

Send tax notices and after recording mail to:
100 South 5th St.
Orlando, FL 32833

Prepared By:
Gregory Varner & Associates
Post Office Box 338
Ashland, Alabama 36251

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20250402000097680 1/5 \$180.00
Shelby Cnty Judge of Probate, AL
04/02/2025 11:12:23 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that **TEDDY LEE JOHNSON, a married man**, (the "Grantor"), for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **PLATT FARMS, INC., a Florida Corporation** whose principal address is **100 S. Fifth St. Orlando, FL 32833** (hereinafter referred to as "Grantee") the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells and conveys unto the Grantee in fee simple, together with every contingent remainder and right of reversion, the following described real property situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED TWO- PAGE EXHIBIT "A" TO THIS DEED

Prior Deed Reference: Instrument No. 20201106000507540 (1 of 4 pages) with Shelby County Judge of Probate, Alabama on November 6, 2020.

The above-described property does NOT constitute part of the Grantor's homestead.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting the above-described property.

TO HAVE AND TO HOLD unto the said Grantee, **in fee simple**. The above conveyance includes all structures presently built, constructed, or set on the above-described property.

No title work was performed nor requested, and the scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantor.

Shelby County, AL 04/02/2025
State of Alabama
Deed Tax: \$146.00



20250402000097680 2/5 \$180.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the said Grantor, being authorized to execute this conveyance, has hereunto sets his/her signature and seal on this the 2 day of April, 2025.

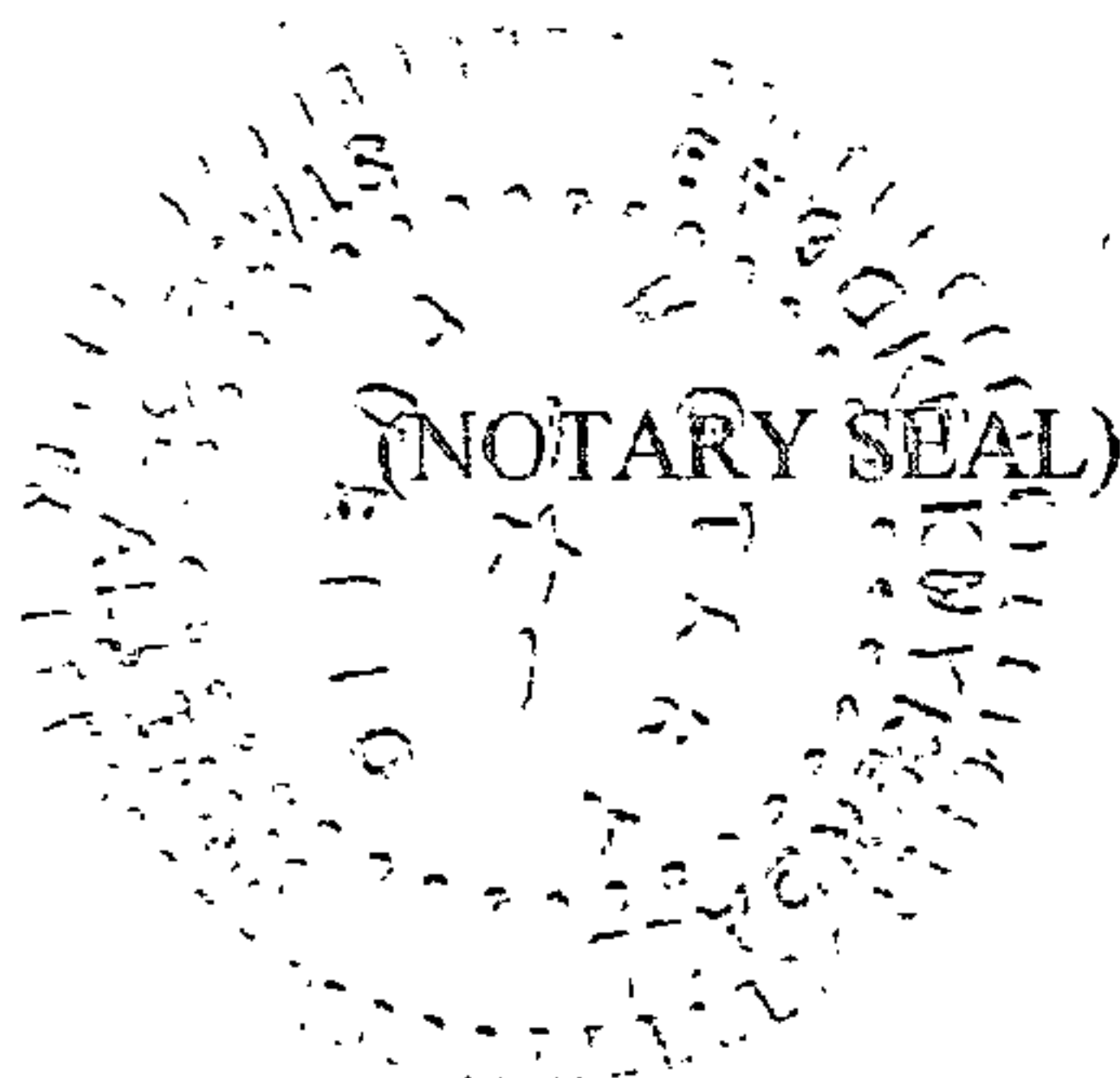
GRANTOR:


TEDDY LEE JOHNSON

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that **TEDDY LEE JOHNSON**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 2 day of April, 2025.




Notary Public
My Commission Expires: 3/31/27

BROOKE KUYKENDALL
Notary Public, Alabama State at Large
My Commission Expires March 31, 2027



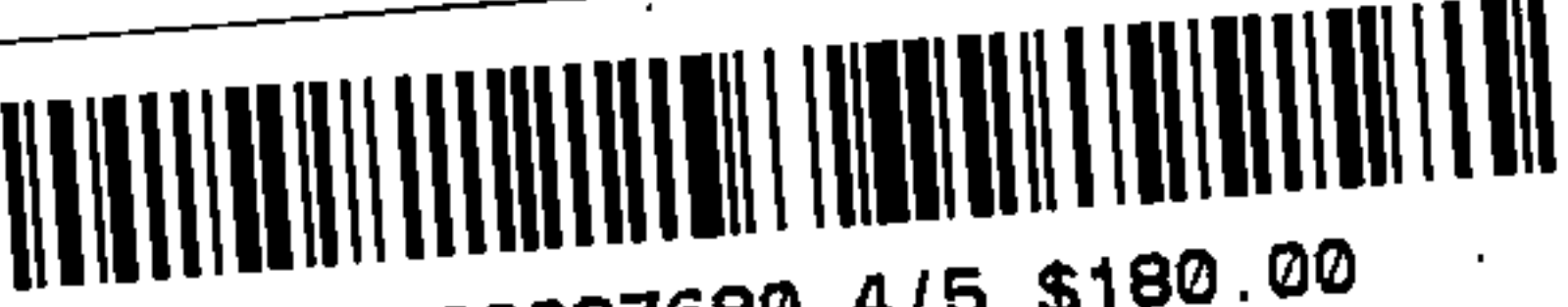
20250402000097680 3/5 \$180.00
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EXHIBIT "A"

A parcel of land located in the NE 1/4 of the NW 1/4, NW 1/4 of the NE 1/4, SW 1/4 of the NE 1/4, SE 1/4 of the NE 1/4 and NE 1/4 of the SE 1/4 in Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Beginning at a 5/8" rebar representing the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 27; thence run South 01 degree 26 minutes 34 seconds West along the monumented East line of the Northwest 1/4 of the Northeast 1/4 of said Section 27 for 1,334.10 feet to a 1/4" pipe representing the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 27; thence run South 89 degrees 13 minutes 04 seconds East along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 27 for 1,262.22 feet to the point of intersection with the West right of way of Shelby County Road No. 57, said point being marked by a 1/2" rebar which is located 10.15 feet West of said right of way as measured along the previous course; thence run South 35 degrees 51 minutes 04 seconds West along said West right of way for 699.46 feet to the beginning of a curve having a central angle of 18 degrees 03 minutes 22 seconds and a radius of 2,331.87 feet; thence run on a chord bearing South 26 degrees 49 minutes 23 seconds West along said right of way and curve for a chord distance of 731.82 feet; thence run North 83 degrees 36 minutes 13 seconds West for 211.30 feet to a 5/8" rebar; thence run South 12 degrees 48 minutes 19 seconds for 209.44 feet to a 1/2" capped rebar; thence run South 12 degrees 49 minutes 55 seconds West for 210.34 feet to a square iron; thence run South 73 degrees 37 minutes 58 seconds East for 208.42 feet to the point of intersection with the West right of way of said road, said point being marked by a square iron which is located 1.36 feet East of said intersection point as measured along the prolongation of the previous course; thence run South 11 degrees 01 minute 04 seconds West along said right of way for 154.86 feet to the beginning of a curve having a central angle of 33 degrees 44 minutes 40 seconds and a radius of 1,392.64 feet; thence run along said right of way and curve on a chord bearing South 27 degrees 53 minutes 24 seconds West for a chord distance of 808.40 feet; thence run North 87 degrees 12 minutes 56 seconds West for 5.75 feet to a 3/4" capped rebar representing the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 27; thence run North 01 degree 19 minutes 01 seconds East along the monumented West line of the Northeast 1/4 of the Southeast 1/4 of said Section 27 for 1,327.65 feet to a 1/2" capped rebar representing the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run North 87 degrees 00 minutes 22 seconds West along the monumented South line of the Southwest 1/4 of the Northeast 1/4 of said Section 27 for 1,291.04 feet to a 1/2" capped rebar representing the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of said Section 27; thence run North 01 degrees 27 minutes 28 seconds East along the monumented West line of the Southwest 1/4 of the Northeast 1/4 of said Section 27 for 1,305.50 feet to a 1/2" steel rod set at the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence run North 86 degrees 11 minutes 35 seconds West along the South line of the Northeast 1/4 of the Northwest 1/4 of said Section 27 for 872.10 feet to a rock pile; thence run North 01 degree 26 minutes 09 seconds East for 1,258.65 feet to a rock pile at the point of intersection with the monumented North line of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence run South 89 degrees 16 minutes 19 seconds East along the monumented North line of the Northeast 1/4 of the

Northwest 1/4 of said Section 27 for 871.92 feet to a rock pile representing the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 27; thence run South 84 degrees 14 minutes 04 seconds East along the monumented North line of the Northwest 1/4 of the Northeast 1/4 of said Section 27, 1,226.56 feet to the point of beginning in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT: Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 316.76 feet to the point of beginning; thence continue along the last described course, a distance of 1,014.38 feet to a point on the northwesterly R.O.W. line of Shelby County Highway 57, 80' R.O.W., said point also being the beginning of a curve to the left, having a radius of 1,410.00, a central angle of 34 degrees 11 minutes 35 seconds and subtended by a chord which bears North 26 degrees 38 minutes 09 seconds East and a chord distance of 829.03 feet; thence along the arc of said curve and said R.O.W. line, a distance of 841.46 feet; thence North 09 degrees 32 minutes 22 seconds East and along said R.O.W. line, a distance of 112.79 feet; thence North 67 degrees 26 minutes 58 seconds West and leaving said R.O.W. line, a distance of 422.68 feet to the point of beginning.


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Real Estate Sales Validation Form

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

Grantor's Name Teddy Lee Johnson
Mailing Address 100 South 5th Street
Orlando, FL 32833

Grantee's Name Platt Farms, Inc
Mailing Address 100 South 5th St
Orlando, FL 32833

Property Address 1293 Highway 57
Vincent, Alabama

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 145,880

20250402000097680 5/5 \$180.00
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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 Tax Assessed Value

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 4/2/25

Print Teddy Johnson

Unattested (verified by) _____

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one