

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094

(205) 699-5000

Send Tax Notice To:  
SALLY M. JACKSON  
REVOCABLE TRUST

TRACT 10 HERITAGE PINES  
SUBDIVISION  
CHELSEA, AL

### **CORPORATION WARRANTY DEED**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Twenty-One Thousand Three Hundred Eighty-Three and 00/100 Dollars (\$221,383.00)\* to the undersigned Grantor, HERITAGE OAKS INVESTMENTS, LLC., (hereinafter referred to as Grantor, whose mailing address is TRACT 10 HERITAGE PINES SUBDIVISION, CHELSEA, AL), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto SALLY M. JACKSON REVOCABLE TRUST (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A"

Property address: TRACT 10 HERITAGE PINES SUBDIVISION, CHELSEA, AL

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

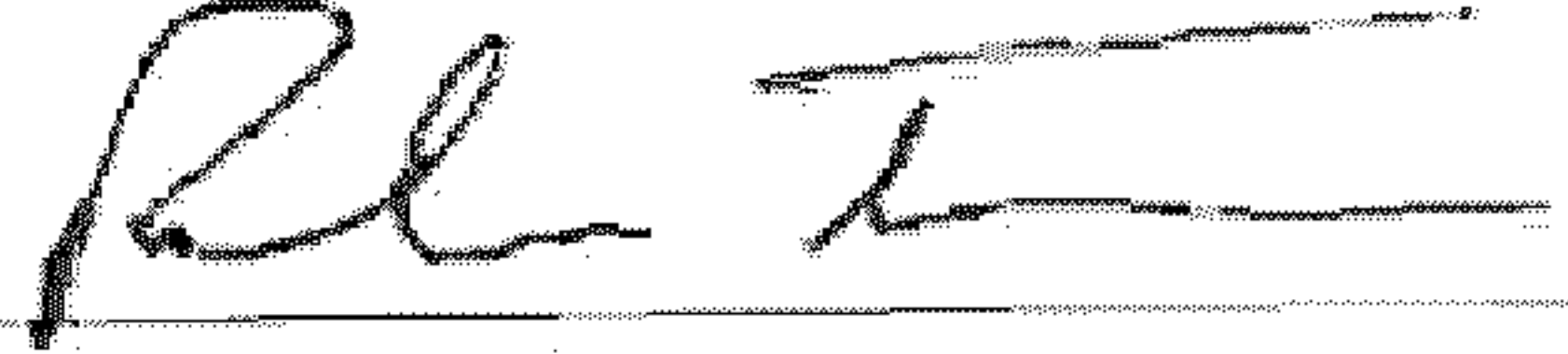
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right-of way granted to Alabama Power Company recorded in Volume 239, Page 896.
5. Right-of-way granted to Shelby County recorded in Volume 105, Page 462 and Volume 135, Page 79.
6. Restrictions appearing of record in Inst. No. 20240730000235650.

## Poor Quality

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 14th day of August, 2024.

HERITAGE OAKS  
INVESTMENTS, LLC.

By: 

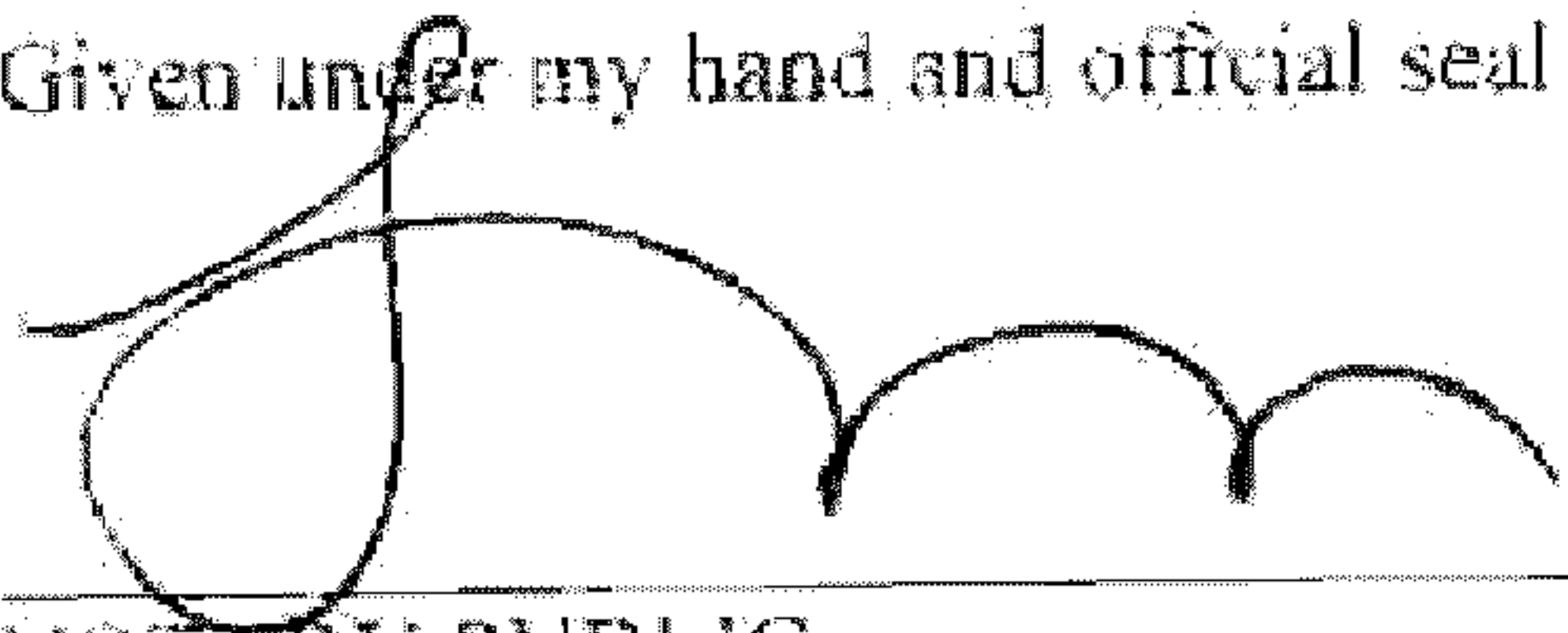
ROBIN TRIMM,

Its: AUTHORIZED SIGNATORY

STATE OF ALABAMA  
JEFFERSON COUNTY

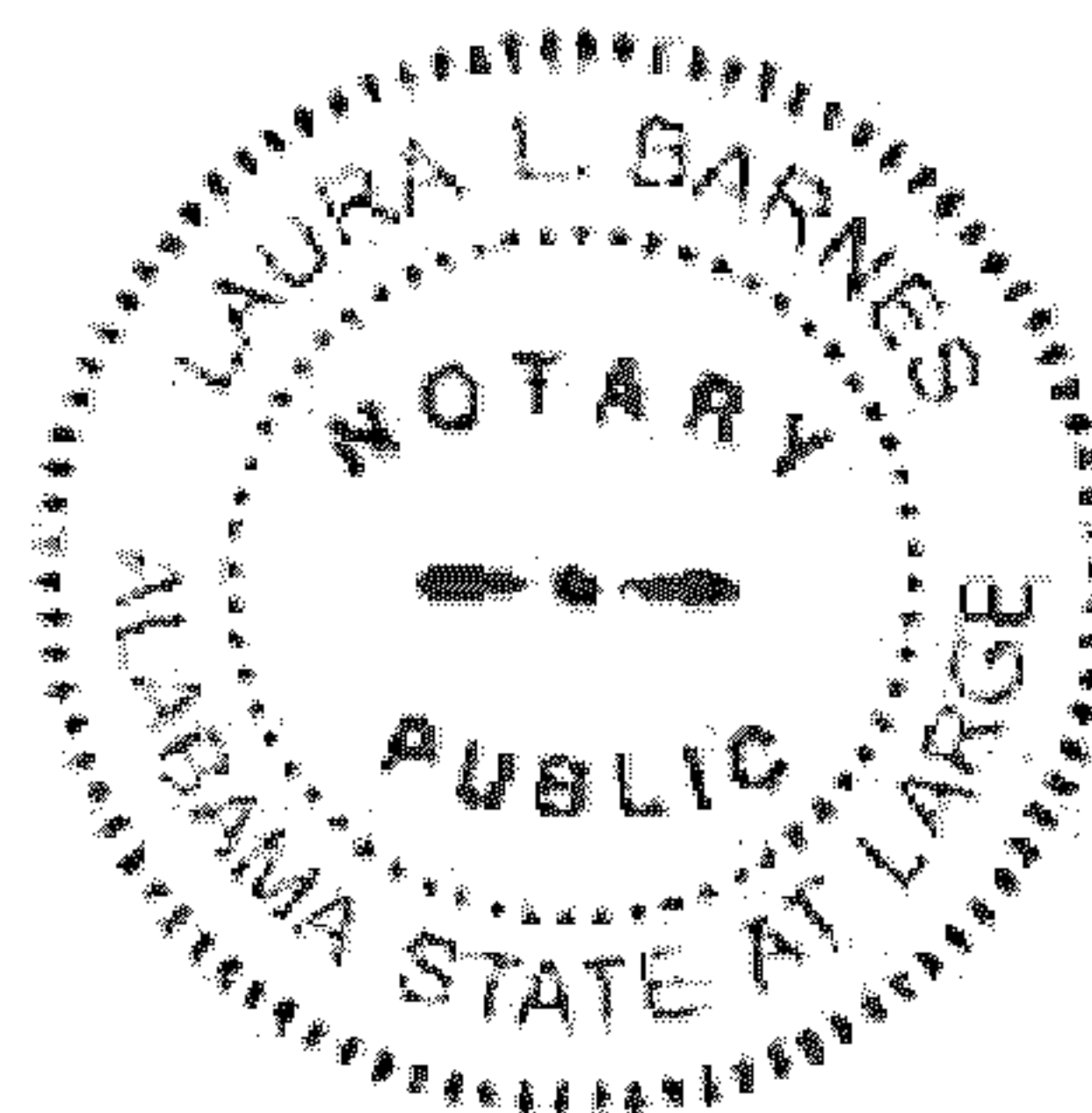
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBIN TRIMM, whose name as AUTHORIZED SIGNATORY of HERITAGE OAKS INVESTMENTS, LLC., is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, ROBIN TRIMM, AUTHORIZED SIGNATORY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said HERITAGE OAKS INVESTMENTS, LLC. on the day the same bears date.

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

  
NOTARY PUBLIC

My Commission Expires:

3/11/28



## EXHIBIT "A"

TRACT NO. 10: Commence at a railroad rail in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 01° 22' 39" East along the East boundary of said quarter-quarter section for a distance of 714.28 feet (set ½" rebar CA-0114-LS); thence proceed North 55° 03' 05" West for a distance of 405.70 feet to a point on the centerline of said 60 foot easement; thence proceed North 00° 49' 46" West for a distance of 217.74 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed North 02° 32' 03" West for a distance of 438.56 feet (set ½" rebar CA-0114-LS); thence proceed North 27° 18' 25" West for a distance of 427.52 feet (set ½" rebar CA-0114-LS); thence proceed North 42° 59' 42" West for a distance of 194.51 feet to a point on the centerline of Easement No. 1, being a 60 foot wide easement; thence proceed North 71° 59' 29" East along the centerline of said easement for a distance of 436.45 feet to the P. C. of a concave curve right having an arc length of 86.37 feet and a radius of 500.00 feet; thence proceed Northeasterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 76° 56' 25" East, 86.26 feet to the P. T. of said curve; thence proceed North 81° 53' 20" East along the centerline of said easement for a distance of 496.38 feet (set ½" rebar CA-0114-LS); thence proceed South 08° 06' 40" East for a distance of 1102.13 feet (set ½" rebar CA-0114-LS); thence proceed South 83° 18' 24" West for a distance of 803.34 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northeast one-fourth, Southwest one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Northwest one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama and contains 20.69 acres.

EASEMENT NO. 1: A 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a 1" solid iron in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 14' 04" East along the East boundary of the Southwest one-fourth of the Southeast one-fourth of Section 26, Township 20 South, Range 1 West for a distance of 679.80 feet to a 1" pipe in place; thence proceed South 89° 08' 36" West for a distance of 459.63 feet; thence proceed South 06° 56' 59" West for a distance of 787.80 feet to the centerline of said 60 foot easement; thence proceed North 57° 55' 07" East along the centerline of said easement for a distance of 60 feet to the point of beginning of said 60 foot easement. From this beginning point proceed South 57° 55' 07" West along the centerline of said easement for a distance of 309.01 feet to the P. C. of a concave curve right having an arc length of 209.18 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 69° 54' 14" West, 207.66 feet to the P. T. of said curve; thence proceed South 81° 53' 20" West along the centerline of said easement for a distance of 513.96 feet to the P. C. of a concave curve left having an arc length of 86.37 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 76° 56' 25" West, 86.26 feet to the P. T. of said curve; thence proceed South 71° 59' 29" West along the centerline of said easement for a distance of 509.85 feet to the P. C. of a concave curve left having an arc length of 98.09 feet and a radius of 175.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 55° 56' 01" West, 96.81 feet to the P. T. of said curve; thence proceed South 39° 52' 33" West along the centerline of said easement for a distance of 36.70 feet



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

Grantor's Name:	HERITAGE OAKS INVESTMENTS, LLC.	Grantee's Name:	SALLY M. JACKSON REVOCABLE TRUST
Mailing Address:	TRACT 10 HERITAGE PINES SUBDIVISION CHELSEA, AL	Mailing Address:	TRACT 10 HERITAGE PINES SUBDIVISION CHELSEA, AL
Property Address:	TRACT 10 HERITAGE PINES SUBDIVISION CHELSEA, AL	Date of Sales	August 14th, 2024
		Total Purchase Price:	(\$221,383.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>  x  </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 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: August 14th, 2024Print Laura L. Barnes

Unattested

Sign

(verified by)

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

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/27/2024 03:49:43 PM  
\$252.50 PAYGE  
20240827000267980

*Alexis Bayle*