

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 185 County Road 1296, Cullman, AL 35058
Grantee(s) Address: 1040 Drayton Way, Birmingham, AL 35242 (Tax Notice)
Property Address: Vacant Land, Vincent, AL 35178
Purchase/Total Contract Price: \$266,002.00
*The Grantor herein, by his signature to this deed, certifies that the above information is true and correct

THE STATE OF ALABAMA) WARRANTY DEED
COUNTY OF SHELBY)

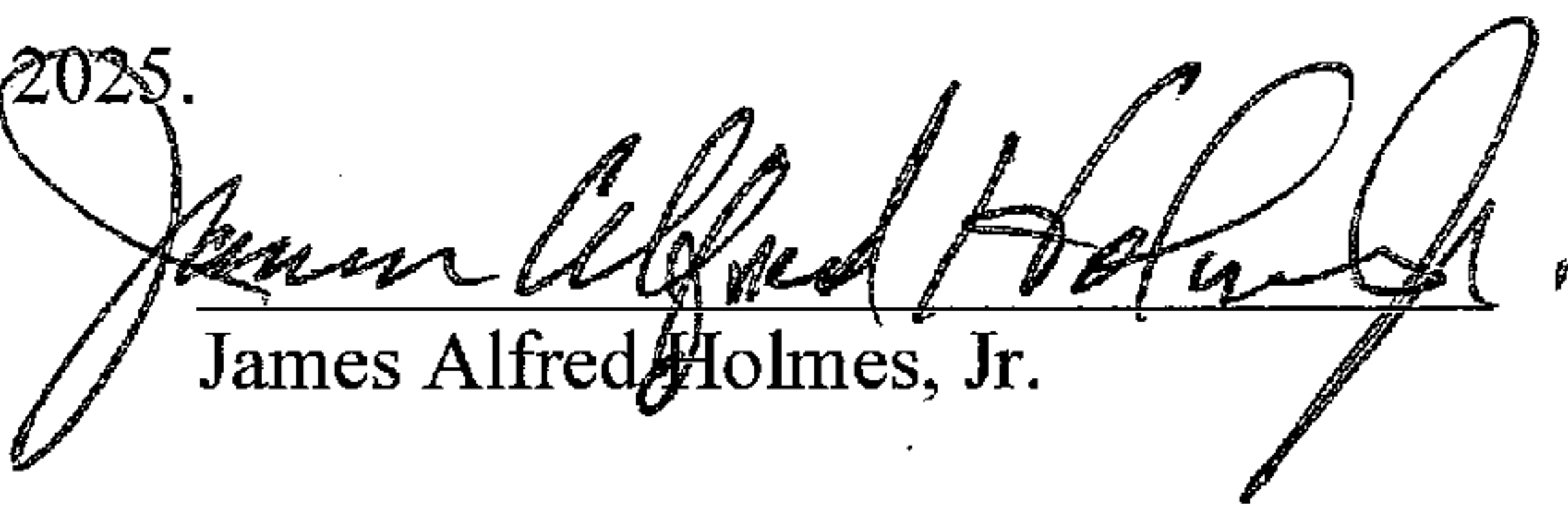
FOR AND IN CONSIDERATION of Two Hundred Sixty-Six Thousand Two and 00/100 Dollars (\$266,002.00) the undersigned **James Alfred Holmes, Jr.**, a single man, (hereinafter referred to as “Grantor”), hereby give, grant, bargain, sell and convey unto **Travis Creekbaum**, (hereinafter referred to as “Grantee”), all of my right, title and interest in and to the following described property situated in Shelby County, Alabama to wit:

SEE ATTACHED SURVEY

Prior Reference: Document 20240612-175640

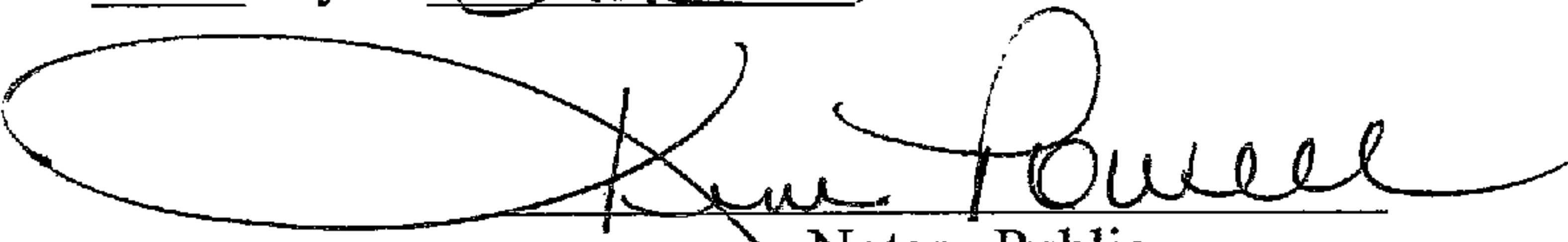
I hereby grant the aforesaid premises to said grantee, his heirs and assigns, to their use and behoof, forever. I covenant with the said grantee, his heirs and assigns that I am lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that I have a good right to sell and convey the property to the said grantee, his heirs and assigns and I hereby warrant and covenant to defend title to the property to the said grantee, his heirs and assigns, against the lawful claims and demands of all persons.

Dated this 5 day of June, 2025.

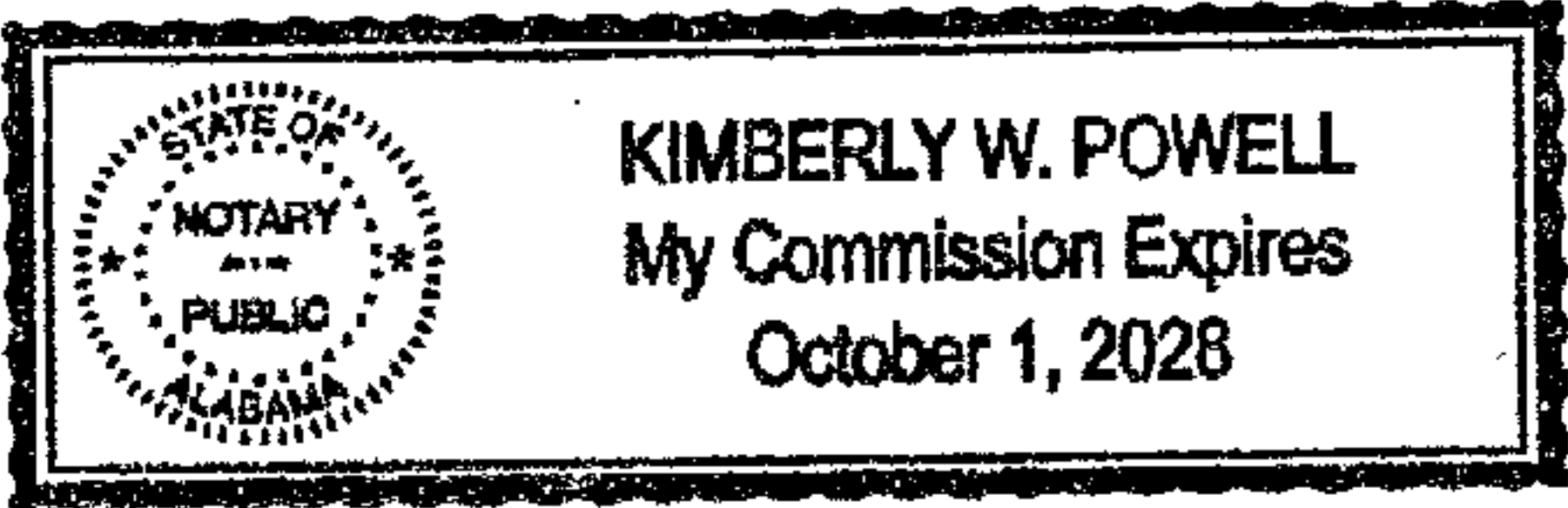

James Alfred Holmes, Jr.

THE STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James Alfred Holmes, Jr., whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily on the 5 day of June, 2025.


Notary Public
My Commission Expires:

This Instrument Was Prepared By:
Jason M. Jackson
Radney, Radney & Jackson, LLC
P.O. Box 819
Alexander City, Alabama 35011



LEGAL DESCRIPTION
(AS-SURVEYED)

A PARCEL OF LAND BEING IN THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 3/8" REBAR BEING THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN N 89°56'48" W FOR A DISTANCE OF 1384.55' TO A FOUND 1" FLAT IRON AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 88°48'27" W FOR A DISTANCE OF 1335.14' TO A FOUND 1" SQUARE BOLT BEING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE RUN S 01°11'11" E ALONG THE WEST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 2281.87' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE NORTHERLY RIGHT OF WAY OF FLEMING ROAD (40' R.O.W.), SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 219.29', A DELTA ANGLE OF 16°30'27", A CHORD BEARING OF N 41°19'48" E, AND A CHORD LENGTH OF 62.96'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 63.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE ALONG SAID NORTHERLY R.O.W. THE FOLLOWING SIX (6) CALLS: THENCE RUN N 51°50'29" E FOR A DISTANCE OF 69.34' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 52°17'38" E FOR A DISTANCE OF 80.94' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 53°50'02" E FOR A DISTANCE OF 65.14' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 158.30', A DELTA ANGLE OF 42°34'01", A CHORD BEARING OF N 71°24'47" E, AND A CHORD LENGTH OF 114.92'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 117.60' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 81°20'00" E FOR A DISTANCE OF 149.92' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 82.81', A DELTA ANGLE OF 72°38'03", A CHORD BEARING OF S 51°43'12" E, AND A CHORD LENGTH OF 98.09'; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 104.98' TO A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS", AT THE INTERSECTION OF A PRIVATE EASEMENT (PER LIGE BELL SUBDIVISION MB:11 PG:98) AND THE NORTHERLY R.O.W. OF FLEMING ROAD (40' R.O.W.), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3 OF SAID LIGE BELL SUBDIVISION; THENCE RUN ALONG THE CENTERLINE OF SAID PRIVATE EASEMENT FOR THE FOLLOWING SEVEN (7) CALLS: THENCE RUN N 75°29'07" E FOR A DISTANCE OF 109.42' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 38°46'12" E FOR A DISTANCE OF 144.27' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 62°06'51" E FOR A DISTANCE OF 74.34' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 82°44'43" E FOR A

DISTANCE OF 197.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 329.68' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 58°20'22" E FOR A DISTANCE OF 47.47' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING THE CENTERLINE OF SAID PRIVATE EASEMENT RUN N 06°11'34" W FOR A DISTANCE OF 220.63' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 13°51'27" E FOR A DISTANCE OF 311.32' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 25°51'42" W FOR A DISTANCE OF 307.12' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 11°45'19" E FOR A DISTANCE OF 249.07' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 05°28'19" W FOR A DISTANCE OF 632.29' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 01°11'05" E FOR A DISTANCE OF 295.98' TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINING 64.38 ACRES, MORE OR LESS.

TOGETHER WITH A 30' EASEMENT FOR INGRESS, EGRESS, AND UTILITIES RUNNING ALONG AND PARALLEL TO AN EXISTING PRIVATE EASEMENT (PER LIGE BELL SUBDIVISION MB:11 PG:98), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" BEING THE NORTHWEST CORNER OF PARCEL 3 OF LIGE BELL SUBDIVISION AS RECORDED IN MAP BOOK:11 PAGE:98 IN THE OFFICE OF JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY OF SAID FLEMING ROAD (40' R.O.W.) FOR THE FOLLOWING TWO (2) CALLS: N 18°30'28" W FOR A DISTANCE OF 10.02' TO THE **POINT OF BEGINNING** OF SAID 30' EASEMENT, POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 80.23', A DELTA ANGLE OF 22°48'23", A CHORD BEARING OF N 33°29'28" W, AND A CHORD LENGTH OF 31.72', THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 31.93' TO A POINT; THENCE RUN N 75°29'07" E FOR A DISTANCE OF 107.16' TO A POINT; THENCE RUN N 38°46'12" E FOR A DISTANCE OF 139.26' TO A POINT; THENCE RUN N 62°06'51" E FOR A DISTANCE OF 89.88' TO A POINT; THENCE RUN N 82°44'43" E FOR A DISTANCE OF 207.84' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 66.25' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN S 87°36'02" E FOR A DISTANCE OF 161.61' TO A POINT; THENCE RUN N 58°20'22" E FOR A DISTANCE OF 54.27' TO A POINT; THENCE RUN S 06°11'34" E FOR A DISTANCE OF 33.23' TO A POINT ALONG AN EXISTING PRIVATE EASEMENT PER AFOREMENTIONED LIGE BELL SUBDIVISION; THENCE RUN ALONG THE NORTH LINE OF SAID PRIVATE EASEMENT FOR THE FOLLOWING EIGHT (8) CALLS: RUN S 58°20'22" W FOR A DISTANCE OF 49.17' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 170.80' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 92.95' TO A POINT; THENCE RUN N 87°36'02" W FOR A DISTANCE OF 63.71' TO A POINT; THENCE RUN S 82°44'43" W FOR A DISTANCE OF 199.84' TO A POINT; THENCE RUN S 62°06'51" W FOR A DISTANCE OF 78.23' TO A POINT;

THENCE RUN S 38°46'12" W FOR A DISTANCE OF 143.02' TO A POINT; THENCE RUN S 75°29'07" W FOR A DISTANCE OF 106.80' TO THE **POINT OF BEGINNING**.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2025 10:25:36 AM
\$300.50 KELSEY
20250605000172210

Allen S. Bayl