

This Instrument was Prepared by:

Send Tax Notice To: Ridge Ventures, LLC

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

File No.: MV-24-30029

8652 Hwy 26
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Thirty Five Thousand Dollars and No Cents (\$535,000.00)**, 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, **Albert L Pickett Jr. and Angela Pickett**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ridge Ventures, 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.

\$175,000.00 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 28th day of Aug, 2024.

Albert L Pickett Jr.
Albert L Pickett Jr.

Angela Pickett
Angela Pickett

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Albert L Pickett Jr. and Angela Pickett**, 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 28th day of Aug, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

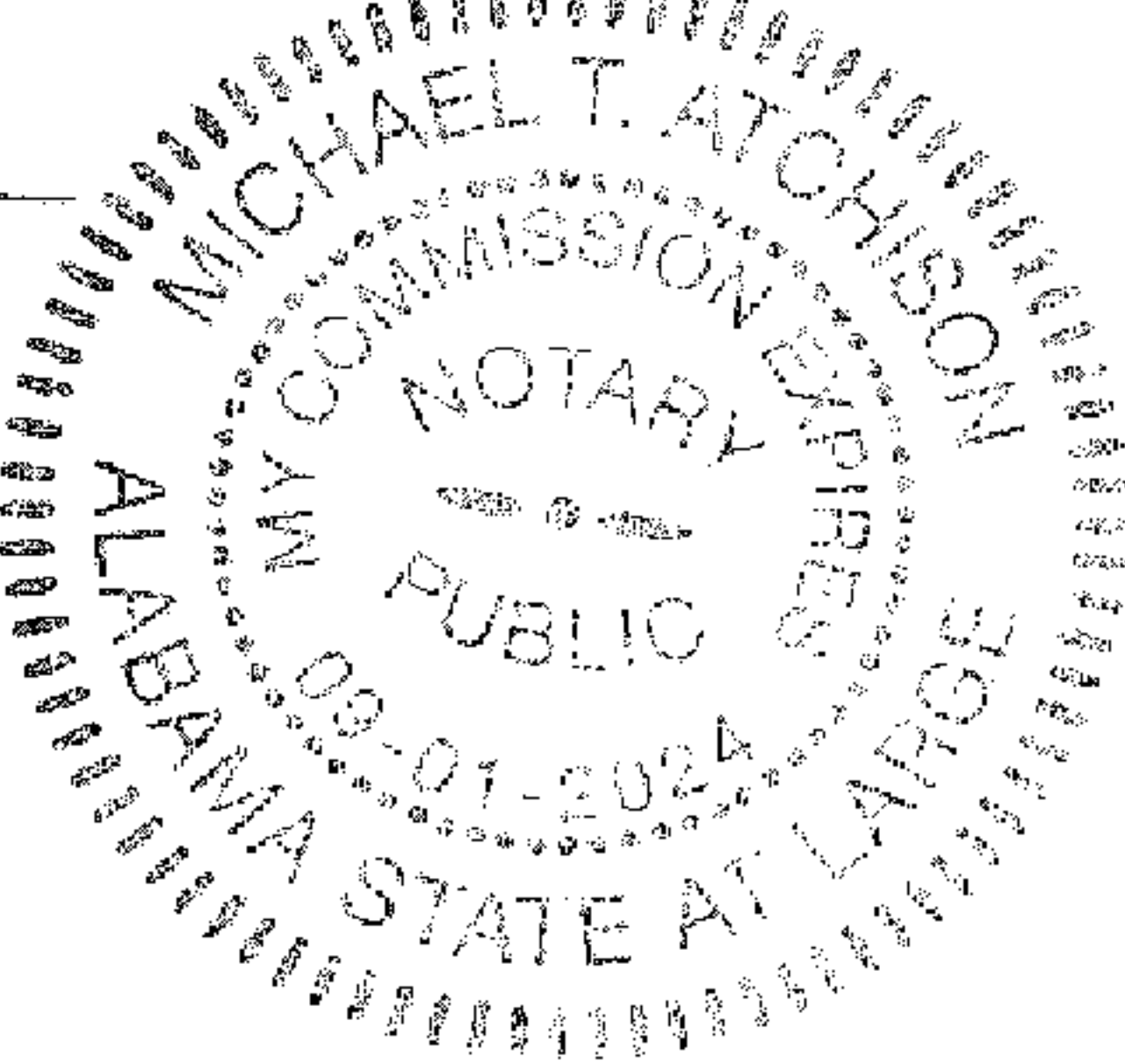


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Commence at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama and run thence easterly along the South line of said quarter-quarter a distance of 18.03' to a point, Thence turn a deflection angle of 90°-00' to the left and run a distance of 20.0' to the point of beginning of the property being described, Thence turn a deflection angle of 42°-01'-43" to the right and run Northeasterly a distance of 320.13' to a point, Thence turn a deflection angle of 9°-12'-49" to the right and continue Northeasterly a distance of 300.27' to a point on the Southerly right of way line of Shelby County Highway no. 26 in a curve to the left having a central angle of 24°-37'-30" and a radius of 1,005.23', Thence run Southeasterly along the arc of said right of way curve an arc distance of 432.03' to a point, Thence turn a deflection angle of 64°20'-31" to the right from chord and run Southerly a distance of 222.73' to a point, Thence turn a deflection angle of 87 degrees 21 minutes 08 seconds to the right and run Westerly 20' North of and parallel with the South line of subject quarter-quarter a distance of 815.64' to the point of beginning.

Parcel 2:

All of the SE 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 West lying South of Shelby County Highway #26, more particularly described as follows:
Begin at the SE corner of the SE 1/4 of the NW 1/4, Section 21, Township 21 South, Range 1 West, thence run South 88 degrees 40 minutes 40 seconds West along the South line of said 1/4-1/4 section a distance of 1320.43 feet to the SW corner of the said SE 1/4 of the NW 1/4 Section 21; thence angle right and run North along the West line of said 1/4-1/4 section to a point on the South right of way line of Shelby County, Highway #26; thence angle right and run SE along said right of way line to the East line of the SE 1/4 of the NW 1/4 of Section 21; thence run South along the East line of said 1/4-1/4 Section a distance of 164.10 feet to the SE corner of said 1/4-1/4 Section and the point of beginning, Said description describing all the land located in the SE 1/4 of NW 1/4 Section 21, Township 21 South, Range 1 West lying South of Shelby County Highway #26.

Parcel 3:

All of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 and NW 1/4 of the SW 1/4 of Section 21, Township 21 S, Range 1 West and NE 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 20, Township 21 South, Range 1 West lying South of Shelby County Highland # 26 and North of Waxahatchee Creek more particularly described as:
Begin at the SE corner of the SW 1/4 of the NW 1/4 Section 21, Township 21 S, Range 1 West which is also the NE corner of the NW 1/4 of the SW 1/4 of Section 21; thence run South along the East line of the NW 1/4 of the SW 1/4, Section 21 a distance of 122.0 feet to the center line of Waxahatchee Creek; thence angle right (West) and run along the center line of Waxahatchee Creek the following courses, South 75° 42' 02" West a distance of 286.91 feet; North 14° 40' 08" a distance of 166.18 feet; North 15° 38' 48" West a distance of 250.94 feet; North 88°08'10" West a distance of 43.43 feet, North 75° 13' 30" West a distance of 117.38 feet; North 18°29'18" West a distance of 31.79 feet; North 48°03'18" West a distance of 102.01 feet; North 51°08'21" West a distance of 267.73 feet; North 61°10'49" West a distance of 126.08 feet; North 25°03'51" West 161.61 feet; North 74°10' West a distance of 134.31 feet; North 45° 56'53" West a distance of 213.44; North 72°13'57" West a distance of 100.45 feet; North 70°48'38" West a distance of 200.47 feet; North 69°23'00" West a distance of 200.16 feet; North 58°51'23" West a distance of 117.48 feet; South 7°41'43" East a distance of 67.06 feet; South 34°16'06" East a distance of 198.19 feet; South 18°22'08" West a distance of 63.51; South 37°08'49" West a distance of 42.73 feet; North 88°14'56" West a distance of 286.82 feet; North 52°29'43" West a distance of 177.72 feet; South 59°05'21" West a distance 50.88 feet South 6°31'05" West a distance of 65.72 feet; South 11°16'35" West a distance of 44.67 feet; South 17°40'22" West a distance of 53.00 feet; South 59°14'43" West a distance of 30.10 feet; North 77°02'13" a distance of 242.78 feet; South 86°17'09" West a distance of 122.15 feet to the West line of the SE 1/4 of the NE 1/4 Section 20; North 3°31'49" West along the West line of the SE 1/4 of the NE 1/4 a distance of 152.49 feet to a point on the South R/W line of Shelby County Highway #26; thence run North 72°15'42" East along said Highway R/W a distance of 550.28 feet; thence North 67°51'36" East along said R/W a distance of 421.44 feet; thence North 63°53' East along said Highway R/W a distance of 532.90 feet to the P.C. of a curve and run along the R/W of said curve (whose Delta Angle is 75° 07'01" to the right, Tangent is 704.99 feet, Radius of 916.83 feet and Arc is 1202.0 feet), to a P.T. ; thence continue SE along said Highway R/W to the East line of SW 1/4 of the NW 1/4 of Section 21; thence angle right and run South along the East lien of said 1/4-1/4 Section to the SE corner of said 1/4-1/4 Section and the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/29/2024 10:45:17 AM
 \$563.00 PAYGE
 20240829000269750

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Albert L Pickett Jr. Angela Pickett	Grantee's Name	Ridge Ventures, LLC
Mailing Address	<u>4226 Hwy 10</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>8652 Hwy 26</u> <u>Columbiana AL 35051</u>
Property Address	8318 Highway 26 Columbiana AL 35051	Date of Sale	August 15, 2024
		Total Purchase Price	\$535,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 23, 2024

Print Albert L Pickett Jr.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one