

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Wood Farms, LLC  
19809 River Drive  
Shelby, AL 35143

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Seven Hundred Twenty Five Thousand and 00/100 (\$725,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Trident at Shelby Shores, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Wood Farms, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

That portion of lands lying in the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a found Railroad Iron at the Northwest corner of Northeast 1/4 of the Northeast 1/4 of said Section 23; thence run North 89 degrees 00 minutes 52 seconds East along the North line of said Northeast 1/4 of the Northeast 1/4 a distance of 1012.58 feet to a set capped rebar (Smith) at a point on the Westerly right of way line of an unnamed County Road, said point being on a curve to the right, having a radius of 565.23 feet, a central angle of 25 degrees 01 minutes 21 seconds and a chord bearing and distance of South 33 degrees 53 minutes 25 seconds West 244.90 feet; thence run Southerly along the arc of said curve and along said Westerly right of way a distance of 246.85 feet to a point of curve to the left, having a radius of 615.56 feet, a central angle of 16 degrees 33 minutes 22 seconds and a chord bearing and distance of South 38 degrees 07 minutes 25 seconds West 177.25 feet; thence run Southerly along the arc of said curve and along said Westerly right of way a distance of 177.87 feet to a point on the Northerly right of way of County Highway 42, said point being a point of curve to the right, having a radius of 594.39 feet, a central angle of 10 degrees 29 minutes 39 seconds and a chord bearing and distance of South 88 degrees 34 minutes 43 seconds West 108.72 feet; thence run Westerly along the arc of said curve and along said Northerly right of way a distance of 108.87 feet to a point of curve to the left, having a radius of 1370.61 feet, a central angle of 06 degrees 16 minutes 48 seconds and a chord bearing and distance of South 80 degrees 16 minutes 48 seconds West 145.92 feet; thence run Westerly along the arc of said curve and along said Northerly right of way a distance of 145.99 feet; thence continue along said Northerly right of way South 77 degrees 52 minutes 08 seconds West a distance of 529.78 feet to a set capped rebar (Smith) on the West line of said Northeast 1/4 of the Northeast 1/4; thence run North 02 degrees 25 minutes 41 seconds West along the West line of said Northeast 1/4 of the Northeast 1/4 a distance of 415.86 feet to the point of beginning.

Shelby County, AL 10/25/2024  
State of Alabama  
Deed Tax: \$550.00



20241025000334230 2/4 \$581.00  
Shelby Cnty Judge of Probate, AL  
10/25/2024 08:22:29 AM FILED/CERT

Subject To:

- 1) Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
- 2) Existing covenants and restrictions, easements, building lines and limitations of record.
- 3) Title to minerals underlying caption lands together with all mining rights and privileges belonging thereto, as reserved in deed recorded in Real Book 056, Page 648, in Probate Office.

175,000.00

~~\$125,000.00~~ of the consideration was paid from the proceeds of mortgage loan closed simultaneously herewith.

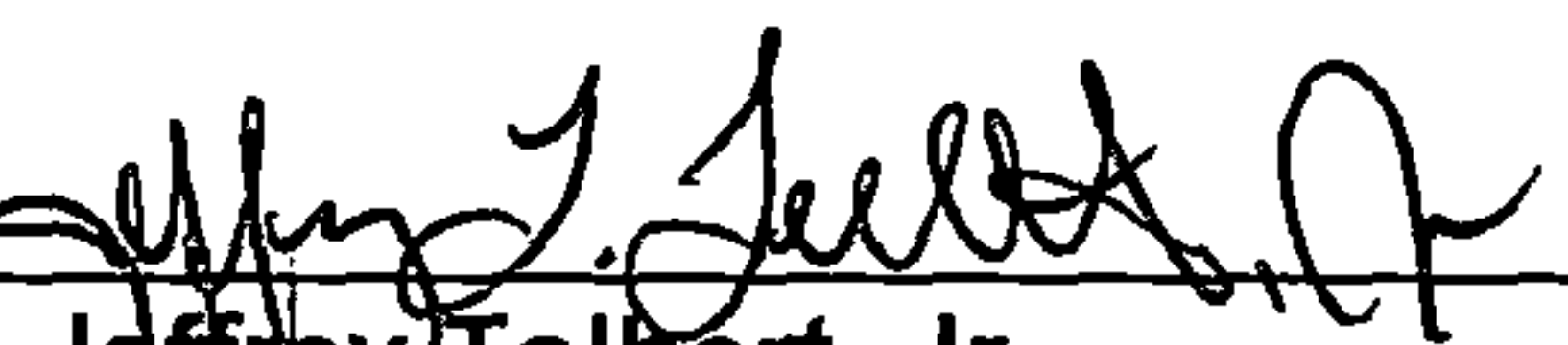
This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 6 day of October, 2024.

**Trident at Shelby Shores, LLC**  
**an Alabama limited liability company**  
**By: Trident Marina, LLC**  
**an Alabama limited liability company**  
**Its: Sole Member**

By:   
Jeffrey Tolbert, Jr.

**Its: Manager**






20241025000334230 3/4 \$581.00  
Shelby Cnty Judge of Probate, AL  
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STATE OF ALABAMA )

COUNTY OF JEFFERSON )

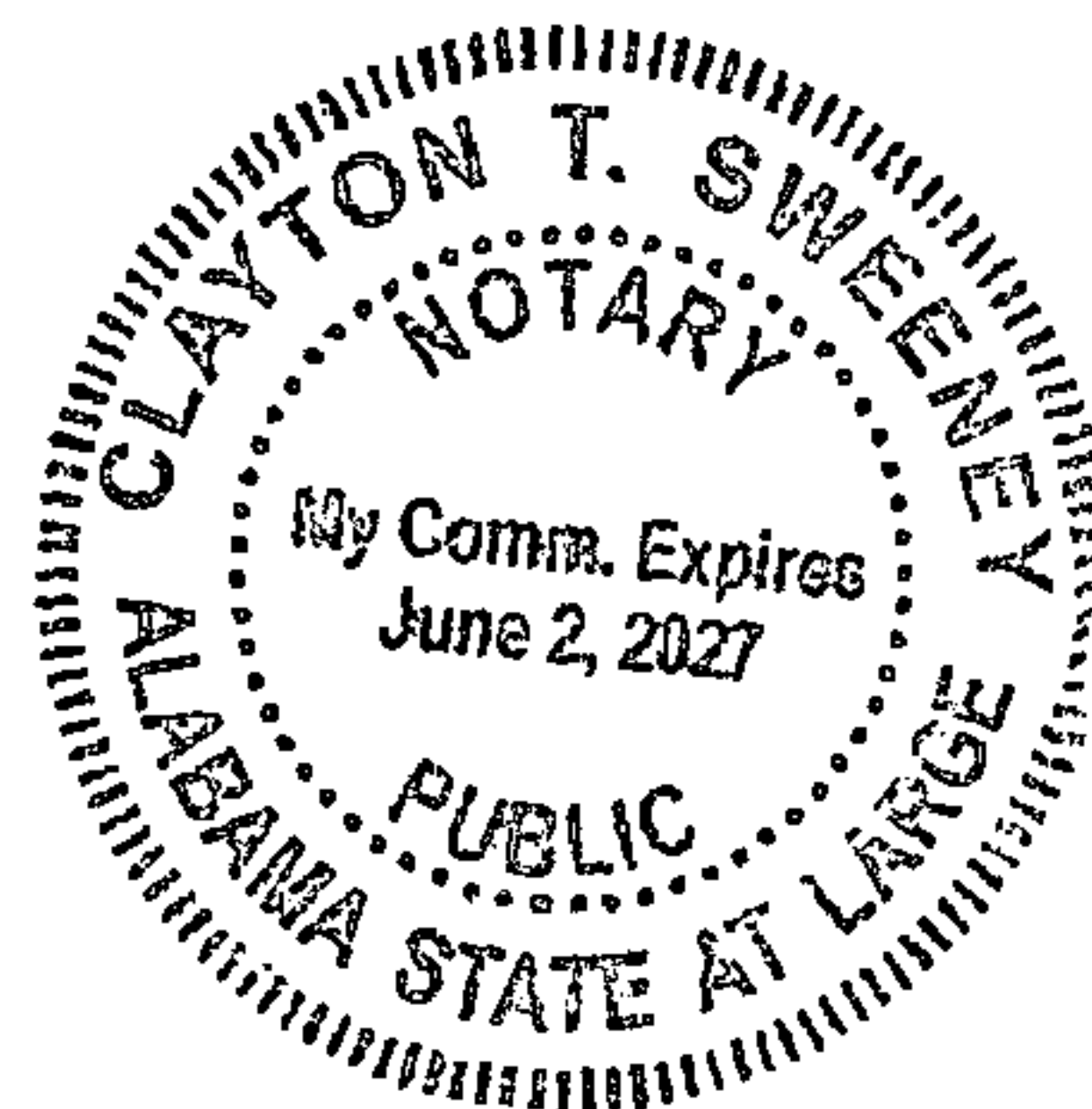
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeffrey Tolbert, Jr., whose name as Manager of Trident Marina, LLC, an Alabama limited liability company, acting in its capacity as the Sole Member of Trident as Shelby Shores, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company in its capacity as Sole Member of said limited liability company

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8<sup>th</sup> day of October, 2024.



NOTARY PUBLIC

My Commission Expires: 06/02/2027



## Real Estate Sales Validation Form

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

Grantor's Name	Trident at Shelby Shores, LLC	Grantee's Name	Wood Farms, LLC
Mailing Address	21680 County Road 222 Crane Hill, AL 35053	Mailing Address	19809 River Drive Shelby, AL 35143
Property Address	16229 Hwy 42 Shelby, AL 35143	Date of Sale	October 8, 2024
		Total Purchase Price	\$ 725,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$



20241025000334230 4/4 \$581.00  
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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 type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed      |

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 \_\_\_\_\_

Trident at Shelby Shores, LLC  
By: Trident Marina, LLC, its Sole Member  
Jeffrey Tolbert, Jr., its Manager  
Print \_\_\_\_\_

\_\_\_\_\_  
Unattested  
(verified by)

Sign By:   
(Grantor/Grantee/Owner/Agent) circle one