

REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Greenbriar, Ltd.	Grantee's Name	Crown Pointe Development, LLC
Mailing Address:	P.O. Box 247 Alabaster, AL 35007	Mailing Address:	3360 Davey Allison Boulevard Hueytown, AL 35023
Property Address:	41 acres off Ramsgate Drive, Knightsbridge, and Cedar Grove Parkway, Alabaster, AL	Date of Sale:	<u>Sept 27</u> , 2024
Parcel ID Nos:	23-2-03-3-001-005.002 23-2-03-3-001-005.003	Purchase Price:	\$1,077,500.00

This Instrument Prepared By:
Kelly Thrasher Fox
Hand Arendall Harrison Sale
1801 5th Avenue North, suite 400
Birmingham, AL 35203

423-235000222

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **Greenbriar, Ltd.**, an Alabama limited partnership ("Grantor"), for and in consideration of the purchase price set forth above and other good and valuable consideration hereby acknowledged to have been paid to Grantor by **Crown Pointe Development, LLC**, an Alabama limited liability company ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee the real property lying and being situate in Shelby County, Alabama and described on Exhibit A attached hereto and incorporated herein (the "Property").

Grantor's conveyance of the Property is subject to the Permitted Exceptions set forth in Exhibit B attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all and singular, the rights, members, privileges, tenements, improvements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining; subject, however, to the matters to which reference is hereinabove made, unto Grantee, and to the successors and assigns of Grantee, forever.

Grantor covenants to and with Grantee that, except as to the matters, exceptions and reservations above referred to, Grantor is lawfully seized of the Property, the same is free from other encumbrances, and that Grantor will, and Grantor's successors and assigns shall, forever warrant and defend the title to the Property, as herein conveyed, unto Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered by and through its duly authorized representative effective as of Sept 27, 2024.

Greenbriar, Ltd., an Alabama limited partnership
By: Farris Management Co., Inc.,
an Alabama Corporation
Its: General Partner

By: Mary F. Roensch
Mary F. Roensch, its President

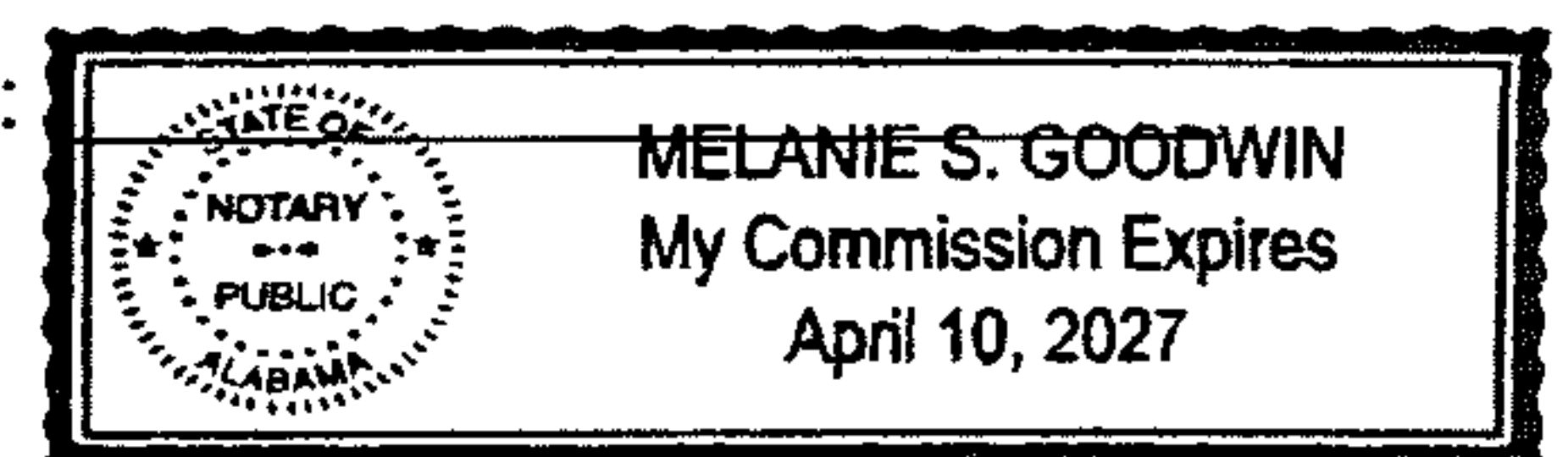
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County in said State, hereby certify that Mary F. Roensch, whose name as President of Farris Management Co., Inc., an Alabama Corporation, the General Partner of Greenbriar, Ltd., an Alabama limited partnership, is signed to this instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument and acting as such officer and with full authority, s/he executed this instrument voluntarily for and as the act of Greenbriar, Ltd., an Alabama limited partnership.

Given under my hand and official seal on September 27, 2024.

{SEAL}

Melanie S. Goodwin
NOTARY PUBLIC
My Commission Expires:



Poor Quality

Exhibit A to Warranty Deed Legal Description

STATE OF ALABAMA
SHELBY COUNTY

SURVEY LEGAL DESCRIPTION

Commence at a 1" pipe in place being the Northwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 3, Township 21 South, Range 3 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 88° 51' 13" East for a distance of 314.11 feet to a capped rebar in place (Farmer); thence proceed South 04° 49' 20" East for a distance of 174.71 feet (set ½" rebar CA-0114-LS), said point being located on the Northerly right-of-way of Cedar Grove Parkway; thence proceed South 85° 13' 18" West along the Northerly right-of-way of said road for a distance of 26.47 feet (set ½" rebar CA-0114-LS); thence proceed South 03° 30' 30" West for a distance of 298.20 feet to a capped rebar in place (Farmer); thence proceed North 84° 40' 46" West for a distance of 190.23 feet to a capped rebar in place (Farmer); thence proceed South 11° 50' 05" West for a distance of 239.13 feet to a capped rebar in place (Farmer); thence proceed North 64° 20' 21" West for a distance of 119.44 feet to a capped rebar in place (Farmer); thence proceed South 02° 38' 18" West for a distance of 160.05 feet to a capped rebar in place (Farmer); thence proceed South 87° 17' 50" East for a distance of 109.97 feet to a capped rebar in place (Farmer); thence proceed South 02° 37' 38" West for a distance of 362.34 feet (set ½" rebar CA-0114-LS); thence proceed South 02° 43' 00" East for a distance of 165.59 feet to a capped rebar in place (Farmer); thence proceed North 58° 35' 58" West for a distance of 425.93 feet to a capped rebar in place (Farmer); thence proceed South 81° 16' 15" West for a distance of 219.29 feet to a capped rebar in place (Farmer); thence proceed North 86° 32' 20" West for a distance of 414.11 feet to a capped rebar in place (Farmer), said point being located on the curvature of a concave curve left having an arc length of 280.87 feet and a radius of 575.00 feet; thence proceed Southeasterly along the curvature of said curve for a chord bearing and distance of South 52° 15' 35" East, 278.09 feet (set ½" rebar CA-0114-LS), said point being located on the Northerly right-of-way of Knightsbridge Road; thence proceed South 24° 00' 11" West for a distance of 50.08 feet (set ½" rebar CA-0114-LS) to a point on the Southerly right-of-way of said road; thence proceed Southeasterly along the Southerly right-of-way of said road and along the curvature of a concave curve right having an arc length of 51.89 feet and a radius of 375.00 feet for a chord bearing and distance of South 62° 01' 57" East, 51.85 feet to a capped rebar in place; thence proceed South 29° 42' 10" West for a distance of 196.46 feet (set ½" rebar CA-0114-LS); thence proceed North 58° 28' 55" West for a distance of 133.87 feet to a capped rebar in place (Farmer); thence proceed South 30° 54' 01" West for a distance of 320.56 feet (set ½" rebar CA-0114-LS); thence proceed North 58° 28' 13" West for a distance of 243.21 feet to a capped rebar in place (Farmer), said point being located on the West boundary of said Section 3, Township 21 South, Range 3 East, Shelby County, Alabama; thence proceed North 00° 45' 17" West along the West boundary of said Section 3 for a distance of 1459.85 feet to a capped rebar in place (CA 0237); thence proceed North 89° 18' 27" East for a distance of 330.59 feet to a capped rebar in place (Farmer); thence proceed North 21° 44' 59" East for a distance of 92.36 feet to a capped rebar in place (CA 0114); thence proceed South 88° 14' 29" East for a distance of 954.51 feet to a capped rebar in place (CA 0114); thence proceed North 00° 14' 24" East for a distance of 92.32 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 3, Township 21 South, Range 3 East, Shelby County, Alabama and contains 41.12 acres.

Exhibit B to Warranty Deed
The Permitted Exceptions

1. Taxes for the year 2024 and subsequent years, not yet due and payable.
2. Perpetual Right-of-Way and Easement Agreement in favor of the City of Alabaster as recorded at Instrument Number 20140204000031510.
3. Waterline crossing the Northeast Corner of subject property as shown on survey performed by Ray and Gilliland, P.C., (Christopher M. Ray, License No. 26017) dated August 31, 2023.
4. Grading, Drainage and Fire Truck Turn Around Easement as shown on survey performed by Ray and Gilliland, P.C., (Christopher M. Ray, License No. 26017) dated August 31, 2023.
5. Wood fence encroachment along the Southeastern boundary line as shown on survey performed by Ray and Gilliland, P.C., (Christopher M. Ray, License No. 26017) dated August 31, 2023.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2024 09:00:48 AM
\$361.50 BRITTANI
20241009000316800

Allen S. Bayl