

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-25-30620

Send Tax Notice To: John P Douglas

681 Hwy 57  
Vincent, AL 35178

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Land Bank, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **John P Douglas**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July, 2025.

LAND BANK, LLC

Todd B Caton  
Sole Member

State of Alabama

County of ~~Shelby~~ Elmore

I, Justin D. Edwards, a Notary Public in and for said County in said State, hereby certify that Todd B, Caton as Sole Member of Land Bank, LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2025.

Notary Public, State of Alabama

My Commission Expires: 5-1-2029

OFFICIAL SEAL  
JUSTIN D. EDWARDS  
NOTARY PUBLIC-ALABAMA  
STATE AT LARGE  
MY COMMISSION EXPIRES 5-1-2029

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that Part of the following described parcel lying North of the Central of Georgia Railroad Right-of-Way; A portion of the NW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, and being more particularly described as follows:

Bein at the Northwest corner of the NW 1/4 of the NE 1/4 of Section 33, Township 18 South, Range 2 East, thence run South along the West line of said 1/4-1/4 Section a distance of 1322.53 feet to the Southwest corner of said 1/4-1/4 Section; thence turn left 89 degrees 44 minutes 14 seconds and run East along the South line of said 1/4-1/4 Section a distance of 1321.79 feet to the Southeast corner of said 1/4-1/4 Section; thence turn left 90 degrees 15 minutes 46 seconds and run North along the East line of said 1/4-1/4 Section a distance of 1322.53 feet to the Northeast corner of said 1/4-1/4 Section; thence turn left 89 degrees 44 minutes 14 seconds and run West along the North line of said 1/4-1/4 Section a distance of 1321.79 feet to the point of beginning.

ALSO:

A part of the SW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 2 East, and being more particularly described as follows:

Begin at the SE corner of the SW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 2 East, thence run Northerly along the East line of said 1/4-1/4 Section a distance of 581.37 feet; thence turn left 45 degrees 52 minutes 41 seconds and run Northwesterly a measured distance of 617.52 feet (deed 540.00) feet; thence turn left 47 degrees 21 minutes 43 seconds and run Westerly a distance of 420.95 feet; thence turn left 86 degrees 45 minutes 36 seconds and run Southerly a distance of 663.70 feet; thence turn right 89 degrees 37 minutes 03 seconds and run Westerly a distance of 458.20 feet to the West line of said 1/4-1/4 Section; thence turn left 89 degrees 37 minutes 03 seconds and run Southerly a distance of 329.55 to the Southwest corner of said 1/4-1/4 Section; thence turn left 90 degrees 22 minutes 57 seconds and run Easterly along the South line of said Section a distance of 1321.79 feet to the Point of Beginning.

LESS AND EXCEPT: Being at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 28, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North along the East line of said 1/4-1/4 Section a distance of 500.00 feet; thence turn left and run West and parallel to the South line of said 1/4-1/4 Section a distance of 62 feet, more or less, to the center of an existing County Road; thence turn left and run Southerly along said County Road centerline to the South line of said 1/4-1/4 Section; thence turn left and run East along said South line a distance of 111.72 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 <u>Land Bank, LLC</u>   | Grantee's Name <u>John P Douglas</u>    |
| Mailing Address <u>812 Cartright R</u> | Mailing Address <u>681 Hwy 57</u>       |
| <u>Vincent AL 35178</u>                | <u>Vincent AL 35178</u>                 |
| Property Address <u>Hwy 479</u>        | Date of Sale <u>July 02, 2025</u>       |
| <u>Vincent, AL 35178</u>               | Total Purchase Price <u>\$80,000.00</u> |
|                                        | 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)

|                             |                     |
|-----------------------------|---------------------|
| <u>  </u> Bill of Sale      | <u>  </u> Appraisal |
| <u>xx</u> Sales Contract    | <u>  </u> Other     |
| <u>  </u> Closing Statement |                     |

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 of 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 June 30, 2025

Print Land Bank, LLC

   Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**

Form RT-1

**Shelby County, AL**  
**07/03/2025 01:12:54 PM**  
**\$108.00 KELSEY**  
**20250703000202910**

*Allen S. Reed*