

EXHIBIT "A"
LEGAL DESCRIPTION



20250505000133630 2/4 \$561.50
Shelby Cnty Judge of Probate, AL
05/05/2025 01:10:24 PM FILED/CERT

Commence at the Northeast corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, thence run South along the East line of said quarter section a distance of 594.06 feet; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 1,215.00 feet, to the point of beginning. Thence continue West in the same direction a distance of 891.94 feet; thence turn an angle of 139 degrees 44 minutes 04 seconds to the right and run a distance of 408.21 feet; thence turn an angle of 03 degrees 33 minutes to the left and run a distance of 202.00 feet. Thence turn an angle of 00 degrees 27 minutes to the right and run a distance of 267.27 feet, to the North line of said quarter section; thence turn an angle of 43 degrees 06 minutes to the right and run East along the North line of said quarter section a distance of 248.77 feet; thence turn an angle of 91 degrees 03 minutes 56 seconds to the right and run South a distance of 588.41 feet, to the point of beginning. Situated in the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, an easement for a private roadway to be established for the benefit of the owners and their successors and assigns of the property any part of the description said easement, abutting said easement to used for pedestrian and/or vehicular traffic, unobstructed, said roadway being described as follows:

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Commence at the Northeast corner of the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, thence run South along the East line of said quarter section a distance of 594.06 feet, to the point of beginning; thence turn an angle of 89 degrees 12 minutes to the right and run West a distance of 2106.94 feet; thence turn an angle of 40 degrees 15 minutes 56 seconds to the left and run a distance of 92.82 feet; thence turn an angle of 139 degrees 44 minutes 04 seconds to the left and run East a distance of 2176.94 feet, to the East line of said quarter section; thence turn an angle of 89 degrees 12 minutes to the left and run North along the East line of said quarter section, a distance of 60.00 feet, to the point of beginning. Situated in the N 1/2 of the NW 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

STATE OF ALABAMA
COUNTY OF SHELBY
1985 SEP 12 AM 9:06

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		10.00
Mineral Tax		_____
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	16.00

EXHIBIT B



20250505000133630 3/4 \$561.50
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LEGAL DESCRIPTION OF LAND PREVIOUSLY DEEDED BY GRANTORS TO DANIEL E. SHILEY
AND BECKY S. SHIRLEY and NOT included in the conveyance

Commence at the Northeast corner of the North 1/2 of the Northwest 1/4 of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said 1/4 section a distance of 594.06 feet; thence turn 89°12' to the right and run West a distance of 1575.0 feet to the point of beginning; thence continue along last said course for 150.0 feet; thence turn 90°48' right and run 200.0 feet; thence turn 89°12' right and run 150.0 feet; thence turn 90°48' right and run 200.0 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Ronald J. Wilson
Mailing Address Dawn C. Wilson
250 Charob Lake Trail
Chelsee AL 35043

Grantee's Name The Ronald James Wilson
Mailing Address and Dawn Clinton Wilson
Revocable Living Family Trust

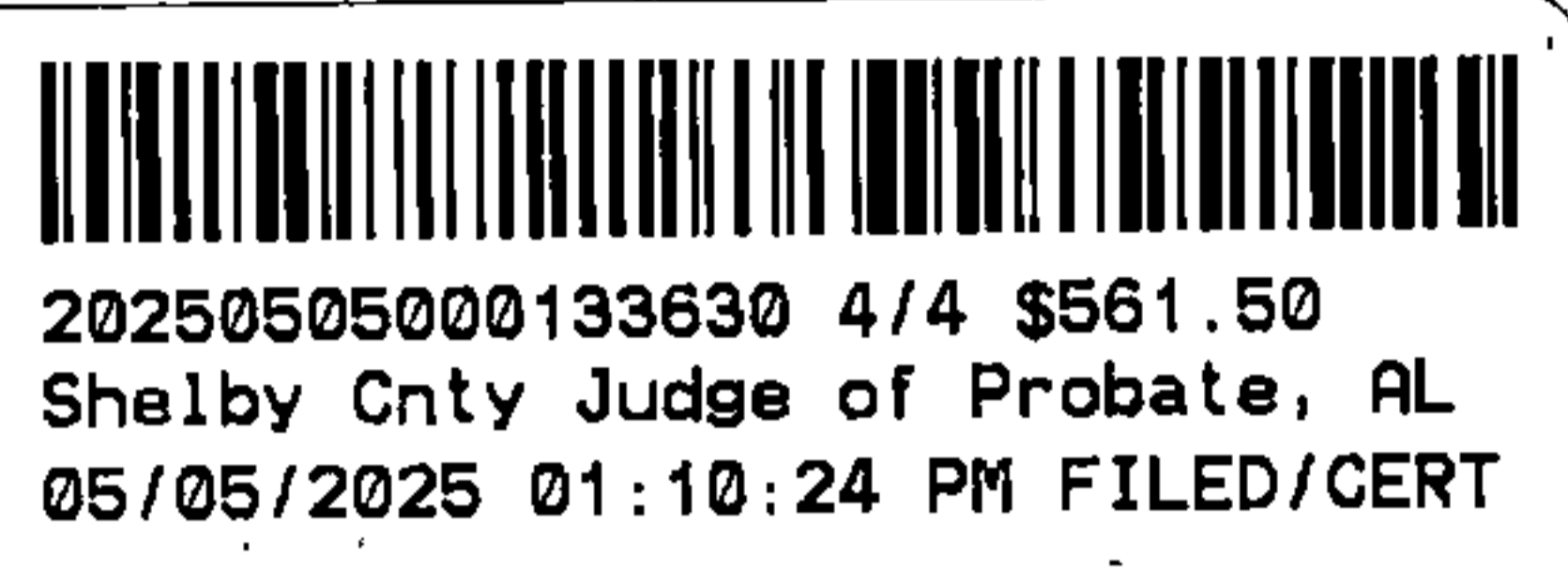
Property Address 250 Charob Lake Trail
Chelsea, AL 35043

Date of Sale 250 Charob Lake Trail
Chelsea, AL 35043

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 530,150



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 5/5/25

Print Ronald J. Wilson Dawn C. Wilson

Sign Ronald J. Wilson Dawn C. Wilson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one