

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
IMS Properties, LLC
600 Shoshone Drive
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED TWENTY EIGHT THOUSAND AND 00/100 (\$228,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Joseph Steve Arledge and Mary B. Arledge, husband and wife, Virginia Arledge Williamson, a married woman, and Daniel Thomas Arledge, a married man** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **IMS Properties, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT "A".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs 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; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 2nd day of November, 2024.

X Joseph Steve Arledge
Joseph Steve Arledge

X Mary B. Arledge
Mary B. Arledge

X Daniel Thomas Arledge
Daniel Thomas Arledge

STATE OF Alabama
Shelby COUNTY

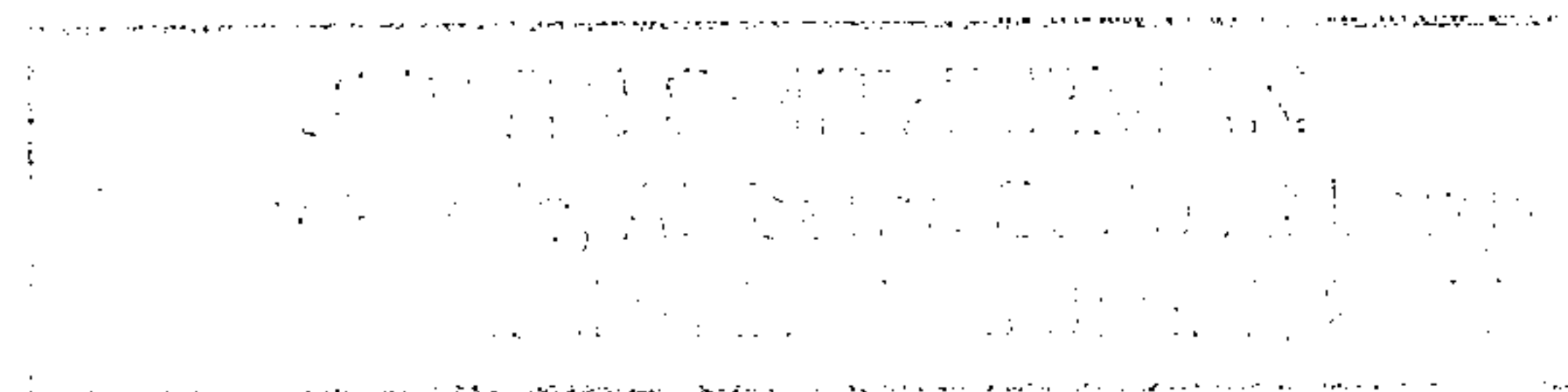
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joseph Steve Arledge, Mary B. Arledge, and Daniel Thomas Arledge**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2nd day of November, 2024.

[Signature]
Notary Public

My Commission Expires: 1/6/25



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s)
this the 22 day of November, 2024.

Virginia Arledge Williamson
Virginia Arledge Williamson

STATE OF Georgia
Cobb COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Virginia Arledge Williamson**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22 day of
November, 2024.

Lorriane Betrosoff
Notary Public

My Commission Expires: 05/06/2028

The UPS Store #1552
3595 Canton Rd Ste 312
Marietta, GA 30066

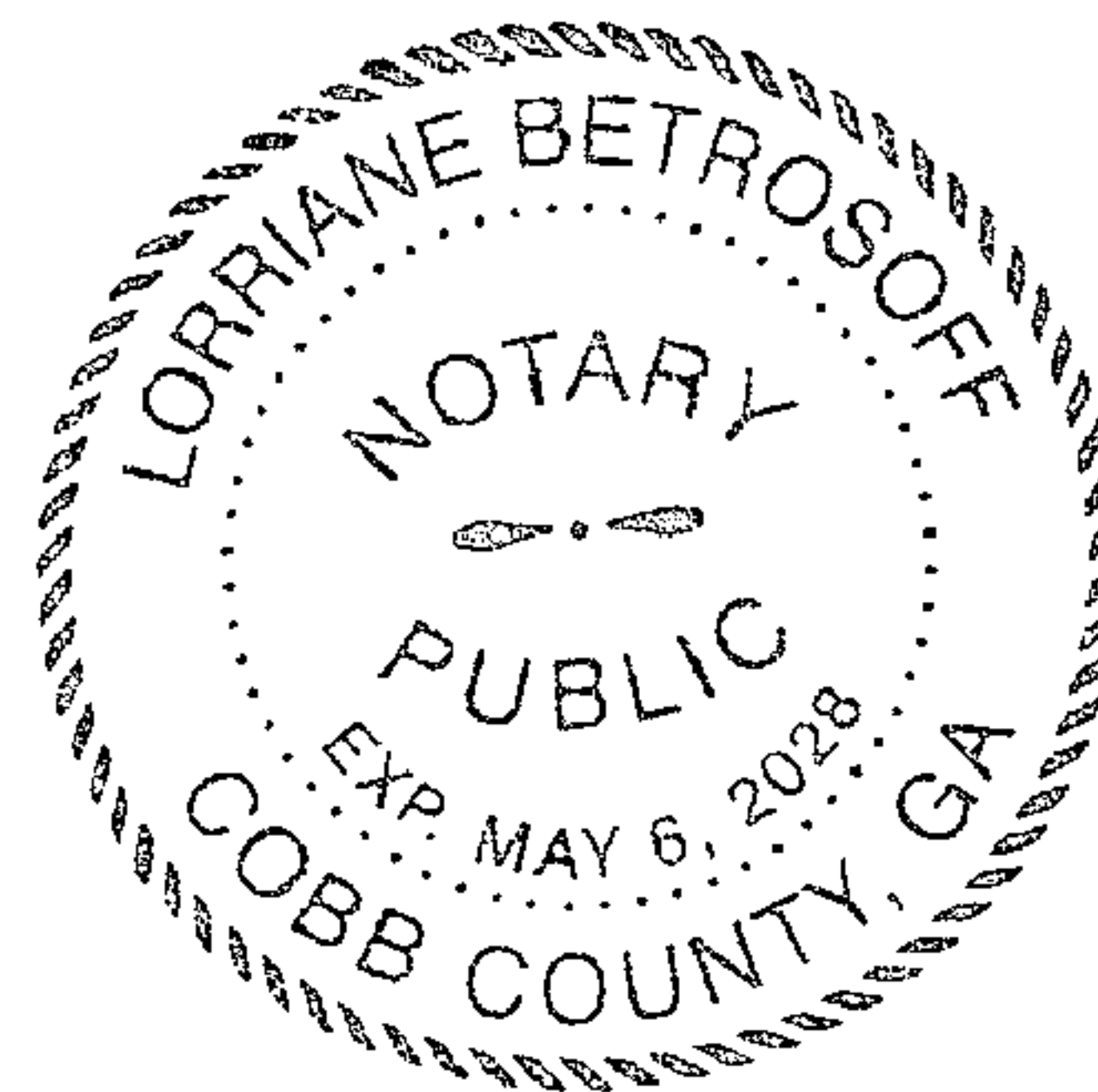


Exhibit "A"
Property Description

Parcel I:

A TRACT OF LAND SITUATED IN THE WEST ONE-HALF OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE S.W. $\frac{1}{4}$ OF THE S.E. $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 22, RANGE 3 WEST AND RUN N-0°03'21"-W ALONG THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR 133.0 FEET TO A POINT; THENCE RUN N-68°00'-E FOR 105.0 FEET TO A POINT; THENCE RUN N-0°03'21"-W PARALLEL TO THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR 210.0 FEET TO A POINT; THENCE RUN S-68°00'-W FOR 105.0 FEET TO A POINT ON THE WEST LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE; THENCE RUN N-0°03'21"-W ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR 935.45 FEET TO A POINT ON THE SOUTH LINE OF LOT 21, MERCHANT MELTON SUBDIVISION, AS RECORDED IN MAP BOOK 3, PAGE 76, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN S-88°18'09"-E ALONG THE SOUTH LINE OF SAID LOT 21 FOR 16.73 FEET TO A POINT; THENCE RUN N-1°42'51"-W ALONG THE EAST LINE OF LOT 21, MULBERRY STREET AND LOT 8 FOR 452.38 FEET TO A POINT; THENCE RUN N-88°18'09'-W ALONG THE NORTH LINE OF SAID LOT 8 FOR 30.37 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE; THENCE RUN N-0°03'21"-W ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR 914.87 FEET TO THE NORTHWEST CORNER OF THE N.W. $\frac{1}{4}$ OF THE S.E. $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 3 WEST; THENCE RUN S-87°31'51"-E ALONG THE NORTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE 479 FEET MORE OR LESS TO THE CENTER LINE OF McHENRY CREEK; THENCE RUN IN A SOUTHERLY AND SOUTHEASTERLY DIRECTION ALONG THE MEANDERINGS OF SAID CREEK FOR 2514 FEET MORE OR LESS TO THE EAST LINE OF THE S.W. $\frac{1}{4}$ OF THE S.E. $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 22 SOUTH, RANGE 3 WEST; THENCE RUN S-0°04'36"-E FOR A DISTANCE OF 1179 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION; THENCE RUN N-87°59'51"-W ALONG THE SOUTH LINE OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION LINE FOR 1326.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2,542,934 SQUARE FEET MORE OR LESS OR 58.4 ACRES MORE OR LESS.

Parcel II:

Lots 6 and 7, according to the Survey of Merchant Melton Subdivision, as recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-7282

Grantor's Name Joseph Steve Arledge, Mary B. Arledge,
Virginia Arledge Williamson, and Daniel Thomas ArledgeGrantee's Name IMS Properties, LLC
Mailing Address 600 Shoshone Drive
Montevallo, AL 35115Mailing Address 0 Mulberry Street
Montevallo, AL 35115Date of Sale December 2, 2024
Total Purchase Price \$228,000.00Property Address 0 Mulberry Street
Montevallo, AL 35115Or
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:
☐ 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 December 2, 2024

Print: Justin Smitherman

☐ UnattestedSign (Grantor/Grantee/ Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2024 01:43:08 PM
\$264.00 JOANN
20241202000371030

Form RT-1*Allen S. Bayl*