

**REAL ESTATE SALES VALIDATION INFORMATION**

Grantor's Address: 2644 Highway 42 Calera, AL 35040  
Grantee's Address: 3425 Colonnade Parkway Suite A, Birmingham, AL 35243  
Property Address: 2644 Highway 42 Calera, AL 35040  
Assessor's Market Value: \$3,356,230.00

\*The Grantor herein, by its signature to this deed, certifies that the above information is true and correct\*

STATE OF ALABAMA )

SHELBY COUNTY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred and no/one-hundredths dollars (\$100.00), and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Ross Wayne Barnett**, (herein referred to as Grantor) does grant, bargain, sell, and convey unto, **the Ross Wayne Barnett 2024 Trust** (herein referred to as Grantee) the following parcel of described real estate situated in **Shelby** County, Alabama, to-wit:

**SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION**

**SOURCE OF TITLE: Instrument Number 20180906000319710**

For ad valorem tax purposes only, the mailing address of the above-described property is 2644 Highway 42 Calera, AL 35040.

**TO HAVE AND TO HOLD**, unto the said Grantee, its successors and assigns forever.

And said Grantor does for himself, his heirs, executors, and administrators covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his 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, Grantors have hereunto set their hand and seal on the 31 day of January 2025.

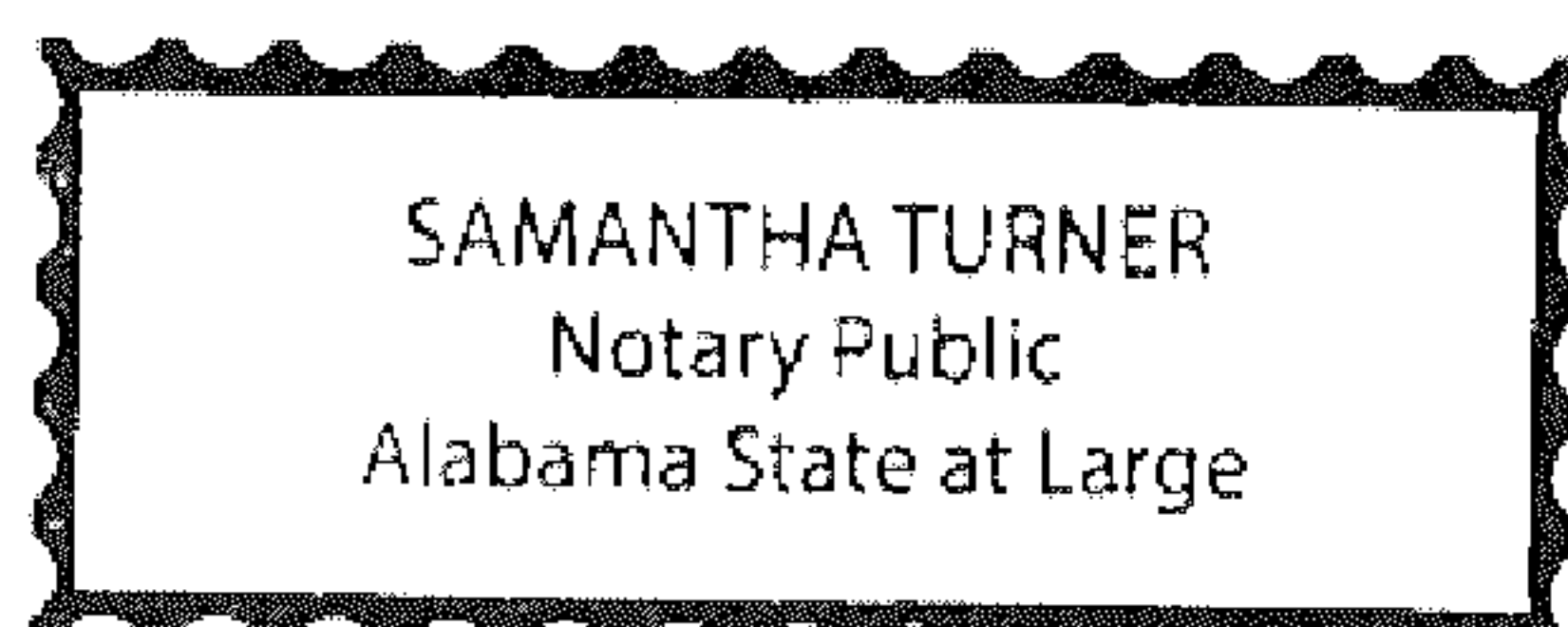
  
\_\_\_\_\_  
**Ross Wayne Barnett**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

**ACKNOWLEDGMENT**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ross Wayne Barnett** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day same bears date.

Given under my hand and official seal this the 31 day of January 2025.



*Samantha Turner*  
Notary Public  
Expires: 9/24/2025

This Instrument was Prepared **WITHOUT TITLE EXAMINATION** by:

**Nicholas Cole Hughes**  
**Argo | Hughes | Alfreds, LLC**  
**475 Providence Main Street**  
**Huntsville, AL 35806**  
**Tel: 334-279-0088**  
**Fax: 334-279-8830**  
**nick@argohughes.com**

**EXHIBIT "A"****PARCEL 1 & 2**

A parcel of land situated in the SW 1/4 of Section 1 and the E 1/2 of the SE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama and being particularly described as follows: Begin at the NW corner of the NE 1/4 of the SE 1/4 of said Section; thence South 89 degrees 25 minutes 47 seconds East, a distance of 1333.76 feet; thence South 88 degrees 18 minutes 47 seconds East, a distance of 1676.46 feet; thence South 7 degrees 20 minutes 23 seconds West, a distance of 72.36 feet; thence South 18 degrees 50 minutes 00 seconds East, a distance of 200.60 feet; thence North 88 degrees 26 minutes 3 seconds East, a distance of 325.84 feet to the Westerly right of way line of Shelby County Highway 42; thence along said right of way line South 10 degrees 21 minutes 48 seconds East, a distance of 370.11 feet; thence leaving said right of way North 70 degrees 58 minutes 13 seconds West, a distance of 269.23 feet; thence North 57 degrees 46 minutes 22 seconds West, a distance of 134.70 feet thence North 30 degrees 59 minutes 9 seconds West, a distance of 96.69 feet to a point that lies North of Camp Branch; thence South 69 degrees 00 minutes 51 seconds, a distance of 112.33 feet; thence South 61 degrees 4 minutes 52 seconds West, a distance of 70.67 feet; thence South 42 degrees 30 minutes 15 seconds West, a distance of 161.76 feet; thence South 65 degrees 35 minutes 54 seconds, a distance of 228.14 feet; thence North 87 degrees 42 minutes 40 seconds West, a distance of 557.01 feet; thence South 67 degrees 44 minutes 10 seconds West, a distance of 184.30 feet; thence North 44 degrees 47 minutes 30 seconds West, a distance of 227.56 feet; thence North 85 degrees 7 minutes 41 seconds West, a distance of 231.52 feet; thence North 84 degrees 24 minutes 36 seconds West, a distance of 200.07 feet; thence North 76 degrees 00 minutes 16 seconds West, a distance of 196.91 feet; thence North 82 degrees 25 minutes 45 seconds West, a distance of 428.64 feet; thence leaving the Northerly bank or said creek North 78 degrees 49 minutes 15 seconds West, a distance of 267.11 feet; thence North 77 degrees 9 minutes 38 seconds West, a distance of 376.01 feet to a point on the West line of said 1/4 - 1/4 section; thence North 00 degrees 18 minutes 47 seconds West, a distance of 349.93 feet to the point of beginning.

**PARCEL 3**

A parcel of land located in the SW 1/4 of the SE 1/4 of the S 1/2 of the SW 1/4 of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence South 89 degrees 17 minutes 50 seconds East along the South line of said 1/4 1/4 section a distance of 626.68 feet to the point of beginning; thence continue along last described course a distance of 1370.91; thence South 89 degrees 9 minutes 38 seconds East, a distance of 1044.58 feet to a point lying on the Westerly right of way line of Shelby County Highway 42 (variable ROW) said point also lying on a curve to the right having a radius of 858.50 feet and subtended by a chord which bears North 38 degrees 43 minutes 4 seconds West a chord distance of 313.91 feet; thence along the arc of said curve and said right of way line a distance of 315.69 feet to the end of said curve; thence North 28 degrees 11 minutes 00 seconds West along said right of way line a distance of 322.20; thence leaving said right of way line South 62 degrees 00 minutes 29 seconds West, a distance of 175.38 feet; thence North 22 degrees 21 minutes 39 seconds West a distance of 98.23 feet; thence South 81 degrees 44 minutes 18 seconds West, a distance of 107.19 feet; thence North 9 degrees 49 minutes 21 seconds West, a distance of 263.81 feet; thence North 84 degrees 42 minutes 37 seconds East a distance of 12.67 feet; thence North 0 degrees 36 minutes 33 seconds West, a distance of 236.86 feet; thence South 57 degrees 53 minutes 55 seconds West, a distance of 123.32 feet; thence South 83 degrees 49 minutes 5 seconds West, a distance of 1488.12 feet; thence South 33 degrees 12 minutes 55 seconds West, a distance of 260.89 feet; thence South 0 degrees 42 minutes 10 seconds West, a distance of 543.88 feet to the point of beginning.

**PARCEL 4**

Commence at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence South 89 degrees 17 minutes 50 seconds East along the South line of said 1/4 1/4 section, a distance of 626.68 feet; thence

2025  
2/3





**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/04/2025 02:58:47 PM**  
**\$3387.50 PAYGE**  
**20250204000034680**

*Allen S. Bayl*

leaving said 1/4 1/4 line North 0 degrees 42 minutes 10 seconds East, a distance of 543.88 feet; thence North 33 degrees 12 minutes 55 seconds East, a distance of 260.89 feet; thence North 83 degrees 49 minutes 5 seconds East, a distance of 1488.12 feet; thence North 57 degrees 53 minutes 55 seconds East, a distance of 123.32 feet to the point of beginning; thence South 64 degrees 49 minutes 58 seconds East, a distance of 103.61 feet to a point lying on the Westerly right of way line of Shelby County Highway 42 (variable ROW), said point also lying on a curve to the left having a radius of 2904.90 feet and subtended by a chord which bears South 27 degrees 59 minutes 11 seconds East, a distance of 19.95 feet; thence along the arc of said curve and said right of way line, a distance of 19.95 feet to the end of said curve; thence South 28 degrees 11 minutes 00 seconds East along said right of way line, a distance of 352.17 feet (350.10 feet map); Thence North 61 degrees 49 minutes 10 seconds East along said right of way line a distance of 10.0 feet (map and meas); thence South 28 degrees 11 minutes 00 seconds East along said right of way line a distance of 125.0 feet (map); thence South 61 degrees 49 minutes 00 seconds West along said right of way line, a distance of 10.0 feet (map); thence South 28 degrees 11 minutes 00 seconds East along said right of way line a distance of 10.0 feet; thence leaving said right of way line South 62 degrees 00 minutes 29 seconds West, a distance of 175.38 feet; thence North 22 degrees 21 minutes 39 seconds West, a distance of 98.23 feet; thence South 81 degrees 44 minutes 18 seconds West, a distance of 107.19 feet; thence North 9 degrees 49 minutes 21 seconds West, a distance of 263.81 feet; thence North 84 degrees 42 minutes 37 seconds East, a distance of 12.67 feet; thence North 0 degrees 36 minutes 33 seconds West, a distance of 236.86 feet to the point of beginning.

**PARCEL 5, 6 & 7**

A parcel of land located in the S 1/2 of Section 1 and the E 1/2 of the SE 1/4 of Section 2, all in Township 22 South, Range 2 West Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of the SW 1/4 of SW 1/4 of said Section 1; thence North 89 deg. 22 min. 03 sec. West along the South line of the SE 1/4 of SE 1/4 of said Section 2, a distance of 1328.97 feet meas. (1329.83 feet map) to the SW corner of the SE 1/4 of SE 1/4 of said Section 2; thence North 0 deg. 23 min. 11 sec. W along the West line of said 1/4 1/4 Section a distance of 1363.93 feet meas. (1362.78 feet map); thence North 0 deg. 18 min. 47 sec. West along the West line of the NE 1/4 of SE 1/4 of said Section 2, a distance of 1013.16 feet; thence leaving said 1/4 1/4 line South 77 deg. 09 min. 38 sec. East along a line that lies North of Camp Branch a distance of 376.01 feet; thence South 78 deg. 49 min. 15 sec. East a distance of 267.11 feet; thence South 82 deg. 25 min. 45 sec. East a distance of 428.64 feet; thence South 76 deg. 00 min. 16 sec. East a distance of 196.91 feet; thence South 84 deg. 24 min. 36 sec. East a distance of 200.07 feet; thence South 85 deg. 07 min. 41 sec. East a distance of 231.52 feet; thence South 44 deg. 47 min. 30 sec. East a distance of 227.56 feet; thence North 67 deg. 44 min. 10 sec. East a distance of 184.30 feet; thence South 87 deg. 42 min. 40 sec. East a distance of 557.01 feet; thence North 65 deg. 35 min. 54 sec. East a distance of 228.14 feet; thence North 42 deg. 30 min. 15 sec. East a distance of 161.76 feet; thence North 61 deg. 04 min 52 sec. East a distance of 70.67 feet; thence North 59 deg. 00 min. 51 sec. East a distance of 112.33 feet; thence leaving the Northerly bank of said creek South 30 deg. 59 min, 09 sec. East a distance of 96.69 feet; thence South 57 deg. 46 min. 22 sec. East a distance of 134.70 ft; thence South 70 deg. 58 min. 13 sec. East a distance of 269.23 feet to a point lying on the Westerly right of way line of Shelby County Highway No. 42 (variable right of Way); thence along said right of way line South 10 deg. 30 min. 21 sec. East a distance of 306.53 feet to the beginning or a curve to the left having a radius of 2904.90 feet and subtended by a chord which bears South 19 deg. 08 min. 52 sec. East a chord distance of 872.98 feet; thence along the arc of said curve and said right of way line a distance of 376.30 feet; thence leaving said right of way line North 64 deg. 49 min. 58 sec. West a distance of 103.61 feet; thence South 57 deg. 53 min. 55 sec. West a distance of 123.32 feet; thence South 83 deg. 49 min. 05 sec. West a distance of 1488.12 feet; thence South 33 deg. 12 min. 55 sec. West a distance of 260.39 feet; thence South 0 deg. 42 min. 10 sec. West a distance of 543.38 feet to a point, said point lying on the South line of the SW 1/4 of SW 1/4 of said Section 1; thence North 89 deg. 17 min. 50 sec. West along said 1/4 1/4 line a distance of 626.58 feet to the point of beginning; being situated in Shelby County, Alabama.

According to the survey dated 8/23/2018 by Clayton Lynch, AL Reg. No. 34331

*CLAYTON LYNCH*