

This instrument was prepared by:  
Justin Smitherman, Esq.  
Alabama Law Services, LLC  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
B&C Development LLC  
2360 Timber Lane  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Randall Booth and Karen Booth, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **B&C Development LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

**SEE ATTACHED EXHIBIT "A".**

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

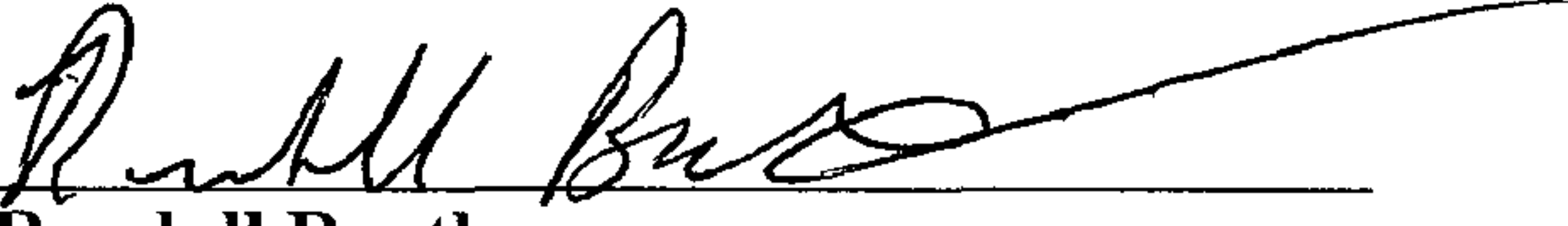
THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS

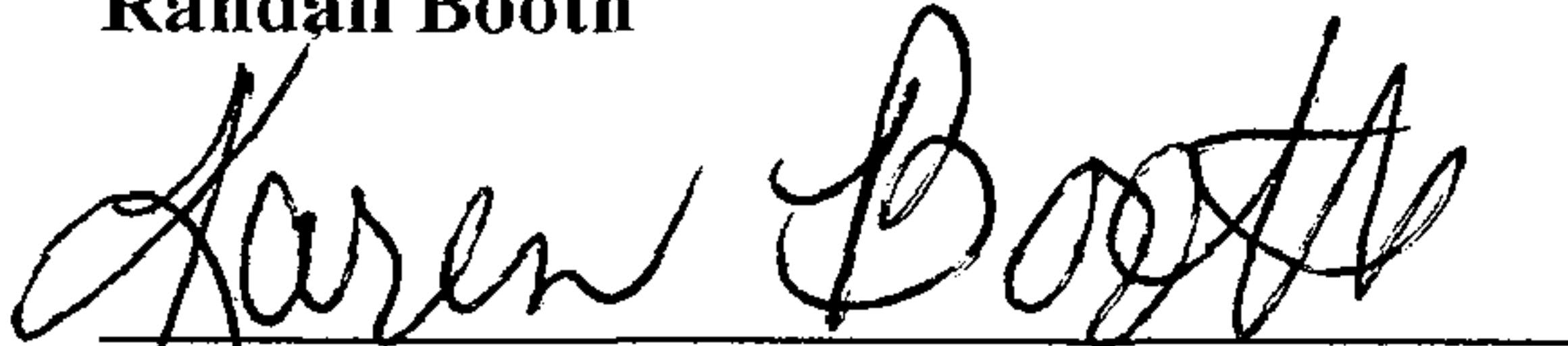
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INSTRUMENT. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 16 day of April, 2025.

  
Randall Booth

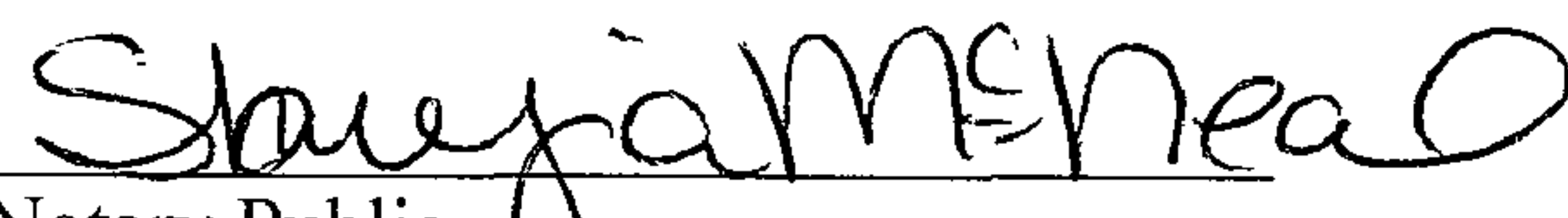
  
Karen Booth

STATE OF ALABAMA  
SHELBY COUNTY

SS:

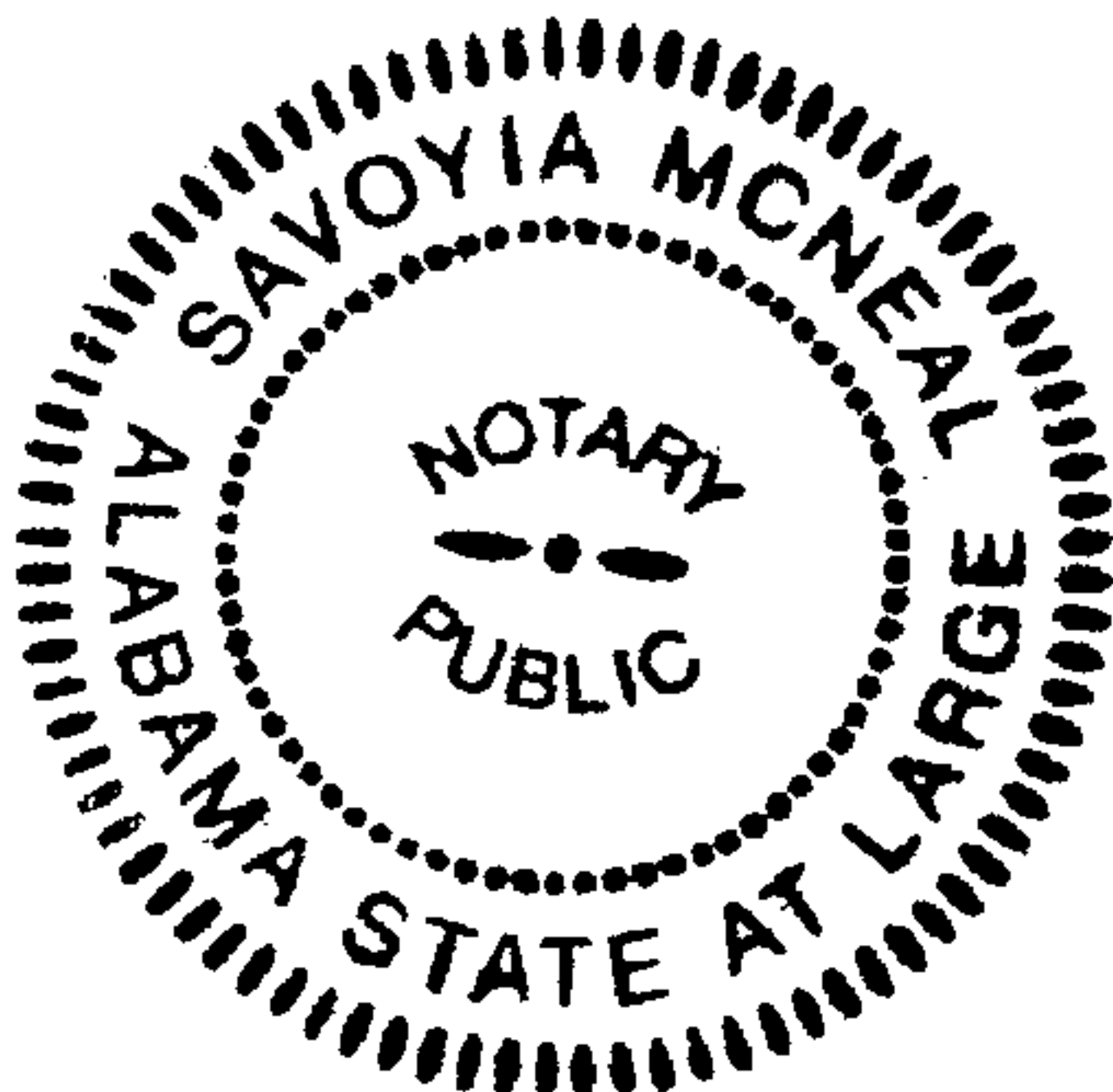
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Randall Booth** and **Karen Booth**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of April, 2025.

  
Notary Public

My Commission Expires:

**My Commission Expires  
Feb 3, 2027**



**EXHIBIT A**  
**Property Description**

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 89 degrees 58 minutes 19 seconds West, a distance of 1,327.44 feet to the NW corner of said 1/4-1/4 section; thence S 01 degrees 38 minutes 41 seconds East, a distance of 390.00 feet; thence S 71 degrees 29 minutes 15 seconds East a distance of 966.90 feet; thence N 89 degrees 57 minutes 00 seconds East, a distance of 128.73 feet; thence N 00 degrees 03 minutes 59 seconds West a distance of 217.97 feet; thence N 89 degrees 56 minutes 56 seconds East a distance of 415.51 feet; thence N 01 degrees 45 minutes 29 seconds West, a distance of 275.82 feet to the southerly right-of-way of Arrowhead Drive; thence N 03 degrees 52 minutes 25 seconds West, a distance of 48.61 feet to the northerly right-of-way of Arrowhead Drive; thence N 01 degrees 02 minutes 09 seconds West and leaving said right-of-way, a distance of 153.52 feet; thence N 89 degrees 58 minutes 19 seconds West, a distance of 130.09 feet to the POINT OF BEGINNING. Subject to any rights-of-way and/or easements that may be found in the Office of the Judge of Probate of Shelby County, Alabama.

Being substantially the same property as:

A parcel of land located in the North Half of the Southwest 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, said point being a 1/2" rebar, thence South 88°37'52" East for a distance of 130.73 feet to a 1 inch square bolt; thence South 00°22'33" East for a distance of 477.77 feet to a 5/8" capped rebar; thence North 88°42'04" West for a distance of 415.38 feet to a 5/8" rebar, thence South 01°28'28" West for a distance of 217.36 feet to a 5/8" rebar; thence North 88°57'17" West for a distance of 128.11 feet to a 1 inch square bolt; thence North 70°11'12" West for a distance of 968.18 feet to a 1/2" rebar; thence North 00°22'46" West for a distance of 390.00 feet to a 5/8" rebar, thence South 88°37'52" East for a distance of 1328.96 feet to the POINT OF BEGINNING of the parcel herein described.

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Randall Booth and Karen BoothGrantee's Name. B&C Development LLCMailing Address 354 Highway 54  
Montevallo, AL 35115Mailing Address 2360 Timber Lane  
Alabaster, AL 35007Property Address 1900 Arrow Drive  
Maylene, AL 35114Date of Sale 4-16, 2025Total Purchase Price \$190,000.00

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 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).

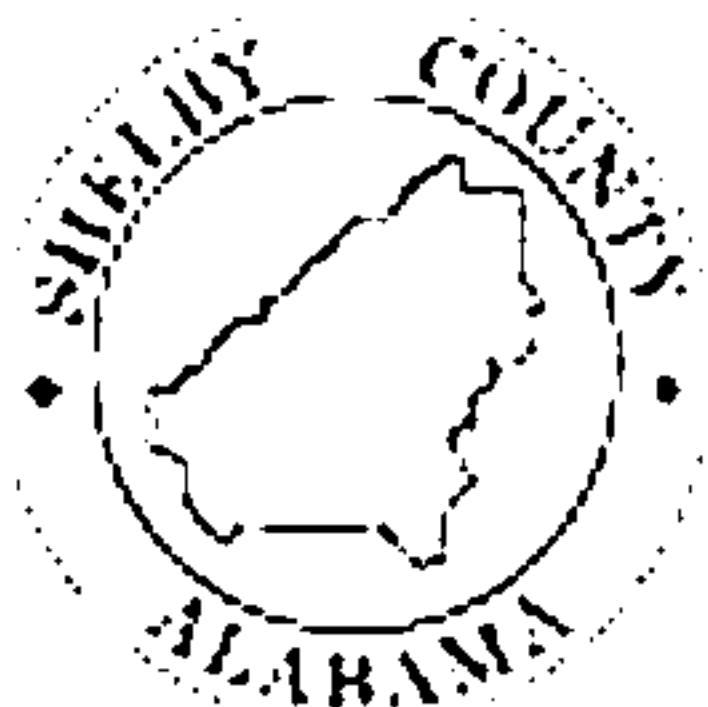
Date 4-16, 2025

Print: Randall Booth

Unattested

Sign Randall Booth  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/17/2025 02:52:20 PM  
 \$32.00 JOANN  
 20250417000115540

FORM RT-1

Allen S. Bayl