the land lying within any roadways;
5. Current Zoning and Use Restrictions.

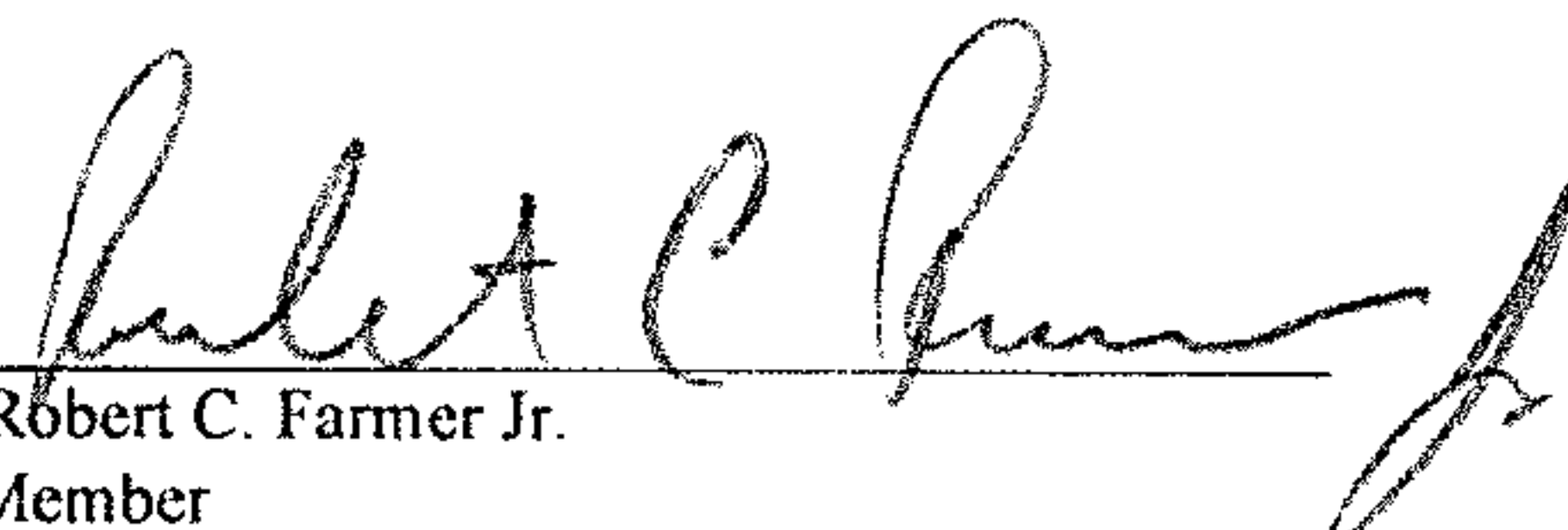
\$168,750 of the purchase price was paid with the proceeds of a purchase money mortgage filed simultaneously herewith.

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

And the Grantor hereby covenants with said Grantee that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right and lawful authority to sell and convey the same as aforesaid; that said Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but no other.

IN WITNESS WHEREOF, the said Grantor, by its member who is duly authorized to execute this conveyance, has hereto set his signature and seal this the 20th day of June 2024.


Shield Properties, LLC


By: Robert C. Farmer Jr.
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert C. Farmer, Jr, whose name as member of Shield Properties, LLC 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 conveyance, he, as such member and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2024.


Notary Public
My Commission Expires: 8/21/27

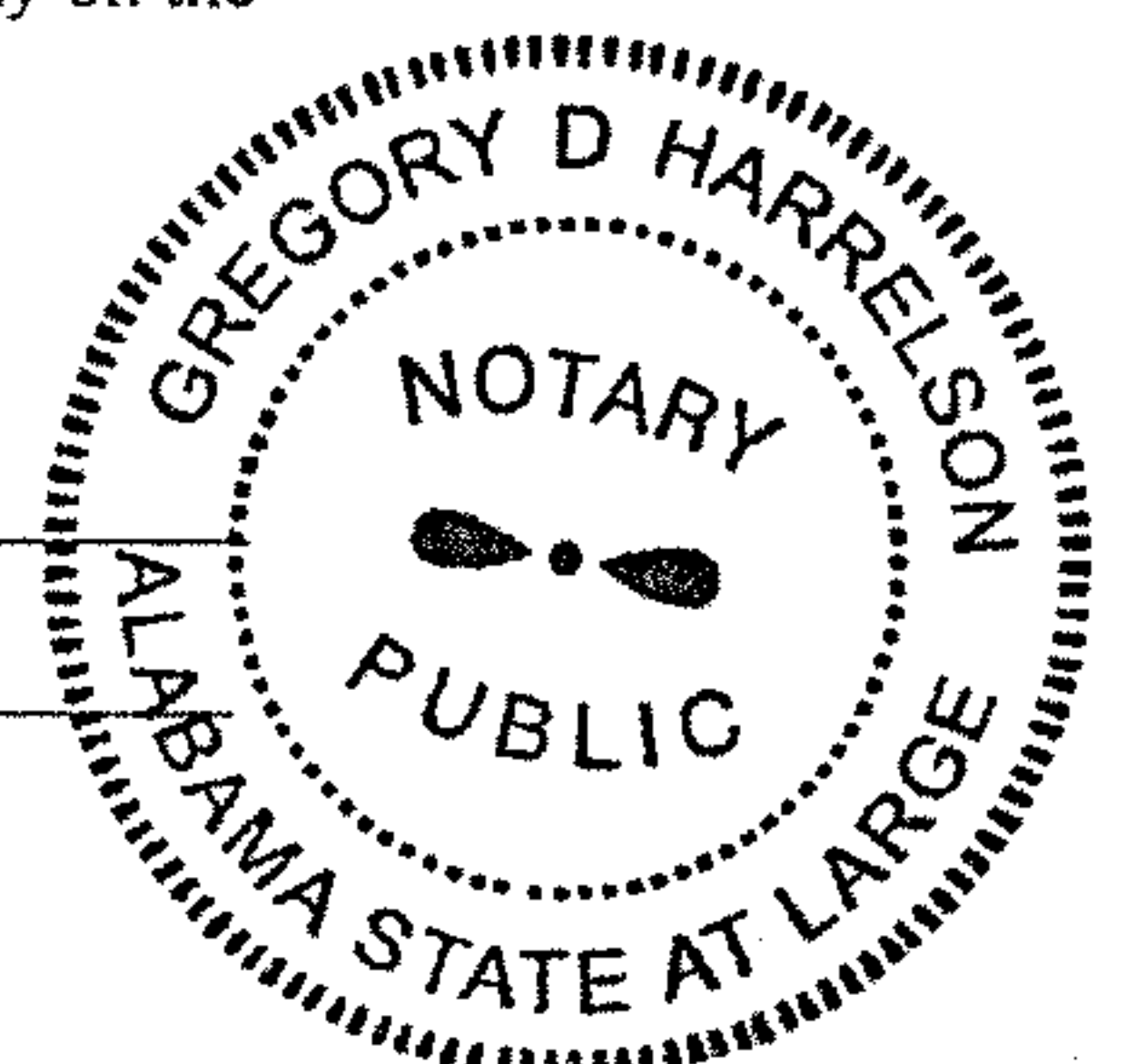


EXHIBIT "A"

TRACT ONE:

A parcel of land in the Southwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 13, thence run East along the South section line 1152.30 feet; thence turn left 90°00'00" and run North 1611.34 feet to the Point of Beginning; thence turn right 41°49'43" and run Northeast 60.27 feet; thence turn left 14°41'08" and run Northeast 206.03 feet; thence turn left 00°46'10" and run Northeast 238.97 feet; thence turn left 11°31'45" and run Northeast 169.56 feet; thence turn right 15°20'44" and run Northeast 250.39 feet; thence turn right 05°54'10" and run Northeast 41.32 feet; thence turn right 78°38'15" and run Southeast 446.83 feet; then turn right 85°05'06" and run Southwest 180.39 feet; thence turn right 25°13'6" and run Southwest 311.79 feet; thence turn left 10°33'00" and run Southwest 394.55 feet; thence turn left 07°14'56" and run Southwest 106.10 feet; thence turn right 88°54'30" and run Northwest 318.81 feet; to the point of beginning, being situated in Shelby County, Alabama.

TRACT TWO:

A parcel of land situated in the Southwest ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of said Section 13, thence East along the South line of said Section a distance of 932.29 feet to a point; thence left 64°34'37" in a Northerly direction a distance of 940.95 feet to a point; thence left 76°41'57" in a Northwesterly direction a distance of 143.35 feet to a point on a curve of the Northerly right of way of a proposed public road, being the Point of Beginning; thence continue along last described course a distance of 377.66 feet to a point on top of a mountain; thence right 65°38'43" along top of mountain in a Northeasterly direction a distance of 51.83 feet to a point; thence right 6°10'41" along top of mountain a distance of 127.88 feet to a point; thence right 6°49'45" along top of mountain a distance of 219.53 feet to a point; thence right 14°23'45" along top of mountain a distance of 94.81 feet to a point; thence right 74°18'52" leaving top of mountain in a Southeasterly direction a distance of 742.89 feet to the Westerly right of way of a proposed road and a curve to the right; thence right 108°36'33" to the tangent of said curve, said curve having a central angle of 19°54'45" and a radius of 374.26 feet; thence along and with the arc of said curve and proposed right of way a distance of 130.07 feet to the P.T. of said curve; thence continue along last stated course and right of way a distance of 240.93 feet to the P.C. of a curve to the left having a central angle of 12°27'43" and a radius of 1467.26 feet to a point; thence left and along said curve and right of way an arc distance of 319.13 feet to the point of beginning.

LESS AND EXCEPT the following real estate parcels:

1. The property described as a Resurvey of Laurel Cliffs Subdivision as recorded in Map Book 12, Page 35, in the Office of the Probate Judge of Shelby County, Alabama.

2. The real property described as a Survey of Laurel Cliffs Subdivision, First Addition, as recorded in Map Book 12, Page 95, in the Office of the Probate Judge of Shelby County, Alabama.
3. A parcel of land in the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, described as follows:
 Begin at the Northeast corner of Lot 1 of A Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35; thence run South along the East line of said Lot 1 a distance of 35.44 feet to a point on the Northwest right of way of Yeager Parkway (70 foot right of way), said point being on a clockwise curve having a delta angle of $09^{\circ}51'44''$ and a radius of 1467.26 feet; thence turn left $152^{\circ}20'26''$ to tangent and run Northeast along the arc of said curve 252.56 feet to the point of a counterclockwise curve having a delta angle of $128^{\circ}31'18''$ and a radius of 19.40 feet; thence run along the arc of said curve 43.52 feet; thence continue West along the South right of way of Laurel Court (50 foot right of way) as shown on the map of Laurel Cliffs, First Addition as recorded in Map Book 12, Page 95, in the Office of the Judge of Probate a distance of 120.15 feet; thence turn left $89^{\circ}00'00''$ and run South along the East lines of Lots 9 through 2 of a Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35, a distance of 207.00 feet to the point of beginning.
 According to survey of Amos Cory, Reg. No 10550, dated October 19, 1988.

Which is one and the same property as the following:

A parcel of land in the Southwest Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 13, run East along the South Section line 1152.30 feet; thence turn left $90^{\circ}00'00''$ and run North 1611.34 feet to the Point of Beginning; thence turn right $116^{\circ}08'35''$ and run Southeast 265.32 feet, said point being identified as the Northerly intersection of the right of way of Carl Nichols Drive as dedicated by the map of A Resurvey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama; thence turn right $91^{\circ}00'00''$ and run Southwest 547.94 feet along the Northwest right of way of said Carl Nichols Drive to the intersection of said right of way with the Southwest right of way of Laurel Drive; thence turn right $101^{\circ}38'14''$ and run Northwest 270.00 feet to a point on the top of the mountain; thence run Northeast "along the top of the mountain or ridge" the following bearings and distances; thence turn right $65^{\circ}68'43''$ a distance of 51.83 feet to a point; thence turn right $06^{\circ}10'41''$ a distance of 127.88 feet; thence turn right $06^{\circ}49'45''$ a distance of 219.53 feet; thence turn right $14^{\circ}23'45''$ a distance of 94.81 feet; to the point of beginning.

4. A parcel of land located in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:
 Commence at the Southerly intersection of Yeager Court (60 foot right of way) and Yeager Parkway (70 foot right of way) as shown on recorded map of Yeager Commercial Park North, recorded in Map Book 23, Page 56, in the Office of Judge of Probate, Shelby County, Alabama; thence North $60^{\circ}18'12''$ West along the Southerly Right of Way line of said Yeager Court, a distance of 227.11 feet to the Point of Beginning; thence continue along said Right of Way line North $63^{\circ}22'18''$ W a distance of

132.90 feet; thence South 26°39'42" West a distance of 331.50 feet; thence South 63°20'18" East a distance of 92.38 feet; thence North 46°55'44" East a distance of 161.88 feet; thence North 21°42'48" East a distance of 180.39 feet to the point of beginning.

5. Yeager Center; Lot 4

Description of additional acreage to be added to Lot 4 of Yeager Center, as recorded in Map Book 14, Page 33 in the Judge of Probate Office of Shelby County, Alabama, situated in the SW ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the NW corner of said Lot 4, thence run Northwesterly along the Northerly line of said Lot 4 and along the Southerly line of Lot 5A of Yeager Center Resurvey No. 1 as recorded in Map Book 15, Page 12 in the Judge of Probate Office of Shelby County, Alabama for 30.32 feet; thence turn 81°40'17" left and run Southwesterly for 138.98 feet; thence turn 7°14'56" left and run Southwesterly for 108.57 feet; thence turn 91°05'30" left and run Southeasterly for 30.00 feet to the Southwest corner of said Lot 4; thence turn 88°54'30" left and run Northeasterly along said Lot 4 Westerly lot line for 106.10 feet; thence turn 7°14'56" right and run Northeasterly along said lot line for 141.47 feet to the point of beginning.

6. Yeager Center; Lot 5A

Description of additional acreage to be added to Lot 5A of Yeager Center, Resurvey No. 1, as recorded in Map Book 15, Page 12 in the Judge of Probate Office of Shelby County, Alabama, situated in the SW ¼ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SW corner of said Lot 5A, thence run Northwesterly along the Southerly line of said Lot 5A and along the North Line of Lot 4 of Yeager Center, as recorded in Map Book 14, Page 33 in the Judge of Probate Office of Shelby County, Alabama for 30.32 feet; thence turn 96°19'43" right and run Northeasterly for 202.13 feet; thence turn 51°40'17" right and run Southeasterly for 30.32 feet to the NW corner of said Lot 5A; thence turn 98°19'43" right and run Southwesterly along the Westerly lot line of said Lot 5A for 202.13 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 Shield Properties, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name George W. Hudson
 Mailing Address 139 Corporate Way
Pelham, AL 35124

Property Address N/A

Date of Sale 06/20/2024

Total Purchase Price \$ 225,000

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/03/2024 09:07:15 AM
 \$90.50 PAYGE
 20240703000201640

Allen S. Byrd

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 6/20/24

Print Robert C. Farmer Jr.

Sign *Robert C. Farmer Jr.*

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1