

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
C & K Property Rentals, LLC
P. O. Box 291
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt where is acknowledged, I, **CARL EUGENE WATTS, a married man** (herein referred to as Grantor) grant, bargain, sell and convey unto **C & K PROPERTY RENTALS LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO.

Carl Eugene Watts is one and the same person as Carl E. Watts and Carl Watts.

This property does not constitute the homestead of Grantor as defined in §6-10-3, Code of Alabama (1975).

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

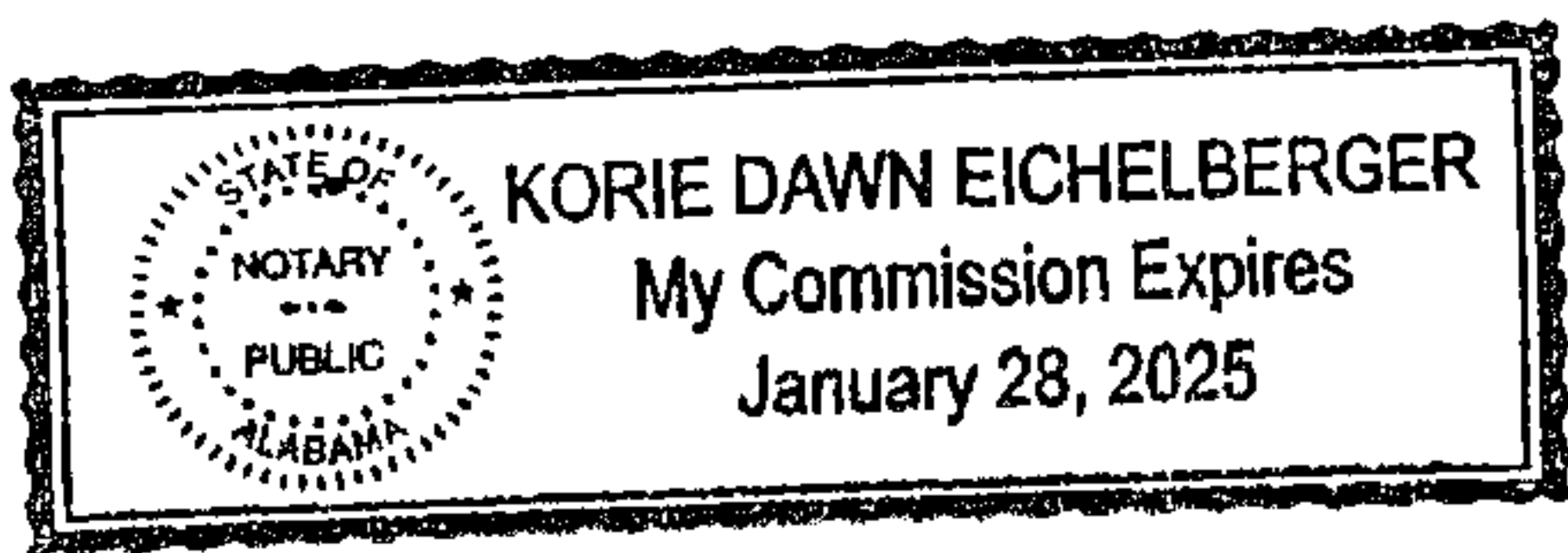
In Witness Whereof, I have hereunto set my hand and seal this 14th day of November, 2024.


CARL EUGENE WATTS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl Eugene Watts**, whose name 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November, 2024.





Notary Public
My Commission Expires: 01/28/2025

EXHIBIT "A"

PARCEL 1:

Commence at the SW Corner of the N 1/2 of the SW 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama; thence N00°00'00"W, a distance of 269.15'; thence N89°44'26"E, a distance of 347.47'; thence N23°03'27"E, a distance of 318.33' to the POINT OF BEGINNING; thence N23°05'48"E, a distance of 201.27'; thence S88°42'04"E, a distance of 426.74' to the Westerly R.O.W. line of Simmsville Road (Shelby County Highway 11), 80' R.O.W.; thence N22°17'53"E and along said R.O.W. line, a distance of 271.54'; thence N83°44'25"W and leaving said R.O.W. line, a distance of 174.57'; thence S15°42'59"W, a distance of 138.07'; thence N85°47'06"W, a distance of 376.20'; thence S18°18'10"W, a distance of 328.83'; thence S70°41'53"E, a distance of 85.57' to the POINT OF BEGINNING.

BEING PREVIOUSLY DESCRIBED AS:

Commence at the Southwest corner of the N 1/2 of the SW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, thence run North along the West line of said 1/4 1/4 Section a distance of 269.15 feet to the point of beginning; thence continue North along the West line of said 1/4 1/4 Section a distance of 78.38 feet and turn an angle of 21 deg. 46 min. 47 sec. to the right and run a distance of 353.24 feet; thence turn an angle of 86 deg. 23 min. 20 sec. to the right, and run a distance of 273.40 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 485.10 feet; thence turn an angle of 78 deg. 19 min. 15 sec. to the right and run a distance of 547.19 feet to the Northwest right-of-way line of Shelby County Hwy. No. 11; thence turn an angle of 106 deg. 34 min. 42 sec. to the right and run along said R/W line a distance of 272.68 feet; thence turn an angle of 68 deg. 19 min. 07 sec. to the right and run a distance of 426.90 feet; thence turn an angle of 68 deg. 19 min. 07 sec. to the left and run a distance of 520.95 feet; thence turn an angle of 66 deg. 52 min. 04 sec. to the right and run a distance of 348.07 feet to the point of beginning. Situated in the W 1/2 of the NE 1/4 Sec. 36, Township 20 South, Range 3 West, Shelby County, Alabama.

LESS AND EXCEPT:

FROM THE SOUTHWEST CORNER OF THE N 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 3 WEST, PROCEED NORTH, ALONG THE 1/4-1/4 SECTION LINE FOR A DISTANCE OF 269.15 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG SAID 1/4-1/4 SECTION LINE FOR A DISTANCE OF 78.38 FEET; THENCE TURN A DEFLECTION ANGLE OF 21 DEG. 46 MIN. 47 SEC. TO THE RIGHT AND PROCEED FOR A DISTANCE OF 353.24 FEET; THENCE TURN A DEFLECTION ANGLE OF 86 DEG. 23 MIN. 20 SEC. TO THE RIGHT AND PROCEED FOR A DISTANCE OF 360.03 FEET; THENCE TURN A DEFLECTION ANGLE OF 94 DEG. 53 MIN. 57 SEC. TO THE RIGHT AND PROCEED FOR A DISTANCE OF 319.29 FEET; THENCE TURN A DEFLECTION ANGLE OF 66 DEG. 52 MIN. 04 SEC. TO THE RIGHT AND PROCEED FOR A DISTANCE OF 348.07 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NE 1/4 OF SEC. 36, T-20-S, R-3-W, SHELBY COUNTY, ALABAMA.

ALSO LESS AND EXCEPT:

A parcel of land in the South 1/2 of the NW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West, thence run north along said 1/4-1/4 line a distance of 934.67 feet; thence turn an angle of 93 deg. 51 min. 29 sec. right and run a distance of 494.27 feet to the point of beginning; thence continue along last described course a distance of 379.01 feet; thence turn an angle of 78 deg. 06 min 07 sec. left and run a distance of 138.00 feet; thence turn an angle of 99 deg. 14 min. 43 sec. left and run a distance of 368.99 feet; thence turn an angle 78 deg. 19 min. 15 sec left and run a distance of 157.00 feet to the point of beginning.

There is also a 30 foot easement for the purpose of ingress, egress and utilities as described as follows: Commence at the SW corner of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 3 West; thence run North along said 1/4-1/4 line a distance of 934.67 feet; thence turn an angle of 93 deg. 51 min. 29 sec. right and run a distance of 842.62 feet to the point of beginning; thence continue along last described course a distance of 30.66 feet; thence turn an angle of 101 deg. 53 min. 53 sec. right and run a distance of 108.64 feet; thence turn an angle of 104 deg. 22 min. 13 sec. left and run a

distance of 149.89 feet; thence turn an angle of 112 deg. 05 min. 55 sec right and run a distance of 31.84 feet; thence turn an angle of 67 deg. 54 min. 05 sec. right and run a distance of 176.44 feet; thence turn an angle of 104 deg. 22 min. 14 sec. right and run a distance of 140.47 feet to the point of beginning.

PARCEL NO.: 13-7-36-1-001-031.000

PROPERTY ADDRESS: 1385 SIMMSVILLE RD, ALABASTER, AL 35007

PARCEL 2:

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 661.70 feet, thence turn an angle of 85 degrees 02 minutes to the left and run a distance of 100.27 feet to the West R.O.W. line of a county highway, and the Point of Beginning, thence continue in the same direction, a distance of 196.00 feet, thence turn an angle of 89 degrees 02 minutes to the left and run a distance of 271.93 feet, thence turn an angle of 90 degrees 58 minutes to the left and run a distance of 123.00 feet, to the West R.O.W. line of said hwy., thence turn an angle of 74 degrees 04 minutes to the left and run along said R.O.W., a distance of 282.75 feet to the Point of Beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama.

AND

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West; thence run North along the East line of Said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 661.70 feet; thence turn an angle of 85 degrees 02 minutes to the left and run a distance of 296.27 feet to the Point of Beginning; thence continue in the same direction a distance of 126 feet; thence turn an angle of 76 degrees 33 minutes to the left and run a distance of 278.84 feet to a point; thence turn an angle of 103 degrees 27 minutes to the left and run a distance of 143 feet, more or less, to the SW corner of property presently owned by grantees; thence run Northerly along the Westerly boundary of the property presently owned by grantees herein a distance of 271.93 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NO.: 13-7-36-1-001-026.000

PROPERTY ADDRESS: 1429 SIMMSVILLE RD, ALABASTER, AL 35007

PARCEL 3:

Begin at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 36, T-20-S, R-3-W, thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 451.20 ft., thence turn an angle of 89 deg. 49 min. to the left and run West, a distance of 132.00 ft., more or less, to the Alabaster-Simmsville Road, thence run SouthWesterly, along said Road, a distance of 606.00 ft., more or less, thence run East and parallel with the North line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, a distance of 343.60 ft., to the East line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence turn an angle of 90 deg. 11 min. to the left, and run North, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 123.38 ft., to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 36, T-20-S, R-3-W, Shelby, Alabama.

PARCEL NO.: 13-7-36-1-001-029.000

PROPERTY ADDRESS: 1366 SIMMSVILLE RD, ALABASTER, AL 35007

PARCEL 4:

The North 275 feet of the South 451.2 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama, lying East of Shelby County Highway 11. According to survey of Amos Cory & Associates dated May 9, 1997.

PARCEL NO.: 13-7-36-1-001-029.001

PROPERTY ADDRESS: 1370 SIMMSVILLE RD, ALABASTER, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name	Carl Eugene Watts	Grantee's Name	C&K Property Rentals LLC
Mailing Address	P.O. Box 291 Alabaster, AL 35007	Mailing Address	P.O. Box 291 Alabaster, AL 35007
Property Address	1366 & 1370 & 1385 & 1429 Simmsville Road Alabaster, AL 35007	Date of Sale	11.14.24
		Total Purchase Price \$	
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	607,350.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

Tax Assessed Value Under
Parcel 13-7-36-1-001-029.000&
13-7-36-1-001-029.001 &
13-7-36-1-001-031.000 &
13-7-36-1-001-026.000

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.

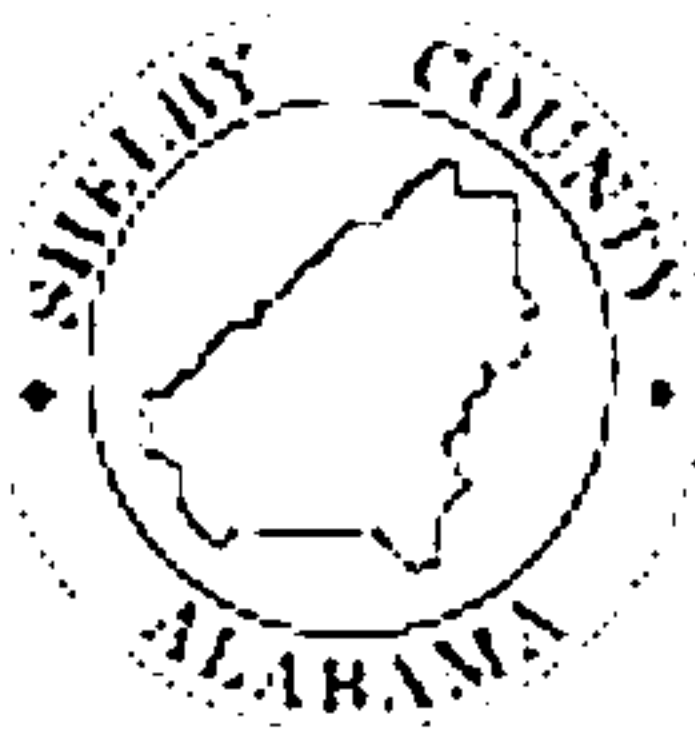
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2025 12:50:02 PM
\$639.50 BRITTANI
20250102000001310

Allen S. Bayl