

This Instrument Prepared By:
Samuel D. Friedman, Esquire
Dentons Sirote PC
2311 Highland Ave. S.
Birmingham, Alabama 35205

Send Tax Notice to:
Twin Mountains, LLC
16040 AL Hwy 21
Sylacauga, AL 35150

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **DONOVAN H. GRAVLEE, III**, as Trustee of **THE DONOVAN H. GRAVLEE, III QUALIFIED PERSONAL RESIDENCE TRUST** dated September 22, 2014 (hereafter referred to as "Grantor"), in hand paid by **TWIN MOUNTAINS, LLC**, an Alabama limited liability company (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances thereto and improvements thereon belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the Property.

This conveyance is made subject to: (i) ad valorem taxes for the current year and subsequent years not yet due and payable; and (ii) all other matters of record affecting the Property recorded in the real estate records of Shelby County, Alabama.

The Grantor hereby covenants and agrees with Grantee and its successors and assigns that the Grantor and its successors and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee and to its successors and assigns in fee simple forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
Donovan H. Gravlee, III, as Trustee of The Donovan H. Gravlee, III Qualified Personal Residence Trust dated September 22, 2014	Twin Mountains, LLC
2200 Resource Drive, Suite 100	16040 AL Hwy 21
Birmingham, AL 35242	Sylacauga, AL 35150

Property Addresses:	Parcel I) 3723 HWY 36 Chelsea, AL 35043
	Parcel II) 2.16 acres off Hwy 36 Pelham, AL 35124
Date of Sale:	February 26 , 2025
Purchase Price:	\$477,000.00
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Purchase and Sale Agreement <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other _____

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 26 day of February, 2025.

"Grantor"



Donovan H. Gravlee, III, as Trustee of The Donovan H. Gravlee, III Qualified Personal Residence Trust dated September 22, 2014

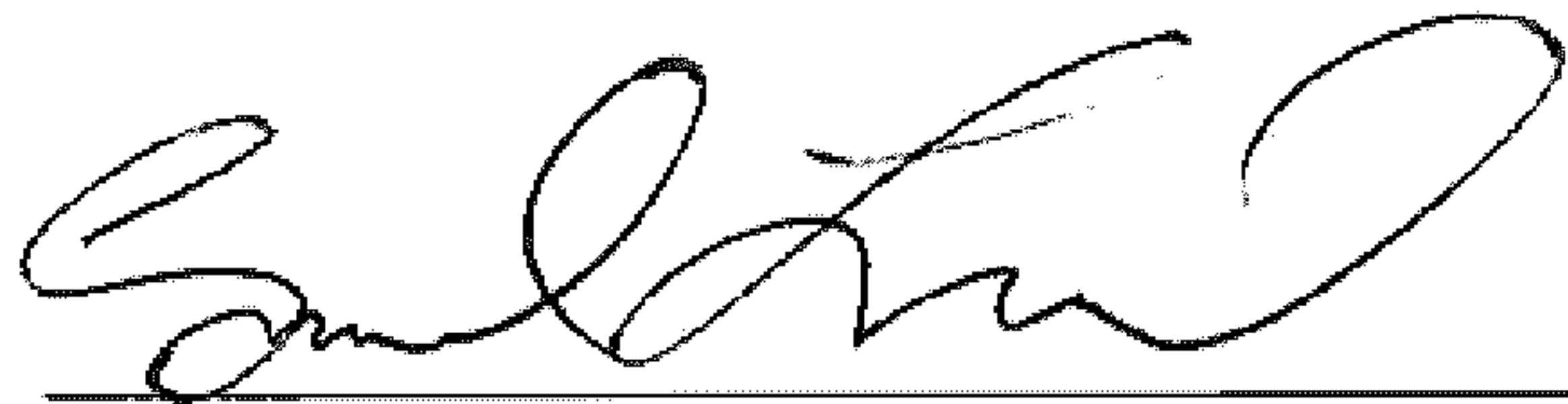
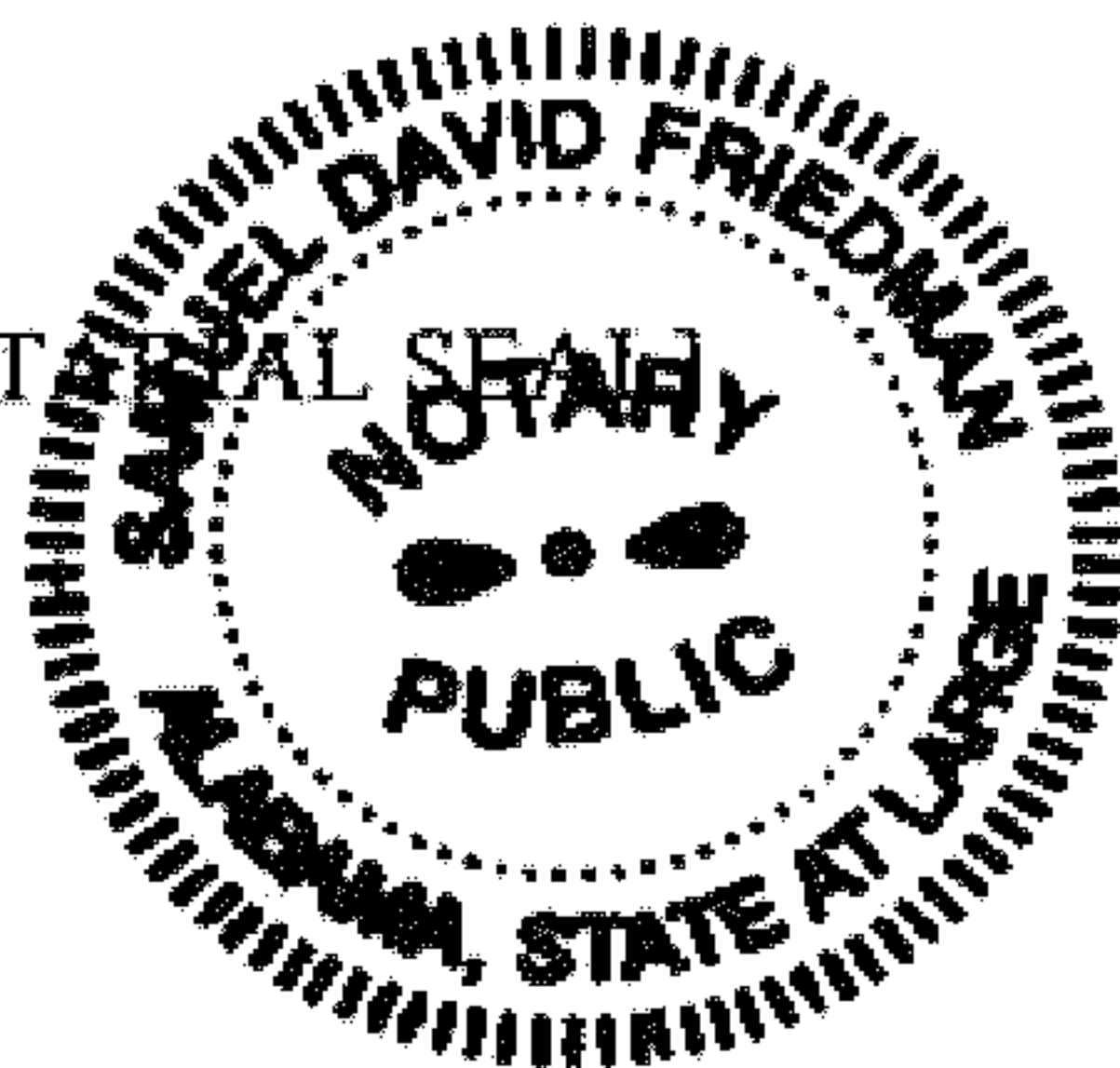
STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donovan H. Gravlee, III, as Trustee of The Donovan H. Gravlee, III Qualified Personal Residence Trust dated September 22, 2014**, 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 the conveyance, he executed the same voluntarily, acting in his capacity as Trustee as aforesaid, on the day the same bears date.

Given under my hand this 26 day of February, 2025.

[AFFIX NOTARY SEAL]



Notary Public

My Commission Expires: 4/19/27

Exhibit A**Parcel I:**

Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 20 South, Range 2 West, Shelby County, Alabama, and run in a Northerly direction along the $\frac{1}{4}$ line for a distance of 158.09 feet to a point; thence turn an interior angle to the right of 71 degrees 44 minutes 30 seconds and run in a Southwesterly direction for a distance of 684.46 feet to a point; thence turn an interior angle to the right of 108 degrees 15 minutes 30 seconds and run in a Southerly direction for a distance of 399.34 feet to a point; thence turn an interior angle to the right of 71 degrees 01 minutes 33 seconds and run in a Northeasterly direction for a distance of 687.35 feet to a point; thence turn an interior angle to the right of 108 degrees 58 minutes 27 seconds and run in a Northerly direction for a distance of 232.20 feet, more or less, to the point of beginning.

Parcel II:

A parcel of land lying in the North Half of Section 12, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

Beginning at an axle found at the Southwest corner of the Northwest Quarter of said Section 12; thence North 00 degrees 22 minutes 59 seconds West along the West line of said Section 12 a distance of 845.81 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence leaving said West line North 59 degrees 58 minutes 16 seconds East a distance of 3170.73 feet to a 5/8 inch capped rebar set "SMW LS 19753" on the Southerly right-of-way of County Highway 36; thence North 84 degrees 43 minutes 13 seconds East along said Southerly right-of-way a distance of 92.22 feet to a point; thence leaving said Southerly right-of-way South 29 degrees 17 minutes 12 seconds East a distance of 150.34 feet to a 5/8 inch capped rebar set "SMW LS 19753" and the Point of Beginning; thence continue South 29 degrees 17 minutes 12 seconds East a distance of 242.28 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence with a curve to the left having an arc length of 36.45 feet, a radius of 530.00 feet, and a chord bearing and distance of South 41 degrees 19 minutes 42 seconds West for 36.45 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence North 50 degrees 38 minutes 31 seconds West a distance of 15.43 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence South 60 degrees 42 minutes 48 seconds West a distance of 350.00 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence North 29 degrees 17 minutes 12 seconds West a distance of 240.00 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence North 60 degrees 42 minutes 48 seconds East a distance of 390.00 feet to the Point of Beginning.

Together with:

30 FOOT INGRESS/EGRESS & UTILITY EASEMENT:

An Easement lying in the Northeast Quarter of Section 12, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

Beginning at an axle found at the Southwest corner of the Northwest Quarter of said Section 12; thence North 00 degrees 22 minutes 59 seconds West along the West line of said Section 12 a distance of 845.81 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence leaving said West line North 59 degrees 58 minutes 16 seconds East a distance of 3170.73 feet to a 5/8 inch capped rebar set "SMW LS 19753" on the Southerly right-of-way of County Highway 36; thence North 84 degrees 43 minutes 13 seconds East along said Southerly right-of-way a distance of 92.22 feet to a point; thence leaving said Southerly right-of-way South 29 degrees 17 minutes 12 seconds East a distance of 150.34 feet to a 5/8 inch capped rebar set "SMW LS 19753"; thence continue South 29 degrees 17 minutes 12 seconds East a distance of 65.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 30 feet in width and lying 15 feet each side of the

following described centerline; thence North 79 degrees 37 minutes 58 seconds East a distance of 551.96 feet to a point; thence North 59 degrees 36 minutes 11 seconds East a distance of 184.43 feet to a point; thence North 20 degrees 21 minutes 03 seconds East a distance of 54.88 feet, more or less to the Point of Ending on the Southerly right-of-way of County Highway 36.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2025 12:18:42 PM
\$511.00 JOANN
20250226000057210

Allen S. Bayl