

This instrument was prepared by:
ELLIS, HEAD, OWENS, JUSTICE,
ARNOLD & GRAHAM
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:
Mr. David L. Meador
424 Poinciana Drive
Birmingham, Alabama 35209

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20240731000236740 1/6 \$209.00
Shelby Cnty Judge of Probate, AL
07/31/2024 10:42:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **DAVID L. MEADOR**, a married man, **ROY A. MEADOR**, a married man, and **DEBORAH PERRY FISHER** as Trustee of **THE BARBARA M. PERRY RESIDENCE TRUST**, U/A dated January 31, 2020 (herein referred to as Grantors) do grant, bargain, sell and convey unto **DAVID L. MEADOR** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"


According to survey dated May 31, 2024, of Steven J. Clinkscales, PLS AL 37248.

The herein described property does not constitute any part of the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

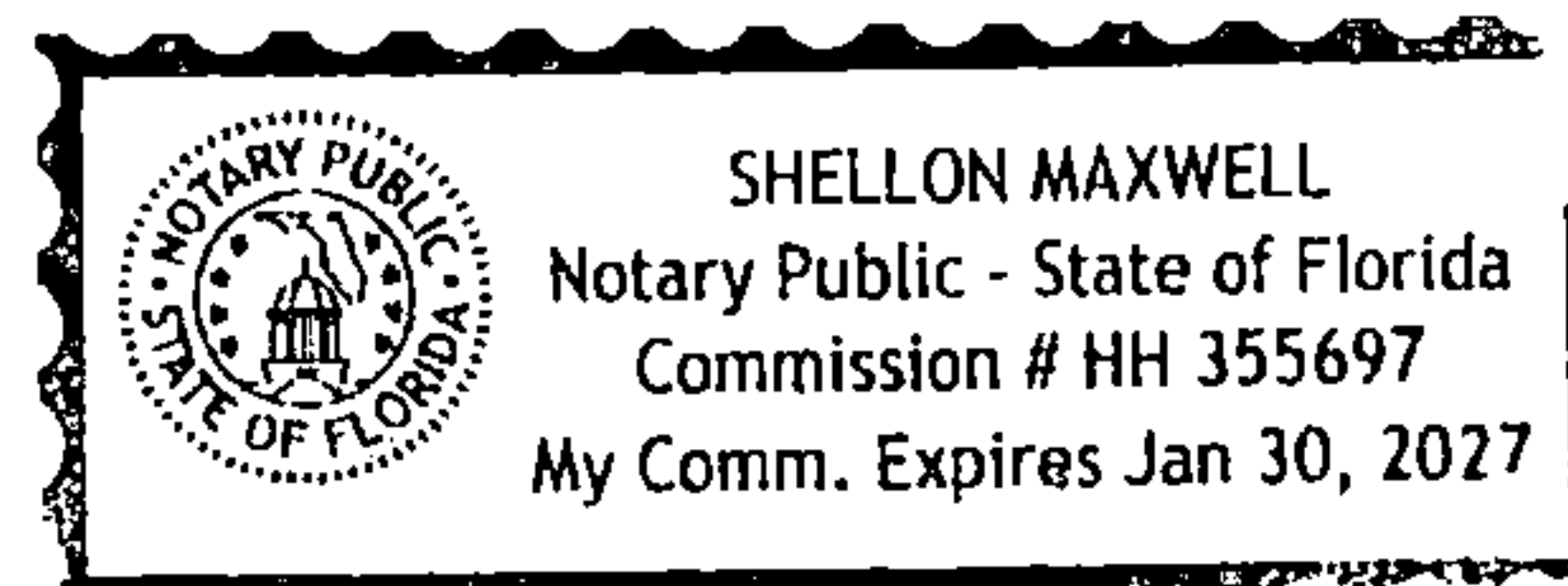
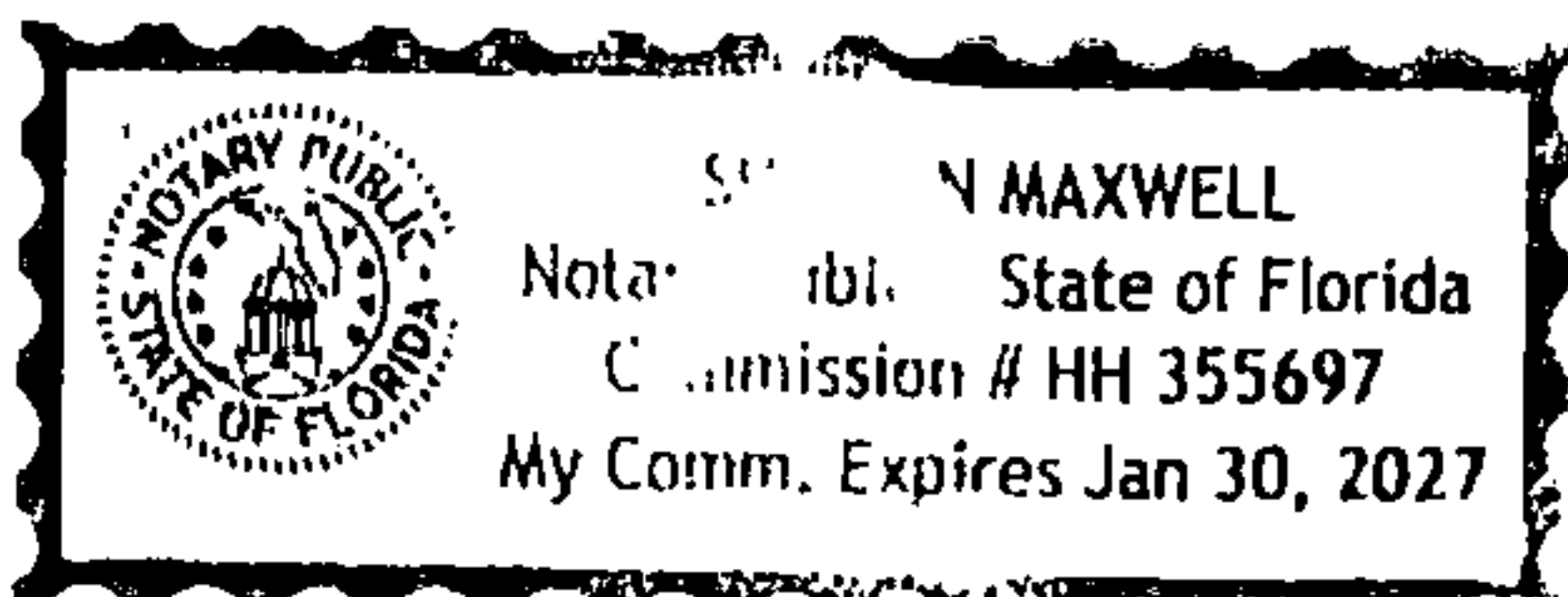
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th
day of July, 2024.



David L. Meador (SEAL)



Roy A. Meador (SEAL)



Shelby County, AL 07/31/2024
State of Alabama
Deed Tax: \$170.00



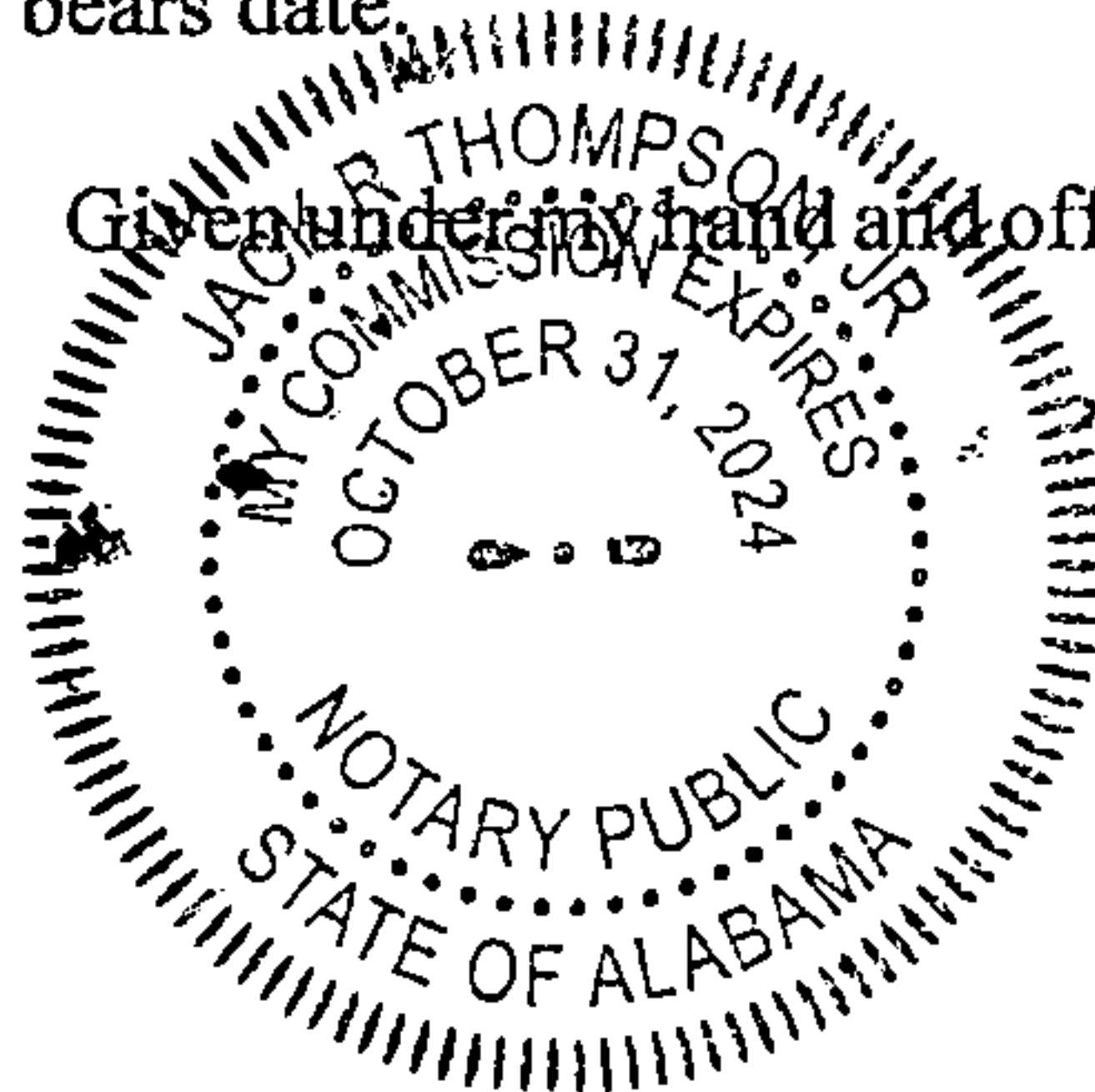
20240731000236740 2/6 \$209.00
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THE BARBARA M. PERRY RESIDENCE
TRUST, U/A dated January 31, 2020

By: Deborah Perry Fisher (SEAL)
Deborah Perry Fisher, Trustee

STATE OF ALABAMA)
Tetcherson COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that David L. Meador, a married man, 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 conveyance, he executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 23rd day of July, 2024.

Tetcherson (SEAL)
Notary Public

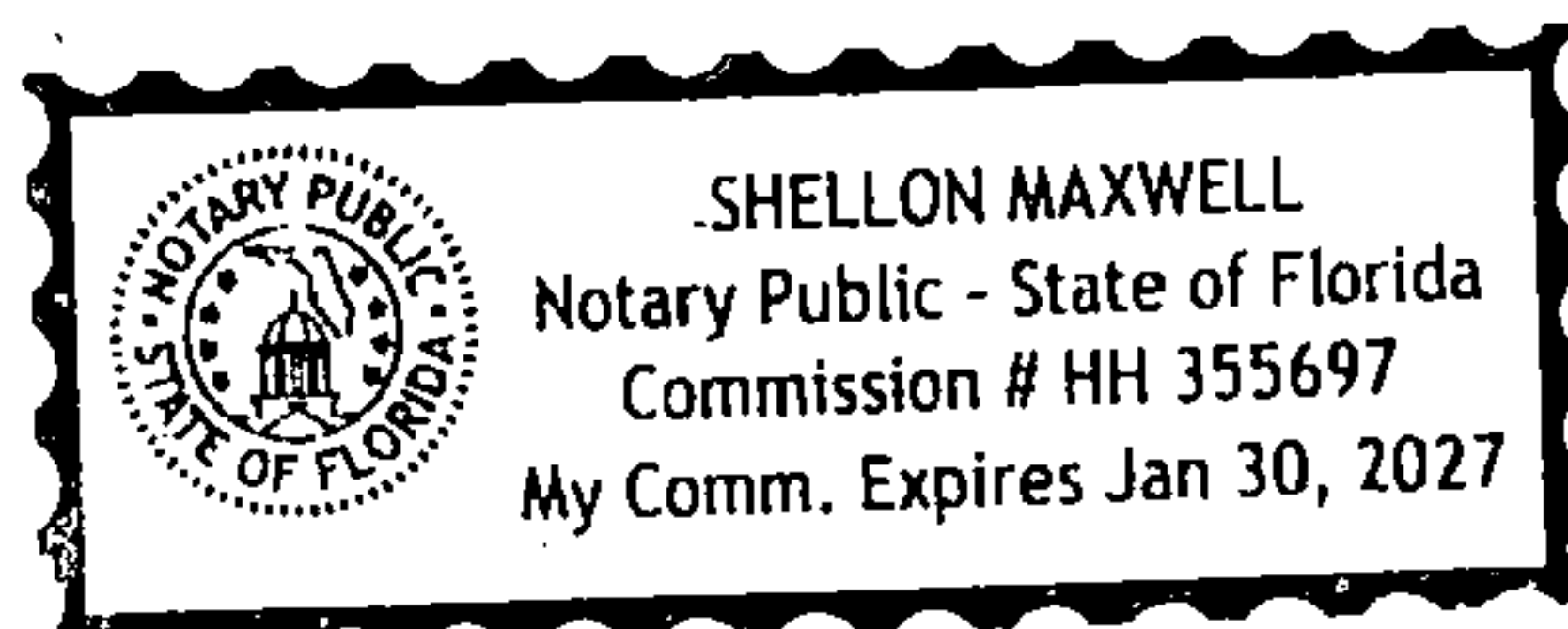
My Commission Expires: 10/31/2024

STATE OF FLORIDA)
Seminole COUNTY)

The foregoing instrument was acknowledged before me by means of physical presence this 24th day of July, 2024, by Roy A. Meador, who is personally known to me or has produced his Florida State Driver License as identification.

Shellon Maxwell
(Signature of person taking acknowledgment)

Shellon Maxwell
(Name typed, printed or stamped)

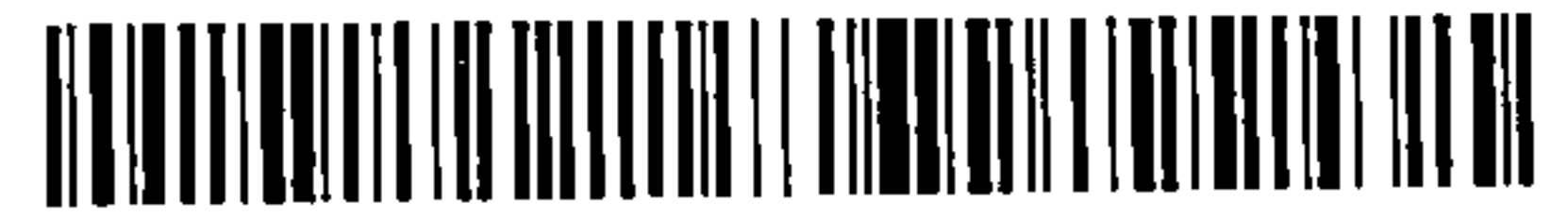


Notary Public Member Service Specialist
(Title or rank)

HH 355697
(Serial number, if any)

STATE OF ALABAMA)
~~SHELBY~~ COUNTY)
Tetcherson

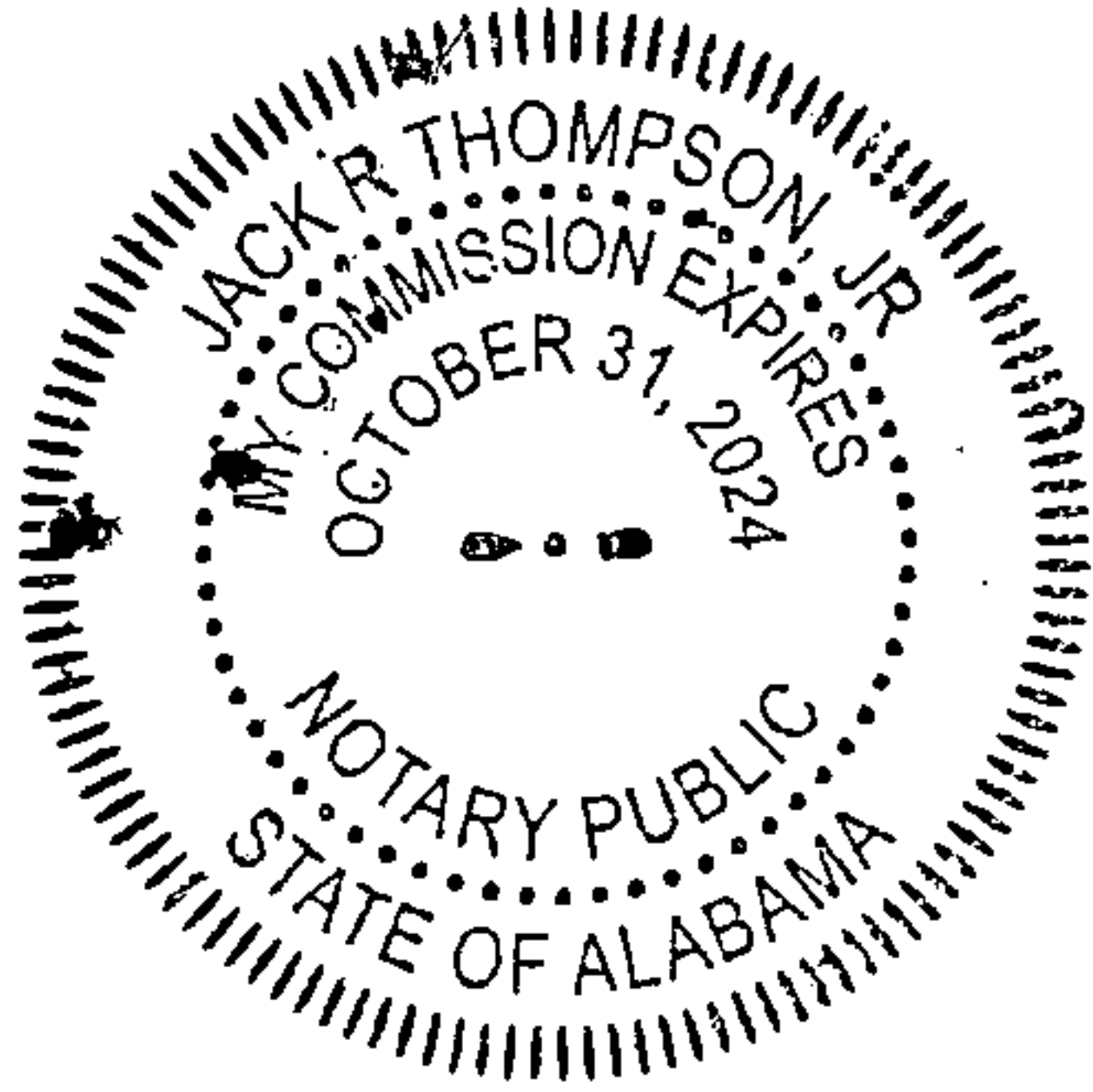
I, the undersigned, a notary public in and for said County in said State, hereby certify that Deborah Perry Fisher, whose name as Trustee of The Barbara M. Perry Residence Trust, U/A dated January 31, 2020, is signed to the foregoing conveyance and who is known to me,



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acknowledged before me on this day that, being informed of the contents of the conveyance,
she, in her capacity as Trustee of The Barbara M. Perry Residence Trust, U/A dated January
31, 2020, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2024.



(SEAL)

Notary Public

My Commission Expires: 10/31/2024

EXHIBIT "A"



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PARCEL 1

A parcel of land, lying in the Southwest 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at a 3/4" rebar locally accepted to be the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 3, Township 19 South, Range 2 East, Shelby County, Alabama, said point lying on the Northeasterly right of way margin of Shelby County Highway 25 (80' wide right of way); thence North 32 degrees 47 minutes 16 seconds West along said right of way for a distance of 208.62 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence continuing along said right of way, North 29 degrees 25 minutes 59 seconds West for a distance of 138.55 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 29 degrees 25 minutes 59 seconds West, continuing along said right of way for a distance of 183.68 feet to a 5/8" capped rebar stamped "Clinkscals" set at a point on a curve to the left, having a radius of 1095.93 feet, a chord bearing of North 40 degrees 57 minutes 40 seconds West, and a chord length of 438.04 feet; thence along the arc of said curve for a distance of 441.01 feet to a 1/2" capped rebar found; thence continue along said right of way for the following three (3) calls: North 52 degrees 29 minutes 22 seconds West for a distance of 115.75 feet to a concrete monument found; thence North 49 degrees 49 minutes 15 seconds West for a distance of 459.80 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 50 degrees 56 minutes 01 seconds West for a distance of 872.55 feet to a 5/8" capped rebar set stamped "Clinkscals" and the POINT OF BEGINNING of the parcel of land herein described; thence North 50 degrees 56 minutes 01 seconds West, continuing along said right of way for a distance of 90.08 feet to a 1/2" capped rebar found; thence leaving said right of way, North 32 degrees 56 minutes 01 seconds East for a distance of 304.32 feet to a 1/2" capped rebar found; thence North 16 degrees 09 minutes 34 seconds East for a distance of 99.41 feet to a 1/2" capped rebar found; thence North 05 degrees 23 minutes 51 seconds West for a distance of 111.24 feet to a 1/2" capped rebar found; thence North 18 degrees 32 minutes 37 seconds West for a distance of 305.88 feet to a 1/2" capped rebar found; thence South 46 degrees 35 minutes 57 seconds West for a distance of 619.47 feet to a 1/2" capped rebar found on the Northeasterly right of way margin of said Shelby County Highway 25; thence North 46 degrees 36 minutes 40 seconds West along said right of way for a distance of 727.50 feet to a 5/8" capped rebar stamped "Clinkscals" set at a point on a curve to the right, having a radius of 417.00 feet, a chord bearing of North 31 degrees 03 minutes 10 seconds West, and a chord length of 223.69 feet; thence along the arc of said curve for a distance of 226.47 feet to a 1/2" capped rebar found on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 34; thence leaving said right of way, run along said North line South 89 degrees 03 minutes 14 seconds East for a distance of 487.15 feet to a 1/2" rebar found; thence continuing along said North line, North 89 degrees 54 minutes 54 seconds East for a distance of 2105.42 feet to an I-Beam found at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 34; thence with the North line of said Southwest 1/4 of the Southeast 1/4 the



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following four (4) calls: North 89 degrees 53 minutes 17 seconds East for a distance of 202.28 feet to an angle iron found; thence North 89 degrees 43 minutes 30 seconds East for a distance of 378.02 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence South 89 degrees 57 minutes 36 seconds East for a distance of 199.21 feet to an angle iron found in a pile of rocks; thence South 89 degrees 57 minutes 36 seconds East for a distance of 43.50 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence leaving said North line, South 65 degrees 22 minutes 16 seconds East for a distance of 2570.65 feet to the POINT OF BEGINNING. Containing 37.98 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 David L. Meador, Roy A. Meador, and
Mailing Address Deborah Perry Fisher as Trustee of
The Barbara M. Perry Residence Trust, 1/31/2020
4020 Lenox Road
Birmingham, Alabama 35213

Grantee's Name David L. Meador
Mailing Address 424 Poinciana Drive
Birmingham, Alabama 35209

Property Address 45314 Highway 25
Vincent, Alabama 35178

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 169,827.00



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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 Property Tax Commissioner

☐ 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 7/31/24

☐ Unattested

(verified by)

Print Deborah Fisher

Sign
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms