

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-24-30010

Send Tax Notice To: SOUTH RIVER RANCH, LLC

1200 Corporate Dr  
Suite 105  
Birmingham, AL 35242

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Five Thousand Dollars and No Cents (\$255,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Randolph Mott Fowler, a married man and The Estate of Conrad M Fowler, Jr. Probate Case No. PR-2021-000624, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **SOUTH RIVER RANCH, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

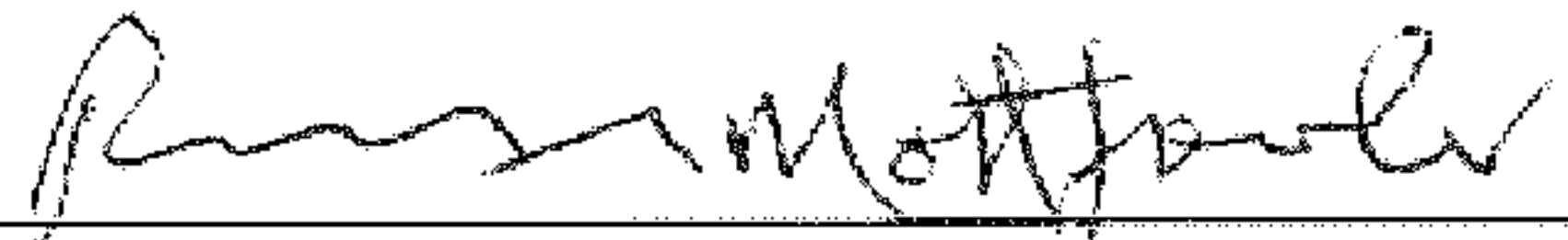
Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.  
No part of the homestead of grantor or spouse.


\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of August, 2024.

  
Randolph Mott Fowler

THE ESTATE OF CONRAD M. FOWLER, JR.  
PROBATE CASE NO. PR-2021-000624, SHELBY  
COUNTY, ALABAMA  
  
Rachel Fowler  
Personal Representative

State of Alabama

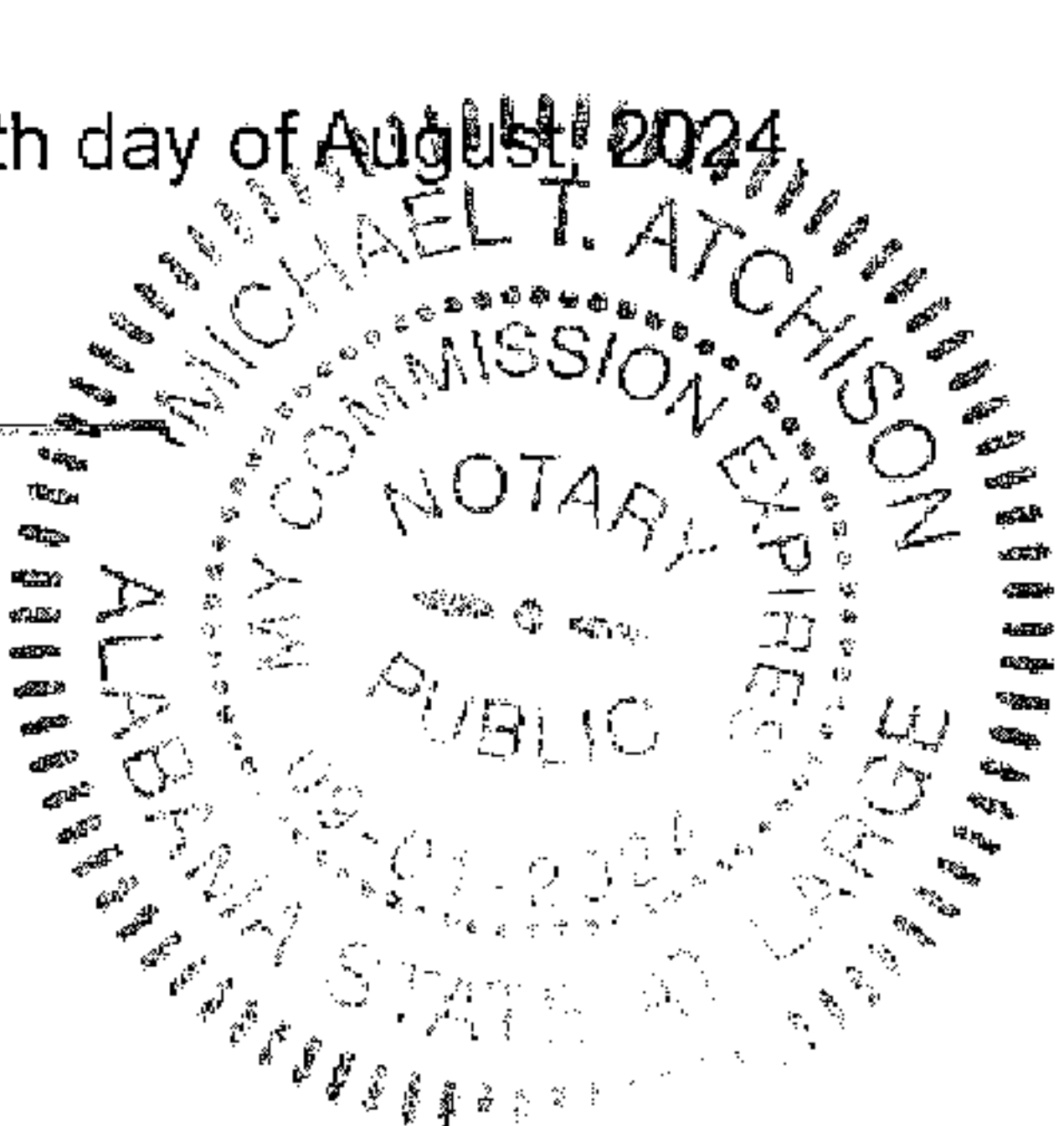
County of Shelby

I, a Notary Public in and for the said County in said State, hereby certify that Randolph Mott Fowler and The Estate of Conrad M. Fowler, Jr. Probate Case No. PR-2021-000624, Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of August, 2024

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 1, Township 22 South, Range 1 East; thence proceed in an easterly direction along the South boundary of said 1/4-1/4 for a distance of 238.65 feet to a point; thence turn an angle of 65 degrees 38 minutes 46 seconds left and run 58.44 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in the same direction for a distance of 25.24 feet to a point; thence turn an angle of 24 degrees 06 minutes 30 seconds left and run 231.28 feet to a point; thence turn an angle of 48 degrees 01 minute 34 seconds right and run 171.50 feet to a point; thence turn an angle of 23 degrees 09 minutes right and run 128.18 feet to a point; thence turn an angle of 95 degrees 03 minutes right and run 66.67 feet to a point thence turn an angle of 38 degrees 36 minutes 28 seconds right and run 37.87 feet to a point; thence turn an angle of 14 degrees 25 minute 36 seconds right and run 83.50 feet to a point; thence turn an angle of 16 degrees 30 minutes 39 seconds left and run 97.69 feet to a point; thence turn an angle of 87 degrees 25 minutes 38 seconds left and run 69.78 feet to a point; thence turn an angle of 75 degrees 54 minutes 13 seconds left and run 89.50 feet to a point; thence turn an angle of 34 degrees 29 minutes 42 seconds right and run 72.80 feet to a point; thence turn an angle of 55 degrees 30 minutes 18 seconds right and run 89.50 feet to a point; thence turn an angle of 26 degrees 17 minutes 41 seconds right and run 190.68 feet to a point; thence turn an angle of 27 degrees 32 minutes 14 seconds right and run 135.23 feet to a point; thence turn an angle of 103 degrees 28 minutes 08 seconds right and run 520.22 feet to the point of beginning. Said parcel of land is located in the NE 1/4 of the SE and the SE 1/4 of the SE 1/4, Section 1, Township 22 South, Range 1 East. Excepted from said parcel is any and all portions of lands that lie below the datum place of 397 feet above mean sea level as established by the USC&G survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

ALSO, an easement for ingress and egress and installation of utilities over and across road easement described as follows:

Commence at the Southwest corner of the NW 1/4 of the NE 1/4, Section 12, Township 22 South, Range 1 East; thence proceed in an easterly direction along the South boundary of said 1/4-1/4 for a distance of 406.69 feet to a point, being the point of beginning of the centerline of a 60 foot easement herein described; thence turn an angle of 94 degrees 52 minutes 21 seconds left and run 427.20 feet; thence run along a curve to the right (concave easterly and radius = 435.87 feet) for an arc distance of 175.70 feet; thence run along a tangent section for 724.43 feet; thence run along a curve to the right (concave southeasterly and radius = 227.17 feet) for an arc distance of 111.37 feet; thence run along a tangent section for 26.9 feet; thence run along a curve to the left (concave northwesterly and radius = 7544.81 feet) for an arc distance of 359.93 feet; thence run along a tangent section for 15.52 feet; thence run along a curve to the left (concave northwesterly and radius = 3583.17 feet) for an arc distance of 199.95 feet; thence run along a tangent section for 174.95 feet; thence run along a curve to the left (concave northwesterly and radius = 848.69 feet) for an arc distance of 238.42 feet; thence run along a tangent section for 545.60 feet; thence run along a curve to the left (concave westerly and radius = 399.17 feet) for an arc distance of 167.96 feet; thence run along a tangent section for 146.04 feet; thence turn an angle of 48 degrees 01 minute 34 seconds right and run 91.50 feet; thence run along a curve to the right (concave southeasterly and radius = 390.59 feet) for an arc distance of 157.82 feet; thence run along a tangent section for 48.18 feet to the point of ending. Said easement shall be sixty (60) feet in width, thirty feet each side of the above described centerline. Said easement is located in the NE 1/4 of SE 1/4, SE 1/4 of SE 1/4 and SW 1/4 of SE 1/4, Section 1, Township 22 South, Range 1 East and the NW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East.

Situated in Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/14/2024 01:27:16 PM  
 \$284.00 JOANN  
 20240814000254140

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Randolph Mott Fowler The Estate of Conrad M. Fowler, Jr. Probate Case No. PR-2021-000624, Shelby County, Alabama	Grantee's Name	SOUTH RIVER RANCH, LLC
Mailing Address	<u>150 The Highlands</u> <u>Tuscaloosa AL 35324</u>	Mailing Address	<u>1200 Corporate Dr</u> <u>Suite 105</u> <u>Birmingham, AL 35242</u>
Property Address	<u>0 South River Road</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 14, 2024</u>
		Total Purchase Price	<u>\$255,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 of 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 August 14, 2024

Print Randolph Mott Fowler

Unattested

Sign *Randolph Mott Fowler*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1