

20241122000362860
11/22/2024 11:05:42 AM
MINDEED 1/4

2024 13829
Recorded in the Above
DEED Book & Page
11-19-2024 04:10:14 PM
Andrew Weathington - Probate Judge
St. Clair County, Alabama

PREPARED BY:
Trussell, Funderburg, Rea
Bell, and Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Cyrus W. Wiser Jr.
1427 Kensington Sq. Ct.
Murfreesboro, TN 37130

Book/Pg: 2024/13829-13831
Geo/Cashier: N / SWANN
Tran: 16359.393156.537247
Fees Posted: 11-19-2024 04:10:14
CER Certification Fee 3.00
MHF Mental Health Fee 6.50
DFE Deed Tax 0.50
PJF Special Index Fee 5.50
NTX No Tax Collected Fee 0.00
REC Recording Fee 9.00
Total Fees: \$24.50

QUIT CLAIM DEED
MINERAL RIGHTS
NO TITLE EXAMINED

STATE OF ALABAMA
ST. CLAIR & SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **TBH & JTH Family Limited Partnership**, an Alabama **Limited Partnership**, (herein referred to as Grantor), hereby releases, quitclaims, grants, sells and conveys to **Cyrus W. Wiser Jr.**, (herein referred to as Grantee), all the oil, gas, iron ore, coal, cement and fire clay, and all other minerals of every kind, including stone or earth, as may be required for drilling or mining operations in, upon and under all that certain tract of land situated in ST. CLAIR & SHELBY County, Alabama, to-wit:

ST. CLAIR COUNTY: 90%

The South Half of the South Half of the Northeast Quarter (S1/2 of S1/2 of NE1/4), the South Half of the Southeast Quarter of the Northwest Quarter (S1/2 of SE1/4 of NW1/4), the Southwest Quarter of the Northwest Quarter (SW1/4 of NW1/4), the Northwest Quarter of the Southwest Quarter (NW1/4 of SW1/4), all of the Northeast Quarter of the Southwest Quarter (NE1/4 of SW1/4) lying North and West of the centerline of Kelly Creek, all of the North Half of the Southeast Quarter (N1/2 of SE1/4) lying North of the centerline of Kelly Creek, all of the Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) lying North and East of the centerline of Kelly Creek, all of the Southeast Quarter of the Southwest Quarter (SE1/4 of SW1/4) lying North and West of the centerline of Kelly Creek; all being in Section 19, Township 18 South, Range 3 East.

Also, all of the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4) of Section 30, Township 18 South, Range 3 East, lying North of the centerline of Kelly Creek.

SHELBY COUNTY: 10%

From the true NE corner of Section 24, Township 18 South, Range 2 East, run thence South along the accepted East boundary of said Section 24 and the dividing line between Shelby Couty and St. Clair County a distance of 1949.66 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 811.52 feet to a point at an accepted fence corner; thence turn 93 degrees 10 minutes 28 seconds right and run along an accepted fence line a distance of 1,276.29 feet; thence run 122 degrees 36 minutes 12 seconds right and run 422.67 feet to a point in the center of a 30.0 foot easement for ingress and egress and utilities; thence turn 81 degrees 30 minutes 58 seconds right and run 79.75 feet along said easement centerline; thence run 17 degrees 10 minutes 9 seconds left and run 80.82 feet along said easement centerline; thence turn 08 degrees 32 minutes 49 seconds left and run 419.91 feet along said easement centerline; thence turn 03

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degrees 38 minutes 23 seconds left and run 150.34 feet along said easement centerline; thence run 67 degrees 38 minutes 24 seconds left and run 533.05 feet; thence turn 90 degrees 00 minutes right and run 129.95 feet to the point of beginning of herein described parcel of land, containing 11.25 acres.

Also, a nonexclusive 30.0 foot easement for ingress and egress and utilities extending 15 feet on either side of the centerline described above and continuing along a segment beginning at the NW corner of the preceding described parcel of land, front sighting the SW corner thereof and turning 95 degrees 42 minutes 13 seconds right and proceed along the centerline of said 30.0 foot easement a distance of 150.74 feet to a point of termination in the centerline of U. S. Highway 231.

With the appurtenances thereunto appertaining, together with the full and exclusive right, liberty and privilege of drilling or mining, taking, and carrying away said oil, gas, iron ore, coal, cement and fire clay and other materials, as here more fully recited and with such control of right in and privilege of using said land as may be necessary in conducting such operations in a full and convenient manner.

NO TITLE EXAMINATION PERFORMED ON SAID MINING AND MINERAL RIGHTS. LEGAL DESCRIPTION PROVIDED BY GRANTORS HEREIN.

TO HAVE AND TO HOLD, all the oil, gas, iron ore and other materials as more fully recited herein and all the rights and easements in, upon, through and under the said tract of land, and the hereditaments and premises hereby granted or mentioned and intended so to be unto Grantee, his successors and assigns in fee simple forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 18th day of November, 2024.

TBH & JTH Family Limited Partnership

Thomas Berton Hugghins Trustee

BY: Thomas Berton Hugghins, as Trustee
of the TBH & JTH Family Management
Trust, as General Partner
GRANTOR

STATE OF ALABAMA

Covington COUNTY

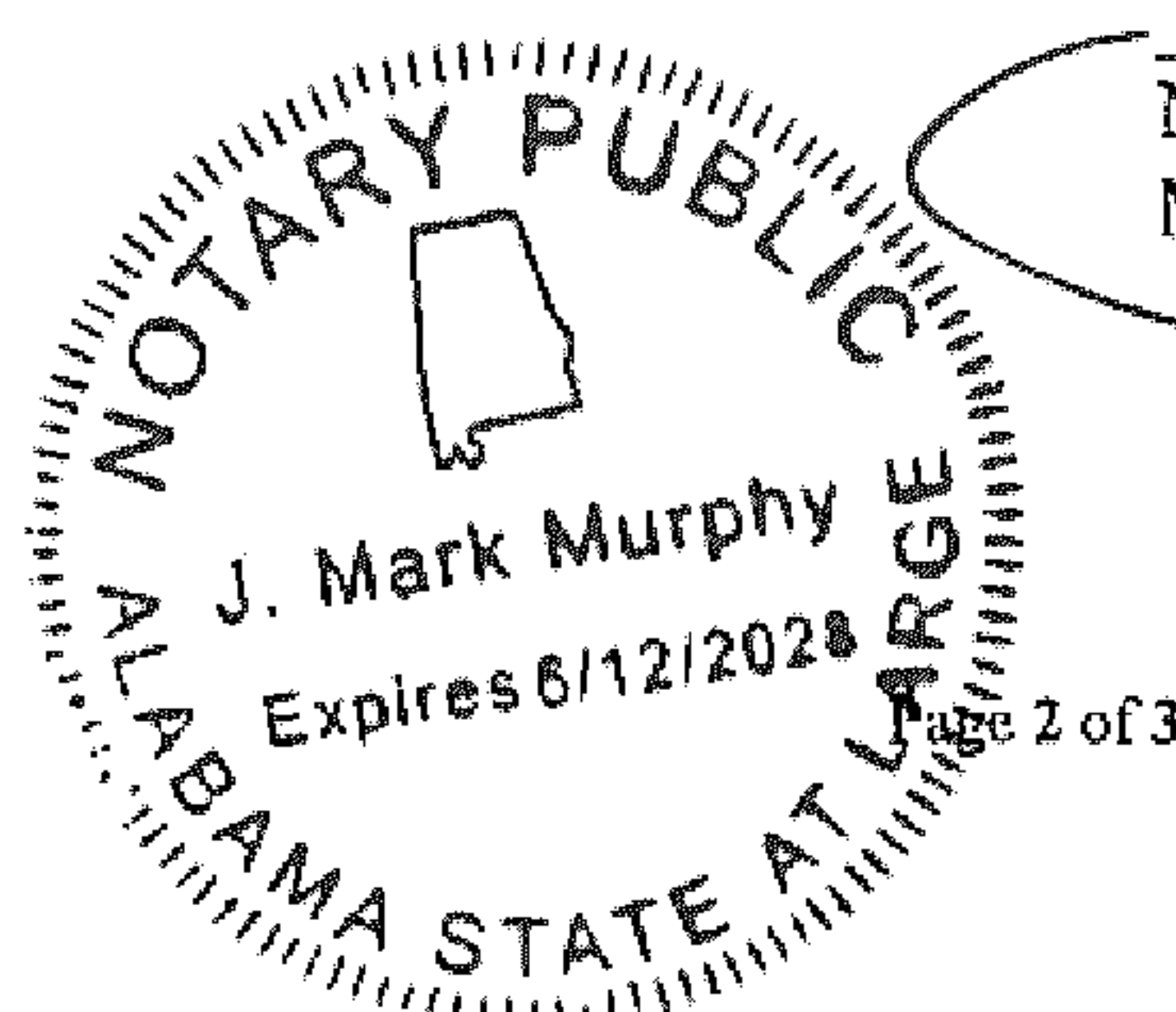
I, the undersigned, a Notary Public, in and for said State of Alabama at Large, hereby certify that **Thomas Berton Hugghins, as Trustee of the TBH & JTH Family Management Trust, as General Partner of TBH & JTH Family Limited Partnership, an Alabama Limited Partnership**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 18th day of November, 2024.

J. Mark Murphy
NOTARY PUBLIC

My Commission Expires: 6-12-2028

File#24-414C



2024 13831Recorded in the Above
DEED Book & Page
11-19-2024 04:10:14 PM**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	TBH & JTH Family Limited Partnership	Grantee's Name	Cyrus W. Wiser, Jr.
Mailing Address	P.O. BOX 1 Red Level, AL 36474	Mailing Address	1427 Kensington Sq. Ct. Murfreesboro, TN 37136
Property Address	4882 Hwy 231 Vincent, AL 35178	Date of Sale	11/18/2024
		Total Purchase Price	\$ 10.00
		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	☐ Appraisal
☐ Sales Contract	☐ Other <u>Mineral rights conveyed only</u>
☐ 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.

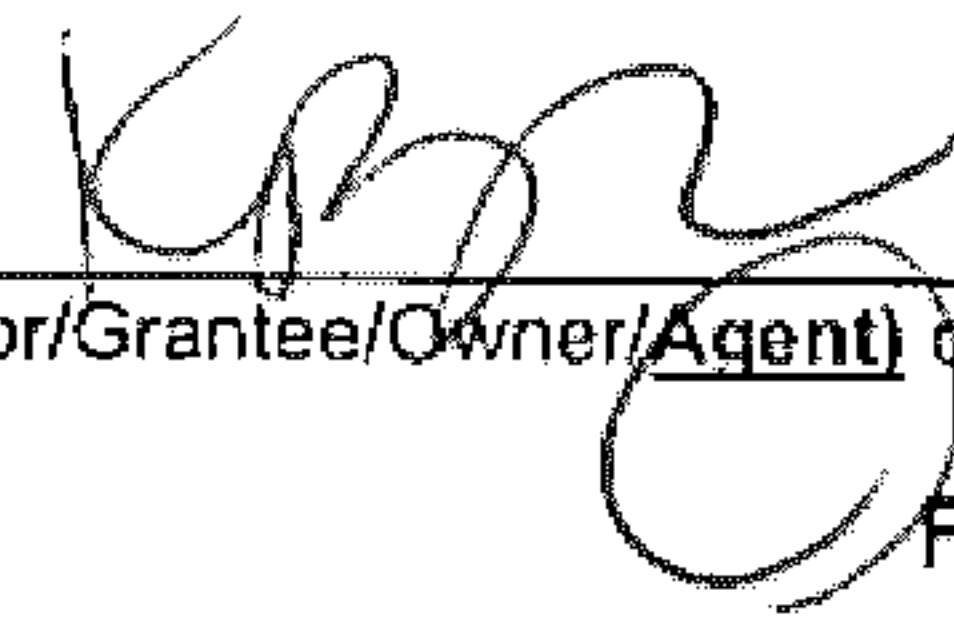
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 11/18/2024Print Kelly B. Furgerson

____ Unattested _____
(verified by)

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

Form RT-1

Prepared By:
St. Clair County
Probate Judge Office P. O. Box 220
Ashville, AL 35953

THE STATE OF ALABAMA
ST. CLAIR COUNTY
DATE: November 19, 2024
CERTIFICATE FOR PAYMENT OF DEED

TO: SHELBY COUNTY
JUDGE OF PROBATE

I, the undersigned do hereby certify that the following deed recording taxes were paid in this office.

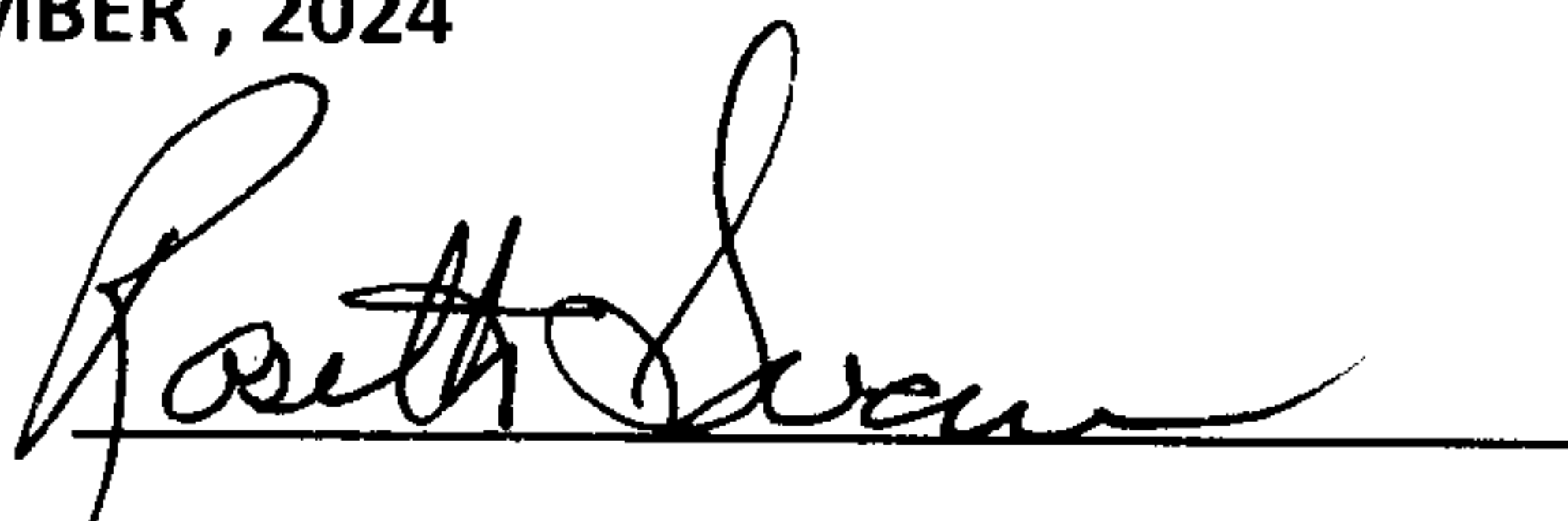
Total Collected (100%) Total Deed Tax : \$ 0.50 GRANTOR : TBH & JTH FAMILY LIMITED
PARTNERSHIP: GRANTEE : CYRUS W. WISER JR., DEED BK 2024 PG 13829 QUIT CLAIN DEED
MINERAL RIGHTS

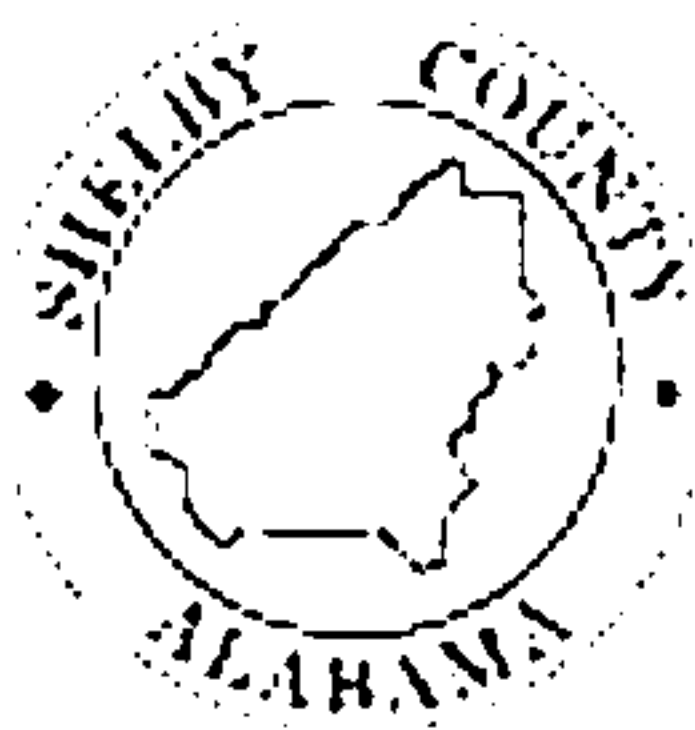
Judge of Probate

THE STATE OF ALABAMA
St. Clair County

I, ROSETTA SWANN, a Notary Public in and for said County and State, hereby certify that Andrew Weathington , whose name as Judge of Probate is signed to the foregoing conveyance and who is known to me, acknowledge before me on this day, that being informed of the contents of this conveyance, he in his capacity as such Judge of Probate, executed the same voluntarily, in the day the same bears date.

Give under my hand this 21 ST DAY OF NOVEMBER , 2024


Exp. JULY, 07, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2024 11:05:42 AM
\$32.65 PAYGE
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