

SEND TAX NOTICE TO:
Natalie G. Kreizinger, as Trustee of the Rancho
Anillo De Oro Trust dated August 21, 2007, as
amended
121 Shaw Lane
Wilsonville, Alabama 35186

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million One Hundred Thousand dollars & no cents (\$1,100,000.00)**

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Megan A. Coggin, an unmarried woman** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Natalie G. Kreizinger, as Trustee of the Rancho Anillo De Oro Trust dated August 21, 2007, as amended** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND LYING IN BOTH THE SOUTHEAST 1/4 AND OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 31, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A FOUND 2" CAPPED REBAR BEING LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31 AND RUN N 58°07'30" E FOR A DISTANCE OF 739.44' TO A FOUND 1/2" CAPPED REBAR (G.M. & C);
THENCE RUN N 21°43'45" W FOR A DISTANCE OF 128.27' TO A FOUND 3" SURVEY DISK;
THENCE RUN N 28°30'30" E FOR A DISTANCE OF 621.89' TO A FOUND 3" SURVEY DISK ON THE SOUTH RIGHT OF WAY OF SHAW LANE (60' RIGHT OF WAY); THENCE RUN N 45°35'08" W ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 32.98' TO A SET 5/8" CAPPED REBAR (CLINKSCALES CA-1084-LS); THENCE RUN N 51°46'18" W ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 45.85' TO A SET NAIL AND WASHER; THENCE RUN N 52°08'18" W ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 546.75' TO A FOUND 1/2" CAPPED REBAR (SOUTHERN CROSS); THENCE LEAVING SAID RIGHT OF WAY, RUN S 43°14'37" W FOR A DISTANCE OF 560.95' TO A FOUND 1/2" CAPPED REBAR (SOUTHERN CROSS); THENCE RUN S 00°05'45" W FOR A DISTANCE OF 1034.53' TO THE POINT OF BEGINNING

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

All matters as setout in that certain survey dated March 6, 2025, prepared by Clinkscales Land Surveying, LLC, LSCA1084.

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

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this **May 12, 2025** .

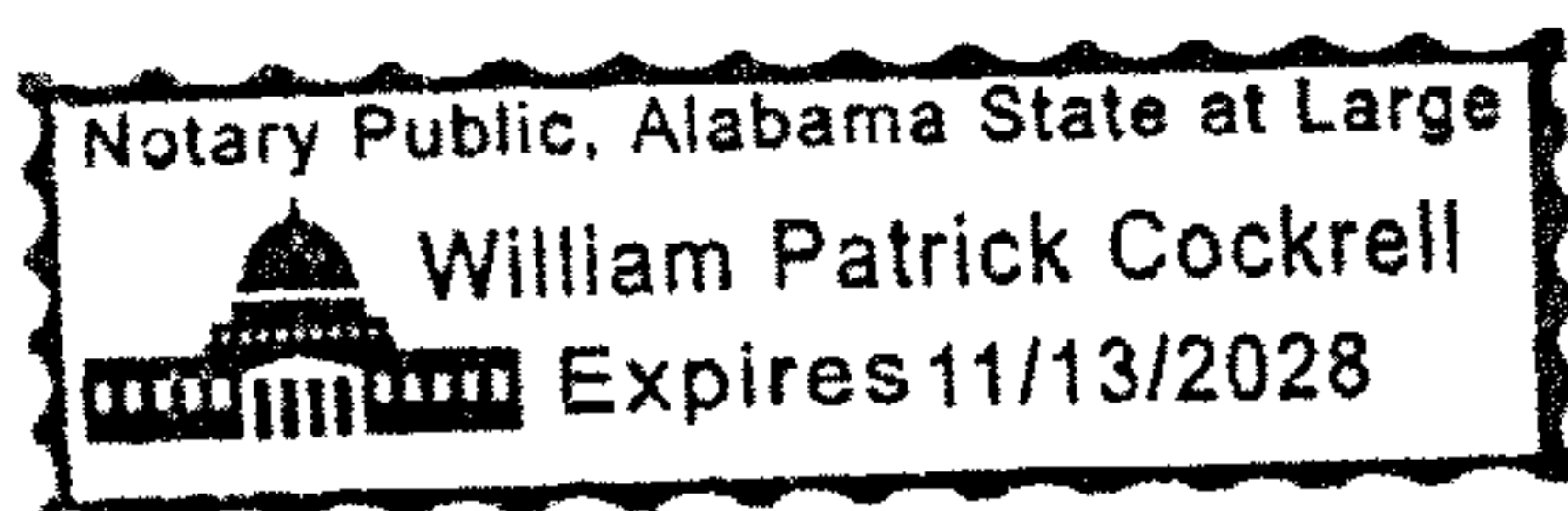
 (Seal)
Megan A. Coggin

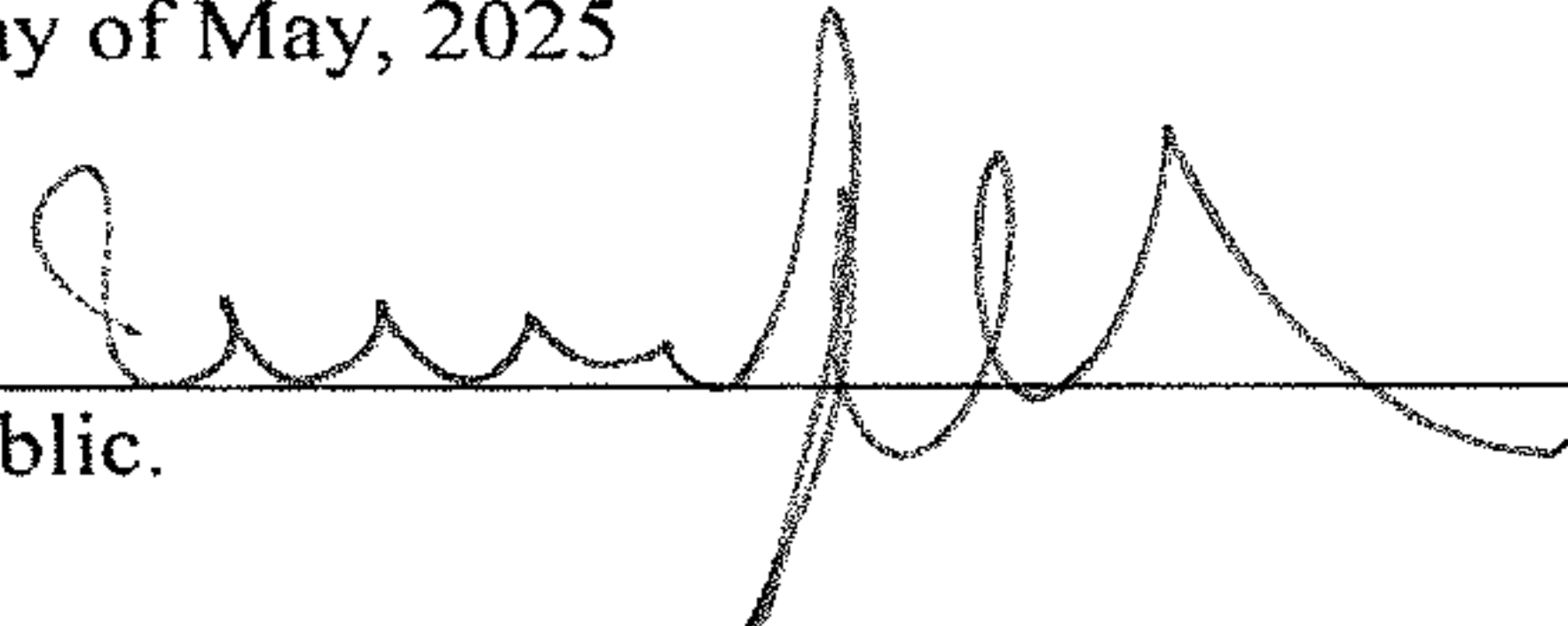
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Megan A. Coggin, an unmarried woman** , 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 conveyance he/she/they have/has executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 12th day of May, 2025




Notary Public.

(Seal)

My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2025 12:43:05 PM
 \$1128.00 BRITTANI
 20250512000142660

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Megan A. Coggin

Grantee's Name Natalie G. Kreizinger, as Trustee of the
 Rancho Anillo De Oro Trust dated August 21, 2007, as
 amended

Mailing Address 500 Liberty Rd
 Chelsea, Alabama 35043

Mailing Address 121 Shaw Lane
 Wilsonville, Alabama 35186

Property Address 121 Shaw Lane
 Wilsonville, Alabama 35186

Date of Sale 05/12/2025

Total Purchase Price \$1,100,000.00

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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 May 12, 2025
Anillo De Oro Trus dated August 21, 2007, as amended

Print Natalie G. Kreizinger, as Trustee of the Rancho

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one