

This instrument was prepared by:
David Snoddy
Without opinion
The Snoddy Law Firm LLC
2105 Devereux Circle, Suite 101
Birmingham, AL 35243



20241119000358250 1/4 \$42.00
Shelby Cnty Judge of Probate, AL
11/19/2024 10:00:38 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of **Ten Thousand Dollars and Zero Cents (\$10,000.00)** to the undersigned grantor **NexGen Fab, LLC, a Limited Liability Company**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Arthur Cline and Margie Cline** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

Subject to any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Arthur Cline being one in the same person as Arthur P. Cline.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises and that it has a good right to sell and convey the same as aforesaid.

Shelby County, AL 11/19/2024
State of Alabama
Deed Tax: \$10.00

IN WITNESS WHEREOF, the said GRANTOR, NexGen Fab, LLC by Arthur Cline, its Managing Member who is authorized to execute this conveyance, with full authority, have hereto set its signature and seal, this the 7 day of Nov, 2024.

NexGen Fab LLC



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Arthur Cline

Arthur Cline, Managing Member

STATE OF ALABAMA

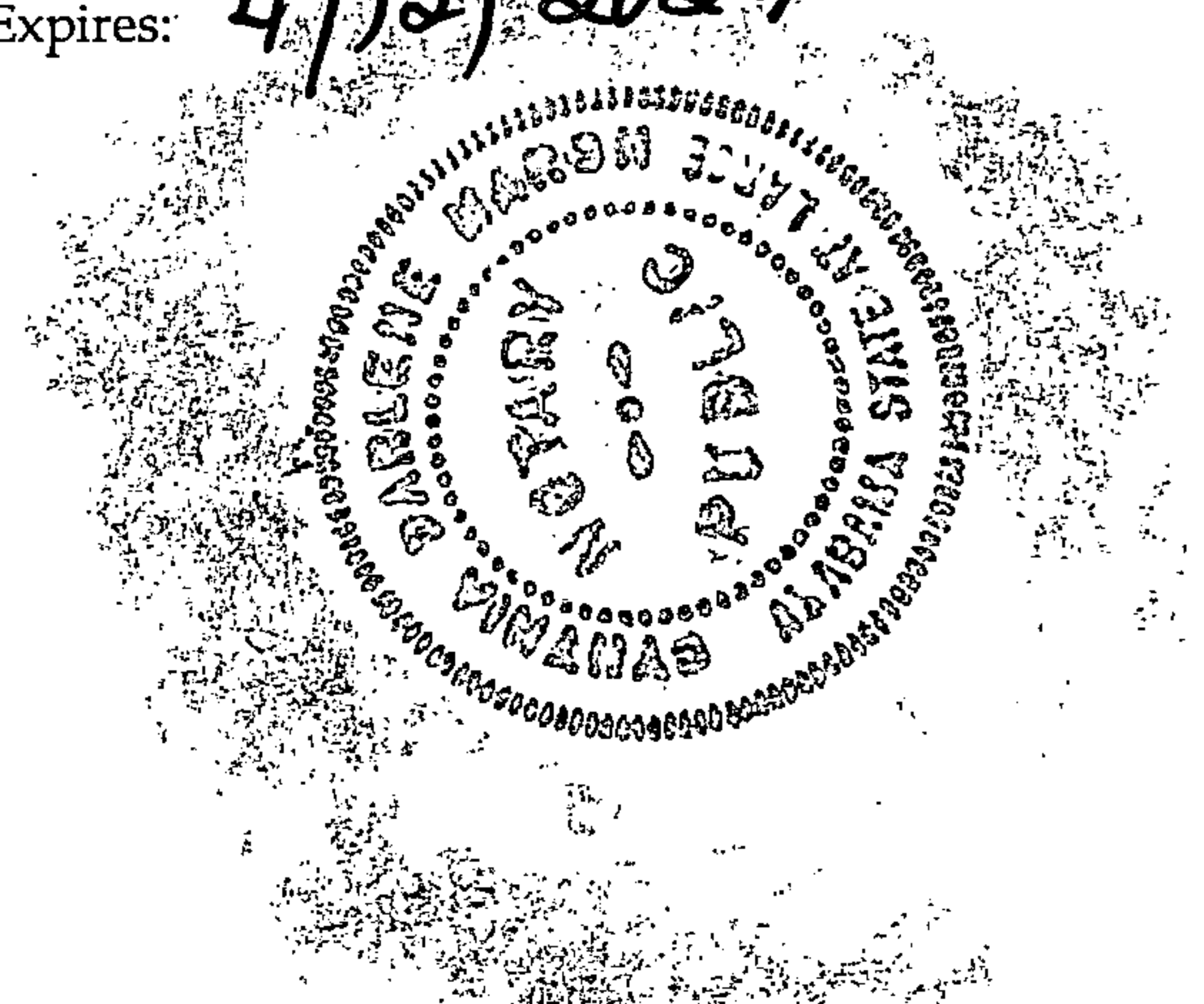
COUNTY OF

Jefferson }

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify Arthur Cline whose name as Managing Member of NexGen Fab, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 7 day of November, 2024.

Cynthia Dordene Marsh
Notary Public
My Commission Expires: 4/12/2027





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EXHIBIT "A"

A parcel of land situated in the SE ¼ of the NW ¼ of Section 12. Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northeast corner of the NW ¼ of Section 12, Township 18 South, Range 1 East, a 5/8 inch iron pin found in a rock pile, run S 1° 50' 46" W for 1324.36 feet to a 2 inch drive shaft found at the intersection of the north line of the SE ¼ of the NW ¼ with the west right of way line of Shelby County Hwy. 50, said right of way line lying 30 feet distance from the highway centerline; thence run S 0° 41' 57" E along said right of way for 107.49 feet to a ½ inch iron pin with yellow plastic cap set; thence continuing along said right of way run S 0° 00' 00" E for 99.74 feet (100.00 feet deed) to a ½ inch iron pin found; thence run N 89° 59' 34" W for 332.59 feet to a point in a pond; thence run S 0° 00' 45" E for 48.13 feet to a ½ inch iron pin with yellow plastic cap set and the POINT OF BEGINNING; thence run S 77° 16' 45" W for 91.74 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 44° 14' 20" W for 100.04 feet to a ½ inch iron pin with yellow plastic cap set at the beginning of a curve to the right, said curve having a radius of 49.37 feet and a central angle of 99° 47' 22" and run an arc distance of 85.98 feet to an iron pin set on the dam for a pond; thence turn a right deflection of 14° 38' 09" from the tangent of said curve and run along said dam N 12° 20' 09" W for 27.55 feet to a ½ inch iron pin with yellow plastic cap set; thence leaving said pond dam run N 89° 13' 20" W for 87.78 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 0° 01' 54" E for 186.01 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 89° 57' 45" E for 413.62 feet to a ½ inch iron pin with yellow plastic cap set; thence run N 12° 06' 25" W for 256.71 feet to a ½ inch iron pin with yellow plastic cap set; thence run S 77° 16' 45" W for 27.93 feet to the POINT OF BEGINNING.

Also included is an easement for the purpose of ingress and egress, being more particularly described as follows:

Commence at a 5/8" rebar in a rock pile marking the NE corner of the NE1/4-NW1/4 in Section 12, Township 18 South, Range 1 East; thence South 01 deg. 02' 49" West 1326.69 feet along the East line of said forty to an axle on the westerly right of way of Shelby County Road #50 (60' R/W); thence along said right of way the following bearings and distances: thence South 01 deg. 25' 18" East 105.08 feet to a 1/2" rebar (cap destroyed); thence South 00 deg. 46' 03" East 99.80 feet to a 3/8" rebar; thence South 00 deg. 49' 14" East 293.18 feet to a 1/2" rebar, said point being the point of beginning of said easement being 25.00 feet North of the following described line; thence leaving said right of way South 89 deg. 15' 11" West 251.52 feet to a 1/2" rebar (cap destroyed) and the end of said easement.



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Real Estate Sales Validation Form

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

Grantor's Name NexGen Fab LLC
Mailing Address 955 Black Acres Rd
Cropwell, AL 35054
Property Address _____

Grantee's Name Arthur Cline and Margie Cline
Mailing Address 955 Black Acres Rd
Cropwell, AL 35054
Date of Sale 11 7, 2024
Total Purchase Price \$ 10,000.00
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)

☐ Bill of Sale
☒ Sales Contract

☐ Appraisal
☐ Other: _____

☐ 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 11/7/2024 Print AnnaBelle Phillips

☐ Unattested

(verified by)

Sign

AnnaBelle Phillips
(Grantor/Grantee/ Owner/ Agent) circle one