



20250709000207450 1/4 \$41.00  
Shelby Cnty Judge of Probate, AL  
07/09/2025 04:04:43 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

### GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Caleb Crosby, hereinafter referred to as Grantor, for and in consideration of the sum of Ten Dollars (\$10,000<sup>Ten Thousand</sup>) and other good and valuable consideration, this day cash in hand paid to Grantor by Four Mile Meadow LLC, hereinafter referred to as Grantee, receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto the Grantee, subject to any matters set out below, his ownership interest in the following described real estate situated in Shelby County, Alabama ~~(commonly referred to Highway 61, Wilsonville, AL 35186)~~ (Parcel No. 16 8 34 0 000 002.000), viz:

Parcel No. 16 8 33 0 000 002.001

See Exhibit A attached hereto. Parcel No. 16 8 33 0 000 001.000

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, FOREVER.

And, except for any matters set forth above and taxes hereafter falling due, the Grantor, for his and his successors and assigns, hereby covenants and warrants with and unto the Grantee, its successors and assigns, that they are seized of an indefeasible estate in fee simple in and to all of the property hereinabove conveyed; that the same is free from all liens and encumbrances; that they have a good right to sell and convey the same as herein conveyed; that they will guarantee the peaceable possession thereof and they will and their successors and assigns, shall forever warrant and defend the same unto the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto caused these presents to be executed by and through his duly authorized representative, on this the 15 day of April, 2025.

BY:   
Caleb Crosby

Shelby County, AL 07/09/2025  
State of Alabama  
Deed Tax: \$10.00

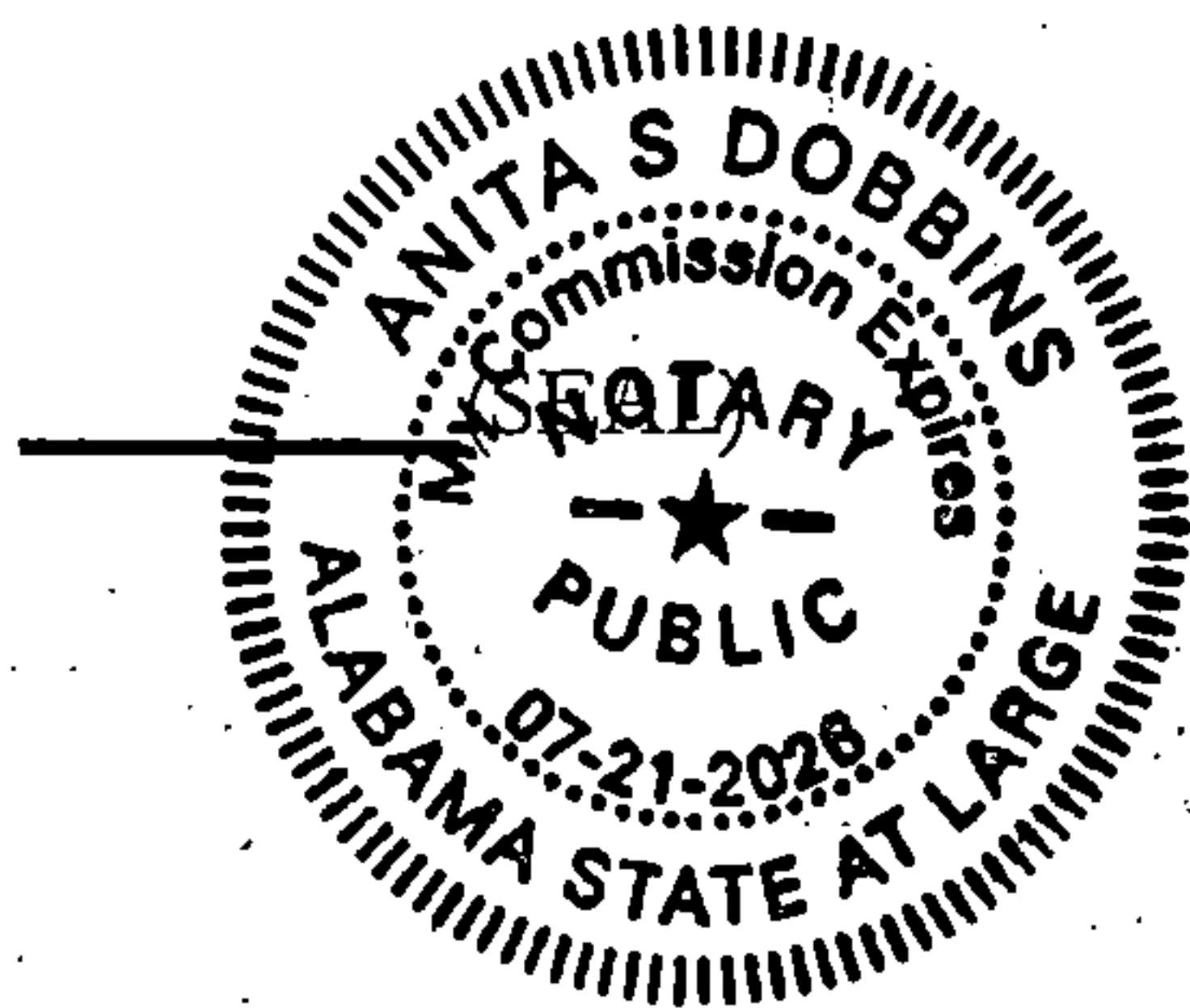


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STATE OF ALABAMA  
COUNTY OF Jefferson

I, Anita S. Dobbins, a Notary Public, in and for said County in said State, hereby certify that Mr. Caleb Crosby signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the same day shown below.

Given under my hand and seal this 15<sup>th</sup> day of April, 2025.



Anita S. Dobbins  
Notary Public, \_\_\_\_\_ County, Alabama

My Commission Expires July 21, 2028

GRANTOR ADDRESS:

4100 Old Florida Short Route  
Mountain Brook, AL 35243

GRANTEE'S ADDRESS:

Highway 61  
Wilsonville, AL 35186

This instrument prepared by:


WILLIAM C. HOFFMAN, JR. of  
Hoffman Law Offices, LLC  
P.O. Box 381925  
1900 Corporate Drive  
Birmingham, Alabama 35242-2723

Send Tax Notice to:

Name Caleb Crosby  
Address: 4100 Old Florida Short RTE  
Mountain Brook, AL 35243  
Zip



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

  
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**PARCEL I:**

**A:**

The NW 1/4 NE 1/4 of Section 33, Township 20 South, Range 1 East.

Also a part of the NE 1/4 of NW 1/4 of Section 33, Township 20 South, Range 1 East, described as follows:

Beginning at the Northeast corner of said NE 1/4 of NW 1/4 and running West to the Northwest corner of said forty; thence South about 125 yards to a branch; thence in a southeasterly direction along said branch to its mouth at Four Mile Creek; thence straight to the Southeast corner of said NE 1/4 of NW 1/4; thence North to the point of beginning.

**B:**

The NE 1/4 of NE 1/4 and 5 acres in the Northeast corner of the SW 1/4 of NE 1/4 being 110 yards wide East and West and 220 yards long North and South, and also the surface right to the North-half of SE 1/4 of NE 1/4; and in Section 33, Township 20 South, Range 1 East.

ALSO, 50 acres on the West side of the W 1/2 of the NW 1/4 in Section 34, all in Township 20 South, Range 1 East.

All being situated in Shelby County, Alabama.

**PARCEL II:**

A parcel of land situated in the North 1/2 of section 33, Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follow:

Commence at the NW corner of above Section, Township and Range; thence North 89 degrees 54 minutes 25 seconds East, a distance of 29.75 feet to the point of beginning; thence continue along the last described course, a distance of 1319.14 feet; thence South 01 degrees 21 minutes 44 seconds East a distance of 369.92 feet to a point in the approximate center of a creek, (all further calls shall be along the centerline of said creek until otherwise stated); thence South 54 degrees 23 minutes 15 seconds East, a distance of 212.17 feet; thence South 52 degrees 26 minutes 28 seconds East, a distance of 308.83 feet; thence North 82 degrees 28 minutes 12 seconds East, a distance of 39.00 feet; thence South 56 degrees 24 minutes 00 seconds East a distance of 84.24 feet; thence continue along the last described course, a distance of 41.53 feet; thence South 47 degrees 55 minutes 45 seconds East a distance of 40.11 feet; thence continue along the last described course, a distance of 103.33 feet; thence South 29 degrees 54 minutes 52 seconds East, a distance of 192.18 feet; thence South 65 degrees 52 minutes 27 seconds East and leaving said centerline of creek, a distance of 659.39 feet; thence South 89 degrees 58 minutes 24 seconds East, a distance of 1,014.45 feet; thence South 00 degrees 53 minutes 32 seconds East, a distance of 641.39 feet; thence North 89 degrees 54 minutes 36 seconds West, a distance of 1,683.04 feet; thence North 00 degrees 35 minutes 58 seconds West, a distance of 319.78 feet; thence North 89 degrees 34 minutes 53 seconds West, a distance of 671.57 feet; thence North 01 degree 21 minutes 45 seconds West, a distance of 461.08 feet; thence South 89 degrees 49 minutes 21 seconds West, a distance of 1,315.44 feet to a point on the westerly right of way line of Shelby County Highway #55 - Westover Highway (80 foot right of way); thence North 01 degree 40 minutes 04 seconds West and along said right of way line a distance of 1,134.25 feet to the point of beginning..

LESS AND EXCEPT any part of caption lands lying within the right of way of Shelby County Highway #61.

LESS AND EXCEPT THE following:

Commence at a 1" rebar in place, being the Northwest corner of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 33.90 feet (set 1/2" rebar) to a point on the Easterly right of way of Shelby County Road No. 55 and the POINT OF BEGINNING; from this beginning point, continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said Section for a distance of 2164.13 feet (set 1/2" rebar); thence proceed South 08 degrees 41 minutes 19 seconds West for a distance of 222.99 feet (set 1/2" rebar); thence proceed South 28 degrees 43 minutes 26 seconds East for a distance of 228.22 feet (set 1/2" rebar) to a point on the northerly right of way of Shelby County Road No. 61; thence proceed Southwesterly along the northerly right of way of said Shelby County Road No. 61 and along the curvature of a concave curve left having a delta angle of 09 degrees 26 minutes 02 degrees and a radius of 3824.68 feet for a chord bearing and distance of South 51 degrees 04 minutes 14 seconds West, 629.03 feet to the P.T. of said curve; thence proceed South 45 degrees 30 minutes 01 seconds West along the northerly right of way of said Shelby County Road No. 61 for a distance of 218.62 feet; thence proceed South 42 degrees 03 minutes 07 seconds West along the northerly right of way of said Shelby County Road No. 61 for a distance of 199.13 feet; thence proceed South 38 degrees 53 minutes 48 seconds West along the northerly right of way of Shelby County Road No. 61 for a distance of 183.12 feet to a point on the East boundary of the NW 1/4 of the NW 1/4; thence proceed North 01 degree 15 minutes 54 seconds West along the East boundary of said 1/4-1/4 section for a distance of 126.12 feet to a 5/8" rebar in place; thence proceed South 89 degrees 49 minutes 37 seconds West for a distance of 1314.71 feet to a 5/8" rebar in place, said point being located on the Easterly right of way of Shelby County Road No. 55; thence proceed North 02 degrees 03 minutes 39 West along the



easterly right of way of said Shelby County Road No. 55 for a distance of 553.08 feet; thence proceed North 00 degrees 53 minutes 55 seconds West along the easterly right of way of said Shelby County Road No. 55 for a distance of 581.16 feet to the point of beginning. The above described land is located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

ALSO LESS AND EXCEPT the following:

Commence at a 1" rebar in place being the Northwest corner of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 33.90 feet(set 1/2" rebar) to a point on the easterly right of way of Shelby County Road No. 55; thence continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 2164.13 feet (set 1/2" rebar) to the Point of Beginning; from this beginning point continue North 89 degrees 54 minutes 25 seconds East along the North boundary of said section for a distance of 706.31 feet to a 1/2" rebar in place to a point on the northerly right of way of Shelby County Road No. 61; thence proceed southwesterly along the northerly right of way of said Shelby County Road No. 61 and along the curvature of a concave curve left having a delta angle of 06 degrees 22 minutes 01 second and a radius of 2787.33 feet for a chord bearing and distance of South 54 degrees 29 minutes 14 seconds West 309.58 feet to the P.T. of said curve; thence proceed South 57 degrees 40 minutes 15 seconds West along the northerly right of way of said Shelby County Road No. 61 for a distance of 323.34 feet to the P.C. of a concave curve left having a delta angle of 01 degrees 53 minutes 00 seconds and a radius of 3824.68 feet; thence proceed southwesterly along the northerly right of way of said Shelby County Road No. 61 and along the curvature of said curve for a chord bearing and distance of South 56 degrees 43 minutes 45 seconds West, 125.71 feet (set 1/2" rebar); thence proceed North 28 degrees 43 minutes 26 seconds West for a distance of 228.22 feet (set 1/2" rebar); thence proceed North 08 degrees 41 minutes 19 seconds East for a distance of 222.99 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Northwest one-fourth of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

According to the survey of Ray Weygand Reg. L.S. #24973, dated September 27, 2012.



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