

This Instrument was Prepared by:

Send Tax Notice To: Caleb Crosby

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-24-30253

4100 Old Florida Short Rte
Mountain Brook AL
35243

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Million Dollars and No Cents (\$2,000,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Charles David Adderhold, Probate Case #PR-2024-001237, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Caleb Crosby**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$1,315,750.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of Dec, 2024.

ESTATE OF CHARLES DAVID ADDERHOLD,
PROBATE CASE #PR-2024-001237, IN THE
PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA

Carolee J Adderhold
Carolee J Adderhold
Personal Representative

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carolee J. Adderhold as Personal Representative of The Estate of Charles David Adderhold, Probate Case #PR-2024-001237, in the Probate Office of Shelby County, Alabama, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of Dec, 2024.

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

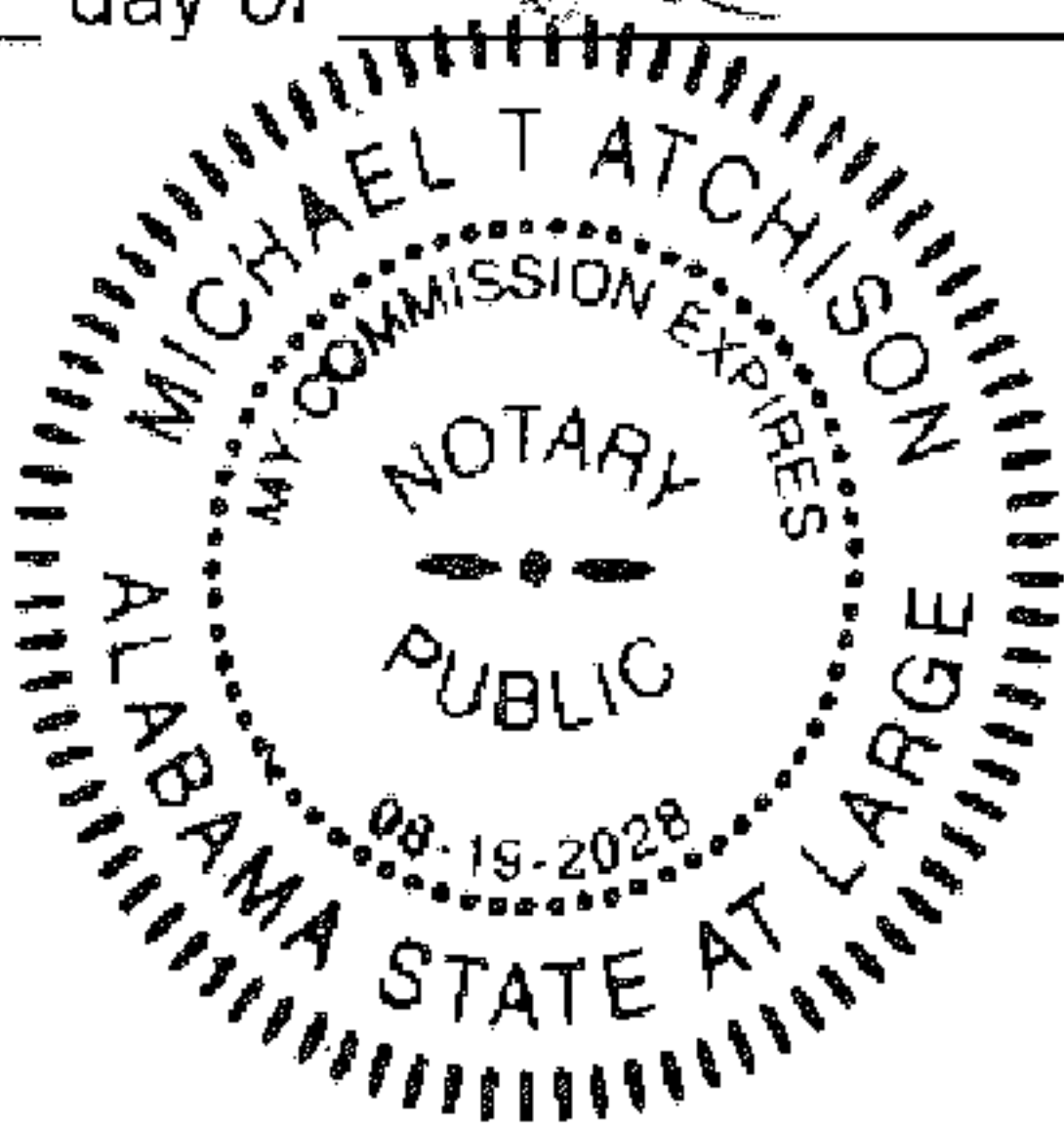


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A:
The NW 1/4 NE 1/4 of Section 33, Township 20 South, Range 1 East.

Also a part of the NE 1/4 of NW 1/4 of Section 33, Township 20 South, Range 1 East, described as follows:

Beginning at the Northeast corner of said NE 1/4 of NW 1/4 and running West to the Northwest corner of said forty; thence South about 125 yards to a branch; thence in a southeasterly direction along said branch to its mouth at Four Mile Creek; thence straight to the Southeast corner of said NE 1/4 of NW 1/4; thence North to the point of beginning.

B:
The NE 1/4 of NE 1/4 and 5 acres in the Northeast corner of the SW 1/4 of NE 1/4 being 110 yards wide East and West and 220 yards long North and South, and also the surface right to the North-half of SE 1/4 of NE 1/4; and in Section 33, Township 20 South, Range 1 East.

ALSO, 50 acres on the West side of the W 1/2 of the NW 1/4 in Section 34, all in Township 20 South, Range 1 East.

All being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land situated in the North 1/2 of section 33, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follow:

Commence at the NW corner of above Section, Township and Range; thence North 89 degrees 54 minutes 25 seconds East, a distance of 29.75 feet to the point of beginning; thence continue along the last described course, a distance of 1319.14 feet; thence South 01 degrees 21 minutes 44 seconds East a distance of 369.92 feet to a point in the approximate center of a creek, (all further calls shall be along the centerline of said creek until otherwise stated); thence South 54 degrees 23 minutes 15 seconds East, a distance of 212.17 feet; thence South 52 degrees 26 minutes 28 seconds East, a distance of 308.83 feet; thence North 82 degrees 28 minutes 12 seconds East, a distance of 39.00 feet; thence South 56 degrees 24 minutes 00 seconds East a distance of 84.24 feet; thence continue along the last described course, a distance of 41.53 feet; thence South 47 degrees 55 minutes 45 seconds East a distance of 40.11 feet; thence continue along the last described course, a distance of 103.33 feet; thence South 29 degrees 54 minutes 52 seconds East, a distance of 192.18 feet; thence South 65 degrees 52 minutes 27 seconds East and leaving said centerline of creek, a distance of 659.39 feet; thence South 89 degrees 58 minutes 24 seconds East, a distance of 1,014.45 feet; thence South 00 degrees 53 minutes 32 seconds East, a distance of 641.39 feet; thence North 89 degrees 54 minutes 36 seconds West, a distance of 1,683.04 feet; thence North 00 degrees 35 minutes 58 seconds West, a distance of 319.78 feet; thence North 89 degrees 34 minutes 53 seconds West, a distance of 671.57 feet; thence North 01 degree 21 minutes 45 seconds West, a distance of 461.08 feet; thence South 89 degrees 49 minutes 21 seconds West, a distance of 1.315.44 feet to a point on the westerly right of way line of Shelby County Highway #55 - Westover Highway (80 foot right of way); thence North 01 degree 40 minutes 04 seconds West and along said right of way line a distance of 1,134.25 feet to the point of beginning..

LESS AND EXCEPT any part of caption lands lying within the right of way of Shelby County Highway #61.

LESS AND EXCEPT THE following:

Commence at a 1" rebar in place, being the Northwest corner of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 33.90 feet (set 1/2" rebar) to a point on the Easterly right of way of Shelby County Road No. 55 and the POINT OF BEGINNING; from this beginning point, continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said Section for a distance of 2164.13 feet (set 1/2" rebar); thence proceed South 08 degrees 41 minutes 19 seconds West for a distance of 222.99 feet (set 1/2" rebar); thence proceed South 28 degrees 43 minutes 26 seconds East for a distance of 228.22 feet (set 1/2" rebar) to a point on the northerly right of way of Shelby County Road No. 61; thence proceed Southwesterly along the northerly right of way of said Shelby County Road No. 61 and along the curvature of a concave curve left having a delta angle of 09 degrees 26 minutes 02 degrees and a radius of 3824.68 feet for a chord bearing and distance of South 51 degrees 04 minutes 14 seconds West, 629.03 feet to the P.T. of said curve; thence proceed South 45 degrees 30 minutes 01 seconds West along the northerly right of way of said Shelby County Road No. 61 for a distance of 218.62 feet; thence proceed South 42 degrees 03 minutes 07 seconds West along the northerly right of way of said Shelby County Road No. 61 for a distance of 199.13 feet; thence proceed South 38 degrees 53 minutes 48 seconds West along the northerly right of way of Shelby County Road No. 61 for a distance of 183.12 feet to a point on the East boundary of the NW 1/4 of the NW 1/4; thence proceed North 01 degree 15 minutes 54 seconds West along the East boundary of said 1/4-1/4 section for a distance of 126.12 feet to a 5/8" rebar in place; thence proceed South 89 degrees 49 minutes 37 seconds West for a distance of 1314.71 feet to a 5/8" rebar in place, said point being located on the Easterly right of way of Shelby County Road No. 55; thence proceed North 02 degrees 03 minutes 39 West along the

easterly right of way of said Shelby County Road No. 55 for a distance of 553.08 feet; thence proceed North 00 degrees 53 minutes 55 seconds West along the easterly right of way of said Shelby County Road No. 55 for a distance of 581.16 feet to the point of beginning. The above described land is located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

ALSO LESS AND EXCEPT the following:

Commence at a 1" rebar in place being the Northwest corner of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 33.90 feet(set 1/2" rebar) to a point on the easterly right of way of Shelby County Road No. 55; thence continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 2164.13 feet (set 1/2" rebar) to the Point of Beginning; from this beginning point continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 706.31 feet to a 1/2" rebar in place to a point on the northerly right of way of Shelby County Road No. 61; thence proceed southwesterly along the northerly right of way of said Shelby County Road No. 61 and along the curvature of a concave curve left having a delta angle of 06 degrees 22 minutes 01 second and a radius of 2787.33 feet for a chord bearing and distance of South 54 degrees 29 minutes 14 seconds West 309.58 feet to the P.T. of said curve; thence proceed South 57 degrees 40 minutes 15 seconds West along the northerly right of way of said Shelby County Road No. 61 for a distance of 323.34 feet to the P.C. of a concave curve left having a delta angle of 01 degrees 53 minutes 00 seconds and a radius of 3824.68 feet; thence proceed southwesterly along the northerly right of way of said Shelby County Road No. 61 and along the curvature of said curve for a chord bearing and distance of South 56 degrees 43 minutes 45 seconds West, 125.71 feet (set 1/2" rebar); thence proceed North 28 degrees 43 minutes 26 seconds West for a distance of 228.22 feet (set 1/2" rebar); thence proceed North 08 degrees 41 minutes 19 seconds East for a distance of 222.99 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

According to the survey of Ray Weygand Reg. L.S. #24973, dated September 27, 2012.

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

Grantor's Name	Estate of Charles David Adderhold, Probate Case #PR-2024-001237, in the Probate Office of Shelby County, Alabama	Grantee's Name	Caleb Crosby
Mailing Address	<u>275 Highland View Dr</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>4100 Old Florida Short Rd</u> <u>Mountain Brook, AL 35442</u>
Property Address	<u>Highway 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 09, 2024</u>
		Total Purchase Price	<u>\$2,000,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></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 of 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 17, 2024

Print Estate of Charles David Adderhold, Probate Case
#PR-2024-001237, in the Probate Office of Shelby
County, Alabama

Unattested

(verified by)

Sign

Harold Addeh
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2024 03:48:03 PM
\$2034.00 CHARITY
20241220000389420

Allie S. Bayl