

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantees, the receipt in full and sufficiency whereof is acknowledged, I, JOHN DANIEL LOTT TRUSTEE, of the MARY WILL LOTT LIVING TRUST dated June 2, 2020, which became the irrevocable administrative trust upon the death of Mary Will Lott on 5/3/2023. the undersigned Grantor, do grant, bargain, sell and convey our interest to JOHN DANIEL LOTT.

Grantee, in and to the following described real property, situated in SHELBY County, Alabama, viz:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

Subject to: easements, rights of way, covenants, conditions and restrictions of record and 2019 ad valorem property taxes which are due and payable October 1, 2019 but are a lien on said property.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns in fee simple, forever.

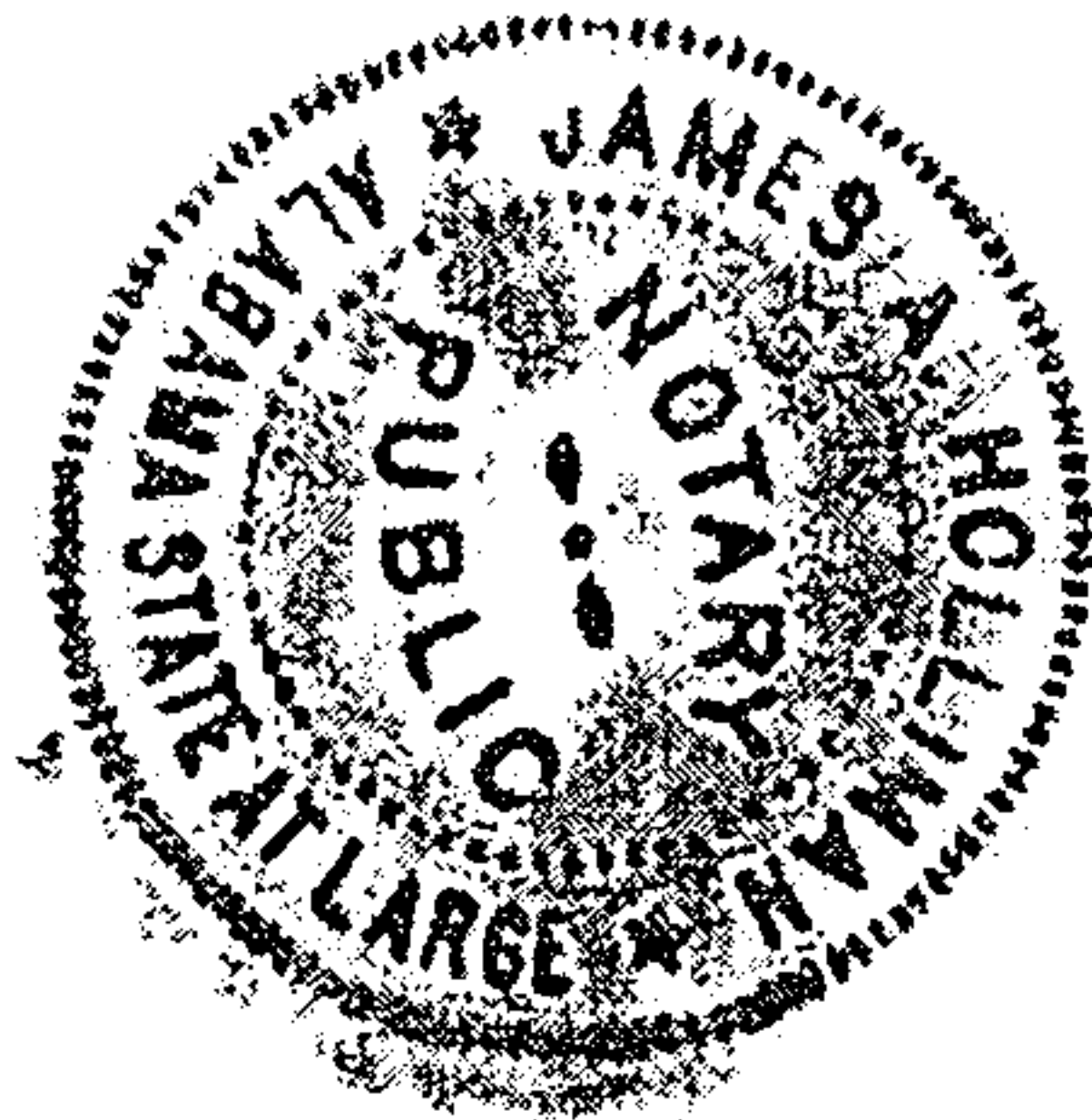
IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 14 day of June 2023.

John Daniel Lott (SEAL)
JOHN DANIEL LOTT, TRUSTEE OF THE MARY
WILL LOTT LIVING TRUST DATED 6/2/2020

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **JOHN DANIEL LOTT AS TRUSTEE OF THE MARY WILL LOTT LIVING TRUST DATED 6/2/2020**, whose name is signed to the foregoing conveyance and who is known to me, WITH FULL AUTHORITY IN HIS CAPACITY AS TRUSTEE AS ACT FOR SAID TRUST, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of June 2023.



James A. Holliman
Notary Public

3/12/25

This Instrument was Prepared By:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281
Fax: (205) 663-9464

Grantees Address to send Tax Notice:
John Daniel Lott
406 Cahaba River Estates
Hoover, AL 35244

All that part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, which lies south and west of a county road, as shown on map of Cahaba River Estates, as recorded in Map Book 3, page 11 in the Probate Office of Shelby County, Alabama, as running from a point near the Northwest corner across said quarter-quarter section in a southeasterly direction, containing 34 acres, more or less, exception therefrom the road right of way and all minerals and mining rights.

Source of Title: Instrument No: 1998-29297

LESS AND EXCEPT:

Begin at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West; thence run South along the East line of said quarter-quarter 466.16 feet to the southwesterly R.O.W. of Shelby County, Road #271, said point on R.O.W. being the point of beginning; thence continue South along the previous course 376.76 feet; thence run an azimuth of 242 degrees 06 minutes South westerly 469.82 feet; thence turn an azimuth of 00 degrees 00 minutes North 200.00 feet; thence turn an azimuth of 46 degrees 34 minutes Northeasterly 576.82 feet to the point of beginning. Said property containing 2.75 acres, more or less.

Source of Title: Book 329 at Page 654

ALSO, LESS AND EXCEPT:

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 19 South, Range 3 West, Huntsville Meridian, Shelby County, Alabama; thence run North 06° 42' 09" East, along the West boundary line of said quarter-quarter, for a distance of 1263.14 feet to a capped iron found on the southerly right-of-way line of Highway 150 (right-of-way width varies); thence run North 84° 28' 56" East along said right-of-way for a distance of 26.40 feet to a capped iron set (CA-00279) on the southwesterly right-of-way line of Cahaba River Estates (right-of-way width 50 feet); thence run South 58° 00' 25" East along said right-of-way for a distance of 115.46 feet to a capped iron found at the Point of Curvature of a non-tangent curve to the left having a radius of 496.91 feet, a central angle of 24° 03' 51", a chord length of 207.17 feet and a chord bearing of South 70° -4' 25" East; thence continue along the arc of said curve along said right-of-way for a distance of 208.70 feet to the Point of Tangency of said curve; thence run South 85° 31' 32" East for a distance of 164.04 feet to a capped iron found at the Point of Curvature of a non-tangent curve to the right, having a radius of 4299.35 feet, a central angle of 02° 28' 56", a chord length of 186.25 feet and a chord bearing of South 84° 18' 45" East; thence continue along the arc of said curve and said right-of-way for a distance of 186.26 feet to a capped iron found at the Point of Curvature of a curve to the right, having a radius of 165.79 feet, a central angle of 58° 47' 29", a chord length of 162.75 feet and a chord bearing of South 53° 40' 33" East; thence continue along the arc of said curve and said right-of-way for a distance of 170.12 feet to the Point of Tangency of said curve; thence run South 24° 16' 33" East for a distance of 55.84 feet

to a capped iron found at the Point of Curvature of a non-tangent curve to the left, having a radius of 230.50 feet, a central angle of $41^{\circ} 43' 41''$, a chord length of 164.19 feet and a chord bearing of South $45^{\circ} 08' 01''$ East; thence continue along the arc of said curve and said right-of-way for a distance of 167.87 feet to a capped iron found; thence run South $70^{\circ} 44' 05''$ East for a distance of 100.25 feet to a capped iron found (PLS CA00032); thence run South $49^{\circ} 48' 24''$ West for a distance of 1,271.62 feet to a point on the South boundary line of said quarter-quarter; thence run North $83^{\circ} 45' 28''$ West along said South line for a distance of 210.24 feet to the POINT OF BEGINNING. Said described tract containing 824,325 Square Feet (18.92 acres) more or less.

Subject to any coal, oil, gas and other mineral and mining interests and rights, and rights incidental thereto, affecting the subject property.

Source of Title: Instrument No: 20020917000446590

Real Estate Sales Validation Form

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

Grantor's Name Mary Will Lott, Trustee of the Mary
 Mailing Address Will Lott Living Trust
206 Beaver Trail
Pelham, AL 35124

Grantee's Name John Daniel Lott
 Mailing Address 406 Cahaba River Estates
Hoover, AL 35244

Property Address Parcel 11-7-26-0-001-007.000

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

r's Market Value \$ 667,560



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/29/2024 11:24:44 AM
 \$702.00 JOANN
 20241029000337730

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 ☐ Appraisal
☐ Sales Contract ☒ Other Tax Assessor's Value
☐ 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 10/25/2024

Print Shannon Brubaker

☐ Unattested

Sign

Shannon Brubaker

(verified by)

(Grantor/Grantee/Owner/Agent) circle one