

20250303000062820
03/03/2025 01:47:52 PM
MINDEED 1/5

Send Tax Notice To:
Adam Pate and Autumn Pate
132 Oaklyn Hills Drive
Chelsea, AL 35043

Instrument prepared by:
S. Kent Stewart / Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
TITLE NOT EXAMINED
Instrument prepared without benefit
of a title search

MINERAL DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar (\$1.00) and Other Good and Valuable Consideration** to **Mountainside Sports LLC, an Alabama Limited Liability Company** (hereinafter "Grantor", whether one or more), in hand paid by **Adam Pate and Autumn Pate** (hereinafter "Grantee", whether one or more) the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee, as joint tenants with right of survivorship, all Grantor's right, title and interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands, situated in **Shelby County, Alabama**, to wit:

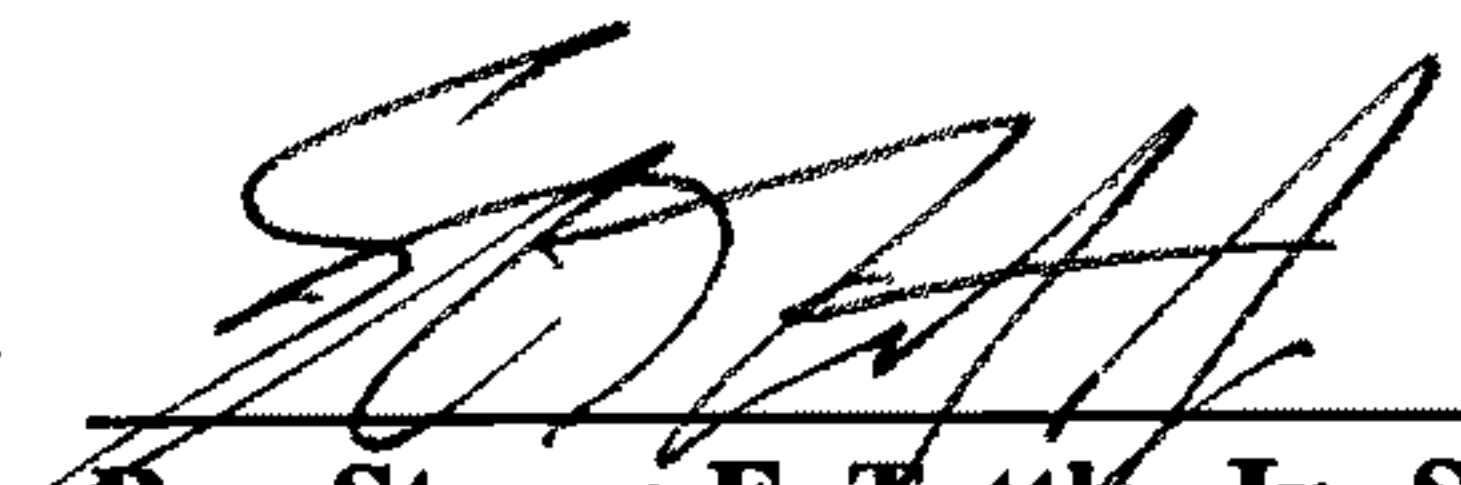
**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF**

Mountainside Sports LLC is one and the same entity as Mountainside Sports, LLC, grantee in deed recorded in **Instrument No. 20140602000165610** in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, and Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of February, 2025.


Mountainside Sports LLC, an Alabama Limited Liability Company


By: **Steven E. Tuttle, Jr., Sole Member**

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Steven E. Tuttle, Jr.**, whose name as Sole Member of Mountainside Sports LLC, an Alabama Limited Liability Company, 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, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 28th day of February, 2025.


Notary Public **Kenneth B. St. John**
My Commission Expires: **10/13/2026**

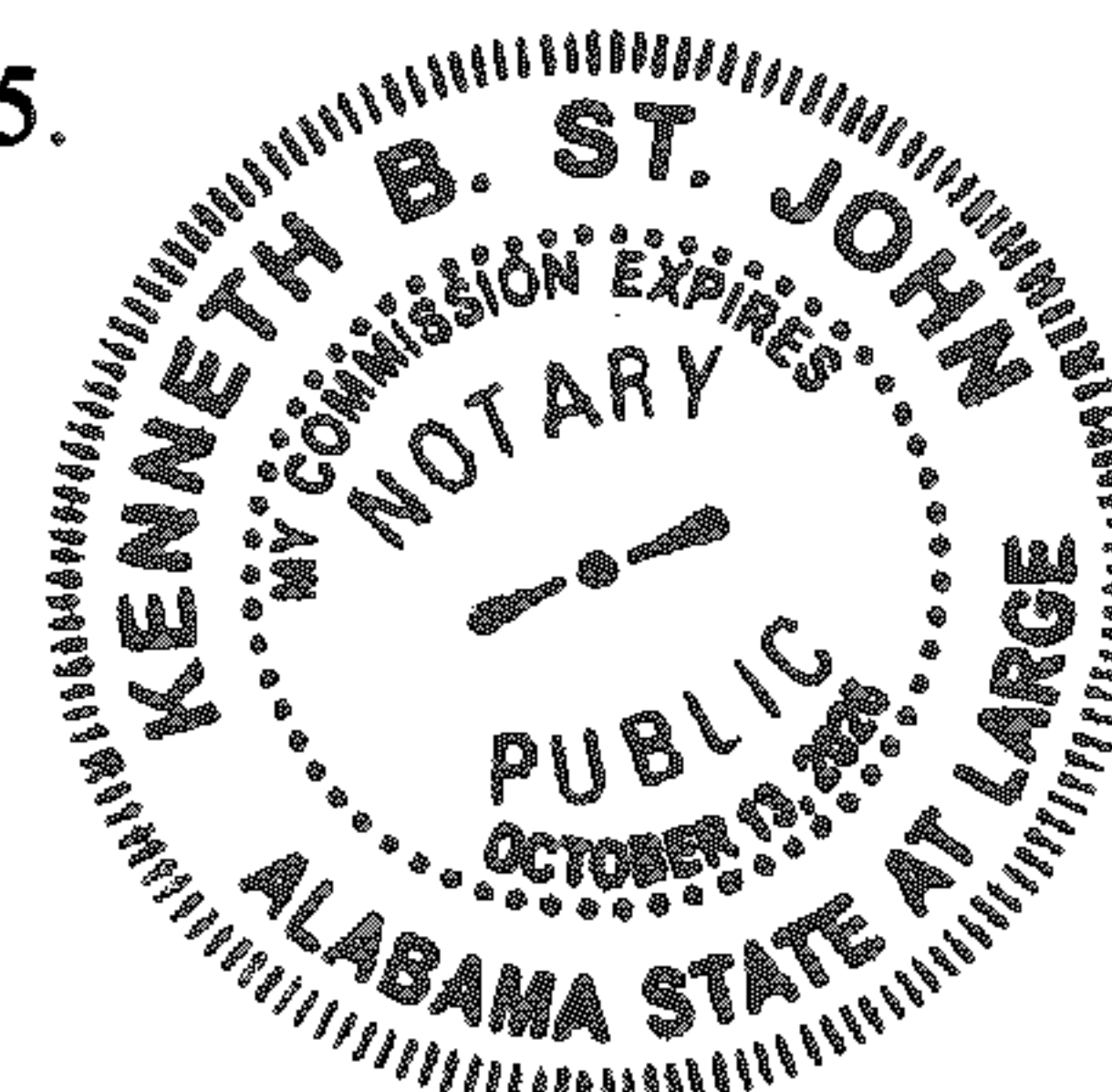




Exhibit "A"
Legal Description

A parcel of land situated in the West half of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the East half of the Southwest quarter of the Northwest quarter of said Section 5, thence run an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the East line of said East half for a distance of 1316.83 feet to a 2 inch open top found at the Northwest corner of said East half; thence run South 88 degrees 14 minutes 30 seconds East along the North line of said East half for a distance of 660.03 feet to a 2 inch open top found at the Northeast corner of said Southwest quarter of the Northwest quarter; thence run North 00 degrees 34 minutes 15 seconds West for a distance of 649.85 feet to an iron pin set with a SSI cap on the Southerly right of way line of Shelby County Highway #22, also being on a curve to the left, having a central angle of 03 degrees 35 minutes 05 seconds, a radius of 1363.89 feet, a chord bearing of South 85 degrees 12 minutes 25 seconds East and a chord of 85.32 feet; thence run in a Southeasterly direction along said right of way line and also along the arc of said curve for a distance of 85.33 to an iron pin set with a SSI cap; thence run South 03 degrees 29 minutes 30 seconds East for a distance of 159.00 feet to a found 2 inch cap; thence run North 86 degrees 30 minutes 30 seconds East for a distance of 100.00 feet to an iron pin set with a SSI cap; thence run North 03 degrees 29 minutes 30 seconds West for a distance of 151.33 feet to an iron pin set with a SSI cap on the Southerly right of way line of Shelby County Highway #22, also being on a curve to the left, having a central angle of 00 degrees 10 minutes 47 seconds, a radius of 1363.89 feet, a chord bearing of North 88 degrees 41 minutes 48 seconds East and a chord of 4.28 feet; thence run in a Northeasterly direction along said right of way line and also along the arc of said curve for a distance of 4.28 to an iron pin set with a SSI cap; thence run North 88 degrees 36 minutes 24 seconds East along said right of way line for a distance of 139.58 feet to an iron pin set with a SSI cap on a curve to the right, having a central angle of 55 degrees 22 minutes 29 seconds, a radius of 195.40 feet, a chord bearing of South 63 degrees 42 minutes 21 seconds East and a chord of 181.58 feet; thence run in a Southeasterly direction along said right of way line and also along the arc of said curve for a distance of 188.85 to an iron pin set with a SSI cap; thence run South 36 degrees 01 minutes 07 seconds East along said right of way line for a distance of 98.65 feet to an iron pin set with a SSI cap; thence run South 56 degrees 28 minutes 49 seconds West for a distance of 132.37 feet to an iron pin set with a SSI cap; thence run North 11 degrees 04 minutes 11 seconds West for a distance of 11.80 feet to a found axle disturbed and replaced by an iron pin set with a SSI cap; thence run North 87 degrees 34 minutes 08 seconds West for a distance of 174.90 feet to a found axle; thence run South 11 degrees 09 minutes 51 seconds East for a distance of 214.18 feet to a found axle; thence run South 09 degrees 00 minutes 38 seconds West for a distance of 221.28 feet to a found 1.5 inch open top; thence run South 00 degrees 54 minutes 14 seconds West for a distance of 150.00 feet to an iron pin set with a SSI cap; thence run South 11 degrees 47 minutes 18 seconds East for a distance of 103.52 feet to a PK nail found; thence run South 04 degrees 37 minutes 04 seconds East for a distance of 114.97 feet to an iron pin set with a SSI cap; thence run South 86 degrees 35 minutes 37 seconds

West for a distance of 63.17 feet to an iron pin set with a SSI cap; thence run South 29 degrees 46 minutes 39 seconds East for a distance of 223.10 feet to an iron pin set with a SSI cap; thence run South 68 degrees 20 minutes 06 seconds East for a distance of 114.63 feet to a 1.5 inch open top found; thence run South 31 degrees 34 minutes 34 seconds East for a distance of 162.37 feet to a 2 inch open top found; thence run South 24 degrees 41 minutes 17 seconds East for a distance of 88.00 feet to an iron pin set with a SSI cap; thence run North 58 degrees 45 minutes 57 seconds East for a distance of 160.00 feet to an iron pin set with a SSI cap on the Westerly right of way line of Shelby County Highway #22, also being on a curve to the left having a central angle of 12 degrees 38 minutes 33 seconds, a radius of 321.00 feet, a chord bearing of South 38 degrees 58 minutes 21 seconds East and a chord of 70.69 feet; thence run in a Southeasterly direction along said right of way line and also along the arc of said curve for a distance of 70.83 to an iron pin set with a SSI cap; thence run North 83 degrees 50 minutes 32 seconds West for a distance of 60.20 feet to an iron pin set with a SSI cap; thence run South 23 degrees 03 minutes 28 seconds West for a distance of 115.30 feet to an iron pin set with a SSI cap; thence run South 57 degrees 11 minutes 04 seconds East for a distance of 191.10 feet to a fence post found; thence run South 36 degrees 18 minutes 17 seconds West for a distance of 5.50 feet to a fence post found; thence run South 53 degrees 42 minutes 02 seconds East for a distance of 109.69 feet to a fence post found on the Westerly right of way line of Dogwood Circle; thence run South 19 degrees 48 minutes 22 seconds East along said right of way for a distance of 24.82 feet to a found Rail Road spike; thence run North 52 degrees 53 minutes 20 seconds West for a distance of 129.92 feet to an iron pin found with a RCF cap; thence run South 37 degrees 40 minutes 25 seconds West for a distance of 115.00 feet to an iron pin found with a RCF cap; thence run South 52 degrees 43 minutes 24 seconds East for a distance of 180.39 feet to a rebar found; thence run North 63 degrees 19 minutes 03 seconds West for a distance of 22.11 feet to an iron pin set with a SSI cap; thence run South 08 degrees 54 minutes 55 seconds West for a distance of 113.31 feet to an iron pin set with a SSI cap; thence run South 63 degrees 19 minutes 03 seconds East for a distance of 168.90 feet to an iron pin set with a SSI cap; thence run South 24 degrees 18 minutes 23 seconds West for a distance of 156.35 feet to a rebar found; thence run South 46 degrees 04 minutes 29 seconds East for a distance of 168.40 feet to a 1 inch crimp found; thence run South 71 degrees 15 minutes 11 seconds East for a distance of 38.04 feet to a 1 inch flat bar found on the Northerly right of way line of Shelby County Highway #221; thence run South 57 degrees 57 minutes 06 seconds West along said right of way for a distance of 24.18 feet to a power pole at corner; thence run North 48 degrees 24 minutes 22 seconds West for a distance of 208.13 feet to a 1 inch bar found; thence run South 68 degrees 50 minutes 49 seconds West for a distance of 282.35 feet to an iron pin set with a SSI cap; thence run South 32 degrees 05 minutes 29 seconds East for a distance of 299.23 feet to an iron pin set with a SSI cap on the Northerly right of way line of Scott Road; thence run South 80 degrees 03 minutes 57 seconds West along said right of way line for a distance of 56.94 feet to an iron pin set with a SSI cap on a curve to the left, having a central angle of 23 degrees 52 minutes 33 seconds, a radius of 315.00 feet, a chord bearing of South 68 degrees 07 minutes 41 seconds West and a chord of 130.32 feet; thence run in a Southwesterly direction along said right of way line and also along the arc said curve for a distance of 131.26 to an iron pin set with a SSI cap; thence run South 56 degrees 11 minutes 24 seconds West along said right of way line for a distance of 190.87 feet to an iron pin set with a SSI cap on a curve to the right, having a central angle of 07 degrees 02 minutes 21

seconds, a radius of 1337.25 feet, a chord bearing of South 59 degrees 42 minutes 35 seconds West and a chord of 164.19 feet; thence run in a Southwesterly direction along said right of way line and also along said curve for a distance of 164.29 to an iron pin set with a SSI cap on a compound curve to the right, having a central angle of 28 degrees 17 minutes 16 seconds, a radius of 503.00 feet, a chord bearing of South 77 degrees 22 minutes 23 seconds West and a chord of 245.82 feet, thence run in a Southwesterly direction along said right of way line and also along said curve for a distance of 248.34 to an iron pin set with a SSI cap; thence run North 88 degrees 28 minutes 59 seconds West along said right of way line for a distance of 145.76 feet to an iron pin set with a SSI cap on a curve to the left, having a central angle of 41 degrees 05 minutes 13 seconds, a radius of 230.00 feet, a chord bearing of South 70 degrees 58 minutes 24 seconds West and a chord of 161.42 feet, thence run in a Southwesterly direction along said right of way line and also along said curve for a distance of 164.93 to an iron pin set with a SSI cap; thence run South 50 degrees 25 minutes 48 seconds West for a distance of 129.09 feet to an iron pin set with a SSI cap; thence run North 18 degrees 11 minutes 51 seconds West for a distance of 1081.46 feet to the point of beginning.

Parcel ID #: 27 3 05 0 002 053.000



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

Grantor's Name Mountainside Sports LLC
 Mailing Address 39080 U.S. Hwy 231
Steele, AL 35987

Grantee's Name Adam Pate and Autumn Pate
 Mailing Address 132 Oaklyn Hills Dr.
Chelsea, AL 35043

Property Address Scott Road, Montevallo, AL 35115
 See Exhibit "A" for Legal Description
 Parcel ID #:
27 3 05 0 002 053.000

Date of Sale 02/28/2025
 Total Purchase Price \$ 260,000.00

or
 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 Note for recording purposes: 64 +/- acres per tax records conveyed indefinitely

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 02/28/2025

Print Hyland Wehunt

Unattested

Sign [Signature]

(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
 03/03/2025 01:47:52 PM
 \$303.60 BRITTANI
 20250303000062820

Allen S. Boyd