

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Penitentiary Reserve, LLC, a Texas limited
liability company
6727 Hillcrest Avenue, Suite E
Dallas, TX 75205

STATUTORY WARRANTY DEED

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY

)

That in consideration of the sum of **Ten And No/100 Dollars (\$10.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt and sufficiency whereof is acknowledged,

Jeremiah McLean and Monique McLean, a married couple and McLean Acres, LLC, an Alabama limited liability company

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Penitentiary Reserve, LLC, a Texas limited liability company

(herein referred to as GRANTEE, whether one or more) all of its right, title and interest in and to that certain real estate situate in **Shelby County, Alabama** to-wit:

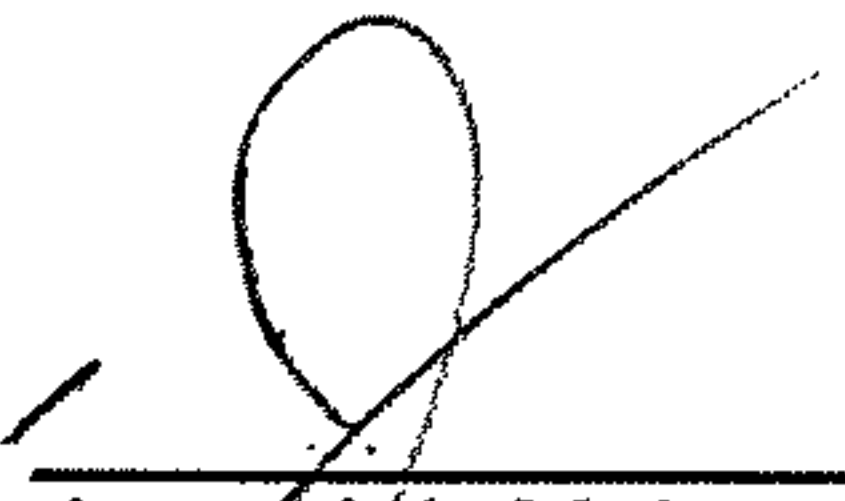
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Mineral and mining rights excepted. Subject to: current taxes conditions, covenants, easements, and restrictions of record.

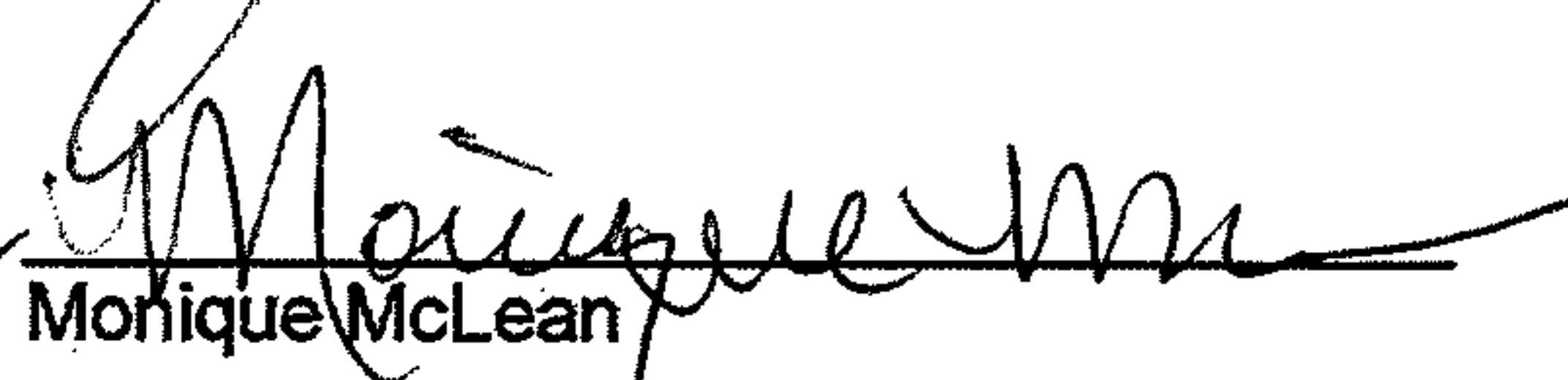
TO HAVE AND TO HOLD unto the said GRANTEE, her/his heirs and assigns, forever.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed and other than that the Grantor has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by Grantor.

IN WITNESS WHEREOF, the said GRANTOR, hereto sets their signatures and seals, this the 31st day of July, 2024.



Jeremiah McLean



Monique McLean

McLean Acres, LLC, an Alabama limited liability company

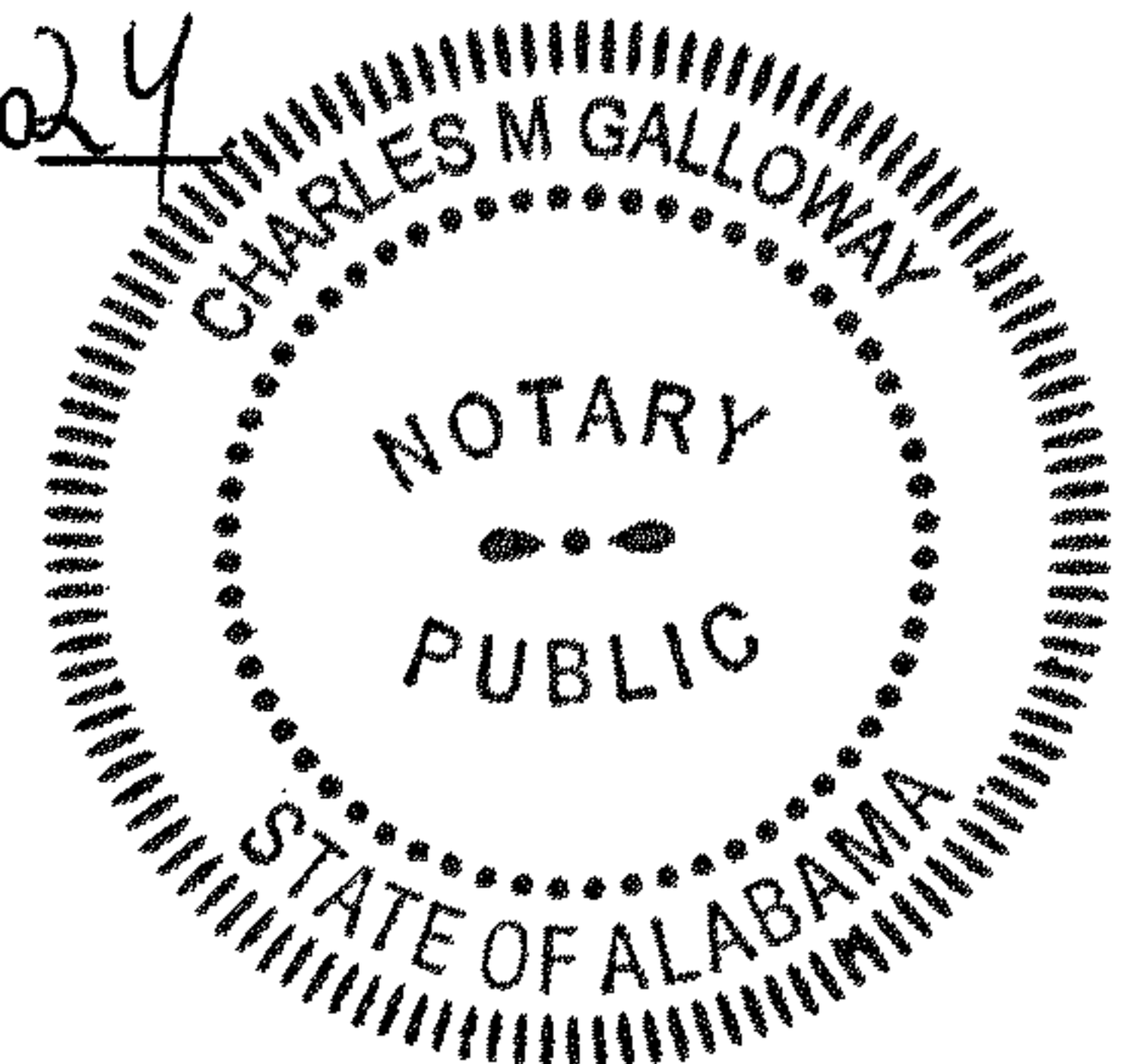
BY: _____
Jeremiah McLean
Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremiah McLean and Monique McLean whose names 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 31 day of July, 2024

Notary Public
My commission expires: 8-7-2026



STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremiah McLean whose as Manager of McLean Acres, LLC, An Alabama Limited Liability Company 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 they executed the same voluntarily and in their capacity on the day the same bears date.

Given under my hand and official seal on this 31 day of July, 2024

Notary Public
My commission expires: 8-7-2026

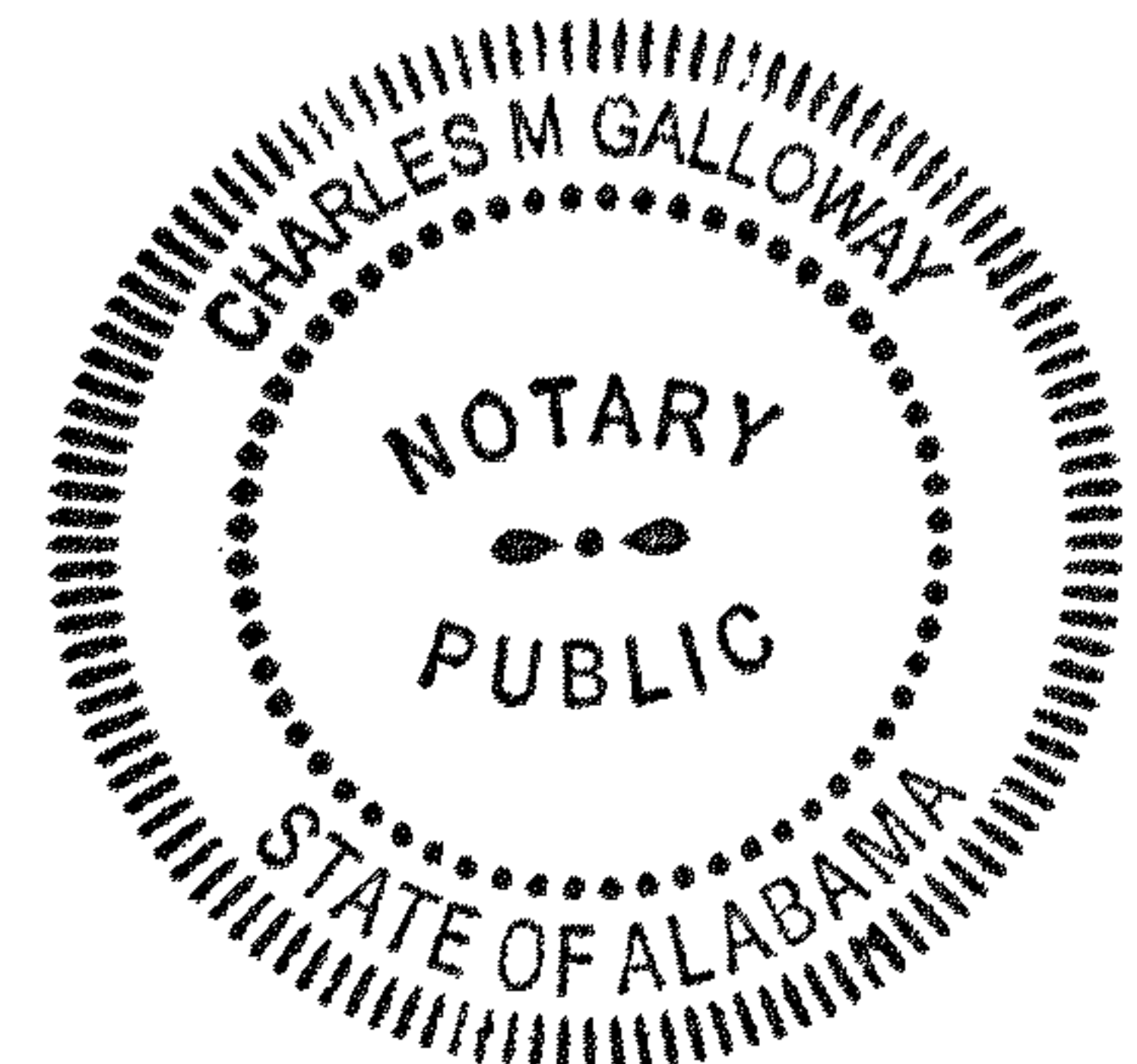


EXHIBIT "A"**PARCEL 1:**

(Source of Title: Warranty Deed recorded in Inst # 20180103000001690. Said parcel known as TAX ID # 04-08-27-0-000-001.003)

A parcel of land situated in the East 1/2 of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

BEING at a channel iron marking the Northeast corner of said Section 27, Township 18 South, Range 1 East, said point being the Point of Beginning of said parcel; thence proceed S 00 degrees 06 minutes 27 seconds E along the East line of said Section 27 for 400.00 feet to an iron pin set; thence proceed S 44 degrees 53 minutes 33 seconds W 441.24 feet to an iron pin set; thence proceed S 00 degrees 06 minutes 27 seconds E, parallel to the East line of said Section 27 for 785.36 feet to an iron pin; thence proceed N 89 degrees 37 minutes 25 seconds W 1,045.71 feet to an iron pin set; thence proceed N 00 degrees 06 minutes 17 seconds W 498.00 feet to an iron pin set; thence proceed N 44 degrees 55 minutes 12 seconds W 283.77 feet to an iron pin set; thence proceed N 00 degrees 06 minutes 27 seconds W 802.38 feet to an iron pin set on the North line of said Section 27; thence proceed S 89 degrees 37 minutes 25 Seconds E for 1,557.73 feet to the point of beginning of said parcel.

TOGETHER WITH AND SUBJECT TO an easement described in that certain Easement Agreement recorded in the Probate Office of Shelby County, Alabama, in Inst # 20090331000117230.

SUBJECT TO an easement described in Grant of Easement and Settlement Agreement and recorded November 20, 2008, and recorded in Inst # 20081120000445300, in the Probate Office of Shelby County, Alabama.

AND

PARCEL 2: (Source of Title: Warranty Deed recorded in Inst # 20180712000249040; Said parcel known as TAX ID # 04-8-27-0-000-001.006)

A parcel of land situated in the East 1/2 of Section 27, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of said Section 27; thence S 00 degrees 06 minutes 27 seconds E, along and with the East line of said Section 27, 400.00 feet; thence S 44 degrees 53 minutes 33 seconds W leaving said East line. 441.24 feet; thence S 00 degrees 06 minutes 27 seconds E 785.35 feet to the Point of Beginning; thence S 51 degrees 34 minutes 12 seconds W 613.70 feet; thence S 60 degrees 20 minutes 07 seconds W 648.41 feet; thence N 00 degrees 06 minutes 27 seconds W 708.94 feet; thence S 89 degrees 37 minutes 25 seconds E 1,045.71 feet to the Point of Beginning.

NORTH ACCESS EASEMENT "A"

An access easement of undetermined width lying in and being a part of the Northeast 1/4 of Section 27; Township 18 South, Range 1 East, Shelby County, Alabama, the centerline of which being more particularly described as follows: Commence at a found channel iron purported to be the Northeast corner of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed S 00 degrees 06 minutes 27 seconds E along the East line of said Section 27 for 676.96 feet to a point; thence leaving said East line, proceed S 89 degrees 53 minutes 23 seconds W for 291.89 feet to a point, said point lying in the centerline of an existing drive, said point also being the Point of Beginning of herein described centerline; thence proceed N 37 degrees 06 minutes 56 seconds E for 264.69 feet to a point; thence proceed N 43 degrees 08 minutes 48 seconds E for 112.54 feet to a point; thence proceed N 21 degrees 25 minutes 26 seconds E for 105.49 feet to a point; thence proceed N 04 degrees 10 minutes 16 seconds E for 58.64 feet to a point; thence proceed N 43 degrees 04 minutes 14 seconds W for 64.26 feet to a point; thence proceed N 64 degrees 19 minutes 08 seconds W for 206.86 feet to a point; thence proceed N 64 degrees 04 minutes 53 seconds W for 142.28 feet to a point, said point being the Point of Ending of herein described centerline.

NORTH EASEMENT "B"

A 60-foot wide access easement situated in the Northeast 1/4 of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama, said easement lying 30 feet on both sides of it's centerline, said centerline

being more particularly described as follows: Commence at a found channel iron purported to be the Northeast corner of Section 27, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed N 89 degrees 37 minutes 25 seconds W along the Northerly line of said section for 334.32 feet to the Point of Beginning of herein described centerline of 60-foot wide easement; thence leaving the Northerly line of said section proceed S 44 degrees 20 minutes 10 seconds W for 46.30 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 19 degrees 01 minutes 43 seconds, a radius of 180.00 feet and a chord bearing S 34 degrees 49 minutes 19 seconds W for a chord length of 59.51 feet; thence proceed Southwesterly along the arc of said curve 59.78 feet to a point; thence proceed S 25 degrees 18 minutes 27 seconds W for 103.19 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 26 degrees 32 minutes 56 seconds, a radius of 183.61 feet and a chord bearing S 12 degrees 02 minutes 00 seconds W for a chord length of 84.32 feet; thence proceed Southwesterly along the arc of said curve 85.08 feet to a point; thence proceed S 01 degree 14 minutes 28 seconds E for 29.84 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 14 degrees 19 minutes 26 seconds, a radius of 230.00 feet and a chord bearing S 08 degrees 24 minutes 12 seconds E for a chord length of 57.35 feet; thence proceed Southerly along the arc of said curve 57.50 feet to a point; thence proceed S 15 degrees 33 minutes 55 seconds E for 57.63 feet to a point lying at the beginning of a curve to the left, said curve having a central angle of 13 degrees 03 minutes 54 seconds, a radius of 180.00 feet and a chord bearing S 22 degrees 05 minutes 51 seconds E for a chord length of 40.96 feet; thence proceed Southeasterly along the arc of said curve 41.04 feet to a point; thence proceed S 28 degrees 37 minutes 48 seconds E for 286.47 feet to the Point of Ending of herein described centerline of a 60-foot wide easement.

ALSO:

A 60-foot ingress and egress easement recorded in Inst # 20090331000117230, and shown on exhibit therein.

AND

PARCEL 3: (Source of Title: Corrective Warranty Deed recorded in Inst # 20201208000561450; Said parcel known as TAX ID # 04-5-22-0-000-009.000)

The Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southeast Quarter of Section 32, Township 18 South, Range 1 East, situated in Shelby County, Alabama.

TOGETHER WITH AND SUBJECT TO an easement described in that certain Easement Agreement recorded in the Probate Office of Shelby County, Alabama, in Inst # 1992-10391.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jeremiah McLean and Monique McLean and McLean Acres, LLC, an Alabama limited liability company	Grantee's Name	Penitentiary Reserve, LLC, a Texas limited liability company
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Mailing Address 1501 Mystic Valley View
Sterrett, AL 35147

Mailing Address 6727 Hillcrest Avenue, Suite E
Dallas, TX 75205

Property Address 1501 Mystic Valley View
Sterrett, AL 35147

Date of Sale July 31, 2024

Total Purchase Price \$3,175,000.00

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

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.

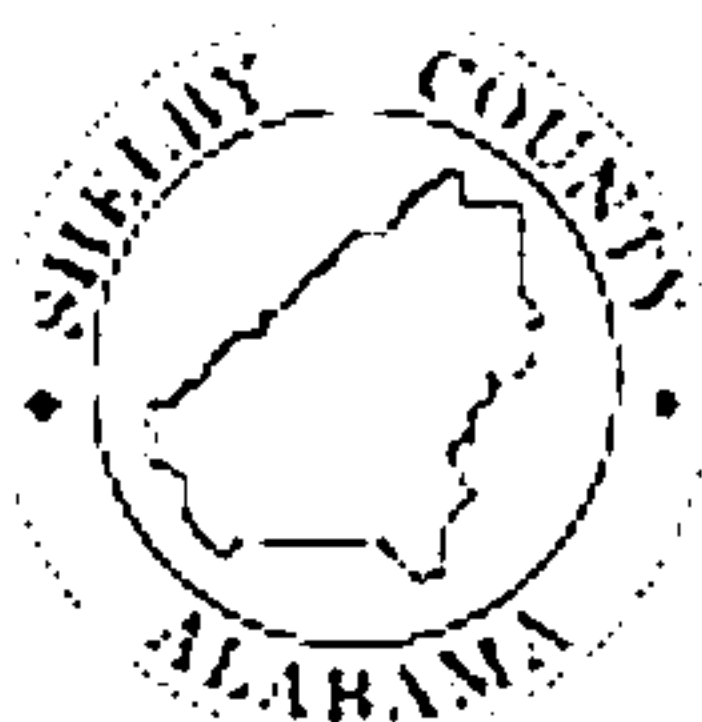
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: July 31, 2024

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2024 08:56:50 AM
\$3210.00 JOANN
20240805000241610

Allen S. Bayl