

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Allen and Susan Shelley
4040 Milner Way
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ALLEN R. SHELLEY AND WIFE, SUSAN S. SHELLEY

(herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto

ALLEN R. SHELLEY AND SUSAN S. SHELLEY, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE SHELLEY LIVING TRUST, DATED MARCH 11, 2025, AND ANY AMENDMENTS THERETO.

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or their successors 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 GRANTEE, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of March, 2025.
ALLEN S. SHELLEY SUSAN S. SHELLEY

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Rodney S. Parker, a Notary Public in and for said County, in said State, hereby certify that Allen R. Shelley and wife, Susan S. Shelley, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 11 day of March, 2025.



Notary Public
My Commission Expires: 11-27-2027



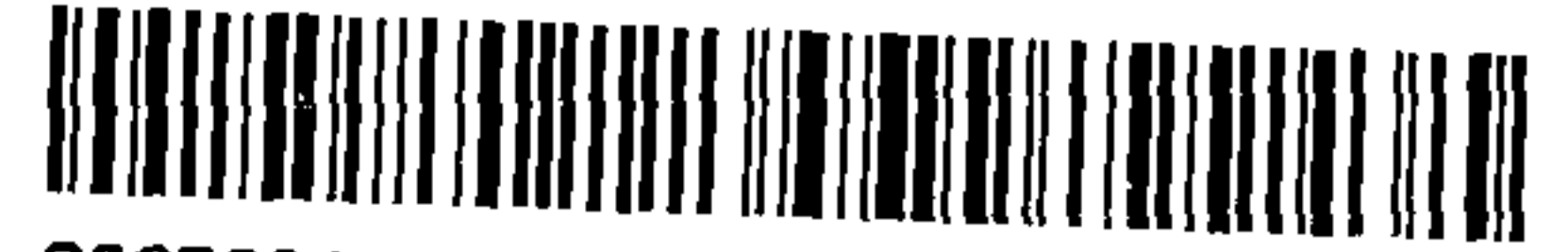
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LEGAL DESCRIPTION

PARCEL 1:

A TRACT OF LAND SITUATED IN SECTIONS 9 AND 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 00°33'36" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 684.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN SOUTH 00°33'36" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 674.60 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 88°27'01" EAST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR 671.59 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10; THEN RUN NORTH 00°33'11" EAST FOR 1,338.75 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 88°23'57" EAST ALONG THE NORTH LINE OF SAID SECTION 10 FOR 2,014.31 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°31'56" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10 FOR 1,423.05 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 AND A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 15°57'30" WEST, A RADIAL DISTANCE OF 377.01 FEET; THENCE RUN WESTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 36°37'37", A DISTANCE OF 241.01 FEET; THENCE RUN SOUTH 69°19'53" WEST ALONG SAID ROAD RIGHT OF WAY FOR 486.46 FEET; THENCE RUN NORTH 00°32'21" EAST FOR 278.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN NORTH 88°27'01" WEST FOR 671.59 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°32'46" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION FOR 417.98 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 65°40'51" WEST ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION AND SAID ROAD RIGHT OF WAY FOR 56.43 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 532.97 FEET AND A CENTRAL ANGLE OF 23°48'59"; THENCE RUN WESTERLY ALONG THE ARC AND ALONG SAID ROAD RIGHT OF WAY A DISTANCE OF 221.64 FEET; THENCE RUN SOUTH 89°29'50" WEST ALONG SAID ROAD RIGHT OF WAY FOR 91.80 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 398.10 FEET AND A CENTRAL ANGLE OF 40°02'58"; THENCE RUN WESTERLY ALONG THE ARC AND ALONG SAID ROAD RIGHT OF WAY A DISTANCE OF 278.27 FEET; THENCE RUN SOUTH 49°26'52" WEST ALONG SAID ROAD RIGHT OF WAY FOR 2.70 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 480.88 FEET AND A CENTRAL ANGLE OF 24°28'01"; THENCE RUN SOUTHWESTERLY ALONG THE ARC AND SAID ROAD RIGHT OF WAY A DISTANCE OF 205.35 FEET; THENCE RUN SOUTH 73°54'53" WEST ALONG SAID ROAD RIGHT OF WAY FOR 575.21 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 - 1/4 SECTION; THENCE RUN SOUTH 00°33'36" WEST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 460.33 FEET TO THE SOUTHWEST CORNER OF SAID 1/4 - 1/4 SECTION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE RUN NORTH 87°53'00" WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR 1,048.60 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE CONTINUE ALONG SAID ROAD RIGHT OF WAY THE FOLLOWING COURSES: THENCE RUN SOUTH 61°19'53" WEST FOR 92.25 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,824.79 FEET AND A CENTRAL ANGLE OF 03°51'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 189.81 FEET; THENCE RUN SOUTH 65°10'53" WEST FOR 456.20 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 676.60 FEET AND A CENTRAL ANGLE OF 15°40'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 185.01 FEET; THENCE RUN SOUTH 49°30'52" WEST FOR 126.70 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 778.50 FEET AND A CENTRAL ANGLE OF 18°21'00"; THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 249.33 FEET; THENCE RUN SOUTH 67°51'53" WEST FOR 271.10 FEET TO A POINT OF A CURVE



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TO THE LEFT HAVING A RADIUS OF 421.98 FEET AND A CENTRAL ANGLE OF 24°06'00".
THENCE RUN SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 177.49 FEET; THENCE
RUN SOUTH 43°45'53" WEST FOR 63.60 FEET TO A POINT OF A CURVE TO THE RIGHT
HAVING A RADIUS OF 369.27 FEET AND A CENTRAL ANGLE OF 17°04'00"; THENCE RUN
SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 110.00 FEET; THENCE RUN SOUTH
60°49'53" WEST FOR 212.10 FEET TO THE POINT OF A CURVE, OF WHICH THE RADIUS POINT
LIES NORTH 29°11'16" WEST, A RADIAL DISTANCE OF 48.14 FEET; THENCE RUN WESTERLY
ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 72°38'13", A DISTANCE OF 61.03 FEET
TO THE POINT OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH
43°28'06" EAST, A RADIAL DISTANCE OF 3.74 FEET; THENCE RUN NORTHERLY ALONG THE
ARC, THROUGH A CENTRAL ANGLE OF 120°00'38", A DISTANCE OF 7.83 FEET; THENCE
RUN NORTH 73°27'25" EAST FOR 166.80 FEET TO A POINT OF A CURVE TO THE LEFT HAVING
A RADIUS OF 213.62 FEET AND A CENTRAL ANGLE OF 52°52'02"; THENCE RUN
NORTHEASTERLY ALONG THE ARC A DISTANCE OF 197.11 FEET; THENCE RUN NORTH
20°35'23" EAST FOR 47.30 FEET TO A POINT OF A CURVE TO THE RIGHT HAVING A RADIUS
OF 189.18 FEET AND A CENTRAL ANGLE OF 28°45'01"; THENCE RUN NORTHEASTERLY
ALONG THE ARC A DISTANCE OF 94.93 FEET; THENCE RUN NORTH 49°20'25" EAST FOR
415.40 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 398.10 FEET AND
A CENTRAL ANGLE OF 30°52'01"; THENCE RUN NORTHEASTERLY ALONG THE ARC A
DISTANCE OF 214.47 FEET; THENCE RUN NORTH 18°28'23" EAST FOR 125.80 FEET TO A
POINT OF A CURVE TO THE RIGHT HAVING A RADIUS OF 246.48 FEET AND A CENTRAL
ANGLE OF 21°06'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF
90.77 FEET; THENCE RUN NORTH 39°34'23" EAST FOR 20.80 FEET TO A POINT OF A CURVE
TO THE LEFT HAVING A RADIUS OF 244.64 FEET AND A CENTRAL ANGLE OF 22°31'59";
THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 96.21 FEET; THENCE RUN
NORTH 17°02'24" EAST FOR 28.77 FEET TO A POINT ON THE NORTH LINE OF THE
NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST;
THENCE LEAVING SAID ROAD RIGHT OF WAY RUN SOUTH 87°52'56" EAST ALONG THE
NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR 678.47 FEET TO THE SOUTHWEST CORNER OF
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9; THENCE RUN NORTH
00°25'17" EAST ALONG THE WEST LINE OF SAID 1/4 - 1/4 SECTION FOR 649.31 FEET TO A
POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25 AND A
NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 37°36'28"
WEST, A RADIAL DISTANCE OF 183.24 FEET; THENCE RUN NORTHEASTERLY ALONG THE
ARC AND SAID ROAD RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 17°37'05", A
DISTANCE OF 56.34 FEET; THENCE CONTINUE ALONG SAID ROAD RIGHT OF WAY THE
FOLLOWING COURSES: THENCE RUN NORTH 34°46'27" EAST FOR 78.60 FEET TO A POINT
OF A CURVE TO THE RIGHT HAVING A RADIUS OF 778.53 FEET AND A CENTRAL ANGLE
OF 13°52'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 188.42
FEET; THENCE RUN NORTH 48°38'28" EAST FOR 227.90 FEET TO A POINT OF A CURVE TO
THE RIGHT HAVING A RADIUS OF 318.12 FEET AND A CENTRAL ANGLE OF 15°08'00";
THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF 83.84 FEET TO A POINT
OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 170.21 FEET AND A CENTRAL
ANGLE OF 32°35'02"; THENCE RUN NORTHEASTERLY ALONG THE ARC, A DISTANCE OF
96.80 FEET TO A POINT OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 400.71
FEET AND A CENTRAL ANGLE OF 19°47'00"; THENCE RUN NORTHEASTERLY ALONG THE
ARC, A DISTANCE OF 138.36 FEET; THENCE RUN NORTH 50°56'25" EAST FOR 721.50 FEET TO
A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 398.08 FEET AND A CENTRAL
ANGLE OF 27°38'00"; THENCE RUN NORTHEASTERLY ALONG THE ARC A DISTANCE OF
191.99 FEET; THENCE RUN NORTH 23°18'25" EAST FOR 107.54 FEET TO THE POINT OF
BEGINNING.

LESS AND EXCEPT:

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION,
TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION BEING
AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP; THENCE RUN AN ASSUMED
BEARING OF NORTH 00°33'36" EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER
SECTION FOR A DISTANCE OF 460.33 FEET (536.61 DEED) TO AN IRON PIN FOUND WITH A
JEFF D. ARRINGTON CAP ON THE NORTHERLY RIGHT OF WAY LINE OF ALABAMA
HIGHWAY NO. 25; THENCE RUN SOUTH 73°54'56" WEST ALONG SAID RIGHT OF WAY LINE



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FOR A DISTANCE OF 178.53 FEET (213.36 DEED) TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.37 FEET, A CENTRAL ANGLE OF 01°11'08" AND A CHORD BEARING OF SOUTH 73°19'19" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 30.46 FEET TO AN IRON PIN SET, BEING ON SAID CURVE HAVING A RADIUS OF 1472.37 FEET, A CENTRAL ANGLE OF 00°31'05" AND A CHORD BEARING OF SOUTH 72°28'13" WEST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 13.31 FEET TO A PK NAIL SET AT THE POINT OF BEGINNING OF SAID PART OF LOT 12, BEING ON SAID CURVE HAVING A RADIUS OF 1472.37 FEET, A CENTRAL ANGLE OF 07°19'19" AND A CHORD BEARING OF SAID 68°33'01" WEST; THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 188.16 FEET TO A PK NAIL SET; THENCE AN INTERIOR ANGLE OF 92°37'38" AND RUN NORTH 27°44'17" WEST FOR A DISTANCE OF 202.28 FEET TO AN IRON PIN SET; THENCE AN INTERIOR ANGLE OF 225°00'00" AND RUN NORTH 72°44'17" FOR A DISTANCE OF 44.67 FEET TO AN IRON PIN SET; THENCE RUN NORTH 27°49'50" WEST FOR A DISTANCE OF 110.53 FEET TO AN IRON PIN SET; THENCE RUN NORTH 66°13'04" EAST FOR A DISTANCE OF 179.34 FEET TO AN IRON PIN SET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 12°27'19" AND A CHORD BEARING OF NORTH 72°26'43" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.04 FEET TO A POINT; THEN RUN SOUTH 28°27'59" EAST FOR A DISTANCE OF 345.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE NORTH LINE OF SAME 399.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE TO THE LEFT ON THE NORTHWESTERLY LINE OF PROPOSED RIGHT OF WAY FOR A NEW ROAD, SAID CURVE HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 11°06'38", THENCE A DEFLECTION ANGLE LEFT OF 12°37'39" TO THE TANGENT OF SAID POINT ON CURVE AND RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF CURVE AND PROPOSED RIGHT OF WAY 91.97 FEET TO THE POINT OF TANGENT; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG SAID PROPOSED RIGHT OF WAY 190.16 FEET TO THE POINT OF CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 45°27'30" THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY 19.83 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF ALABAMA HIGHWAY NO. 25, SAID POINT BEING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 246.46 FEET AND A CENTRAL ANGLE OF 8°28'46"; THENCE AN INTERIOR ANGLE OF 82°28'51" FROM TANGENT TO TANGENT OF SAID CURVES AND RUN TO THE RIGHT IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY 36.47 FEET TO THE POINT OF TANGENT; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY 20.80 FEET TO THE POINT OF CURVE OF A CURVE HAVING A RADIUS OF 244.60 FEET AND A CENTRAL ANGLE OF 15°47'38"; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY 67.43 FEET TO A POINT ON SAID CURVE BEING ON THE NORTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE AN INTERIOR ANGLE OF 111°56'31" FROM THE TANGENT OF SAID POINT ON CURVE AND RUN TO THE RIGHT IN AN EASTERLY DIRECTION ALONG SAID QUARTER-QUARTER LINE 215.22 FEET TO THE POINT OF BEGINNING.

PARCEL II:

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE SOUTH LINE OF SAME 399.74 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PROPOSED RIGHT OF WAY FOR A NEW ROAD, BEING A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 6°52'20"; THENCE A DEFLECTION ANGLE RIGHT OF 347°22'21" TO THE TANGENT OF



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SAID POINT ON CURVE AND RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY 56.97 FEET TO THE POINT OF TANGENT; THENCE CONTINUE IN A NORTHEASTERLY DIRECTION ALONG SAID PROPOSED RIGHT OF WAY 182.47 FEET TO THE POINT OF CURVE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 51°24'17"; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY 201.87 FEET TO A POINT ON SAID CURVE, BEING ON THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE AN INTERIOR ANGLE OF 30°50'45" FROM THE TANGENT OF SAID POINT ON CURVE AND RUN TO THE RIGHT IN A SOUTHERLY DIRECTION ALONG SAID EAST LINE OF QUARTER-QUARTER SECTION 129.32 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 30 FOOT EASEMENT FOR INGRESS AND EGRESS SITUATED IN THE EAST ONE HALF OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, LYING 15 FEET EITHER SIDE OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, BEING AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP; THENCE RUN AN ASSUMED BEARING OF NORTH 87°52'51" WEST ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 678.57 FEET TO AN IRON PIN FOUND WITH A JEFF D. ARRINGTON CAP ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO. 25; THENCE RUN SOUTH 17°00'30" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 28.77 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 244.64 FEET, A CENTRAL ANGLE OF 22°31'59" AND A CHORD BEARING OF SOUTH 28°16'30" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 96.21 FEET TO A POINT; THENCE RUN SOUTH 39°32'29" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 20.80 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 246.48 FEET, A CENTRAL ANGLE OF 17°22'29" AND A CHORD BEARING OF SOUTH 30°51'15" WEST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 74.74 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID 30 FOOT EASEMENT, ALSO BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 153.00 FEET, A CENTRAL ANGLE OF 33°37'20" AND A CHORD BEARING OF NORTH 81°46'40" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 89.78 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 1194.37 FEET, A CENTRAL ANGLE OF 20°57'14" AND A CHORD BEARING OF NORTH 75°26'36" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 436.80 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 410.26 FEET, A CENTRAL ANGLE OF 60°21'31" AND A CHORD BEARING OF NORTH 55°44'28" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 432.19 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 41°15'06" AND A CHORD BEARING OF NORTH 48°11'15" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 108.00 FEET TO A POINT; THENCE RUN NORTH 66°48'48" EAST FOR A DISTANCE OF 177.64 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1585.00 FEET, A CENTRAL ANGLE OF 13°05'40" AND A CHORD BEARING OF NORTH 60°15'58" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 362.24 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 496.61 FEET, A CENTRAL ANGLE OF 08°38'06" AND A CHORD BEARING OF NORTH 49°24'06" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 74.84 FEET TO A POINT ON A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 328.07 FEET, A CENTRAL ANGLE OF 25°40'33" AND A CHORD BEARING OF NORTH 57°55'19" EAST; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALSO ALONG SAID CENTERLINE FOR A DISTANCE OF 147.02 FEET TO A POINT; THENCE RUN NORTH 70°45'35" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 116.67 FEET TO A POINT; THENCE RUN SOUTH 02°10'01" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 28.54 FEET TO THE END OF SAID EASEMENT.

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

GRANTOR NAME(S): Allen R. Shelley & Susan S. Shelley
MAILING ADDRESS: 4040 Milner Way
Birmingham, AL 35242
PROPERTY ADDRESS: Acerage on Hwy 25
Vandier, AL 35176

GRANTEE NAME(S): Shelley Living Trust, dated March 11, 2025
MAILING ADDRESS: 4040 Milner Way
Birmingham, AL 35242
DATE OF SALE: 3-11-2025
TOTAL PURCHASE PRICE: \$10,000.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other _____

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 avail

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 3-11-2025

Print: Allen R. Shelley

Unattested
(verified by)

Sign: 
(Grantor/Grantee/Owner/Agent)

