

STATE OF ALABAMA)
COUNTY OF SHELBY)



20250709000207460 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
07/09/2025 04:04:44 PM FILED/CERT

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 (\$10,00^{thousand}00) 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 as Carroll Road, Wilsonville, AL 35186~~) (Parcel No: 16 8 33 0 000 007.000), viz:

See Exhibit A attached hereto.

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 15th day of April, 2025.

BY: 
Caleb Crosby

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

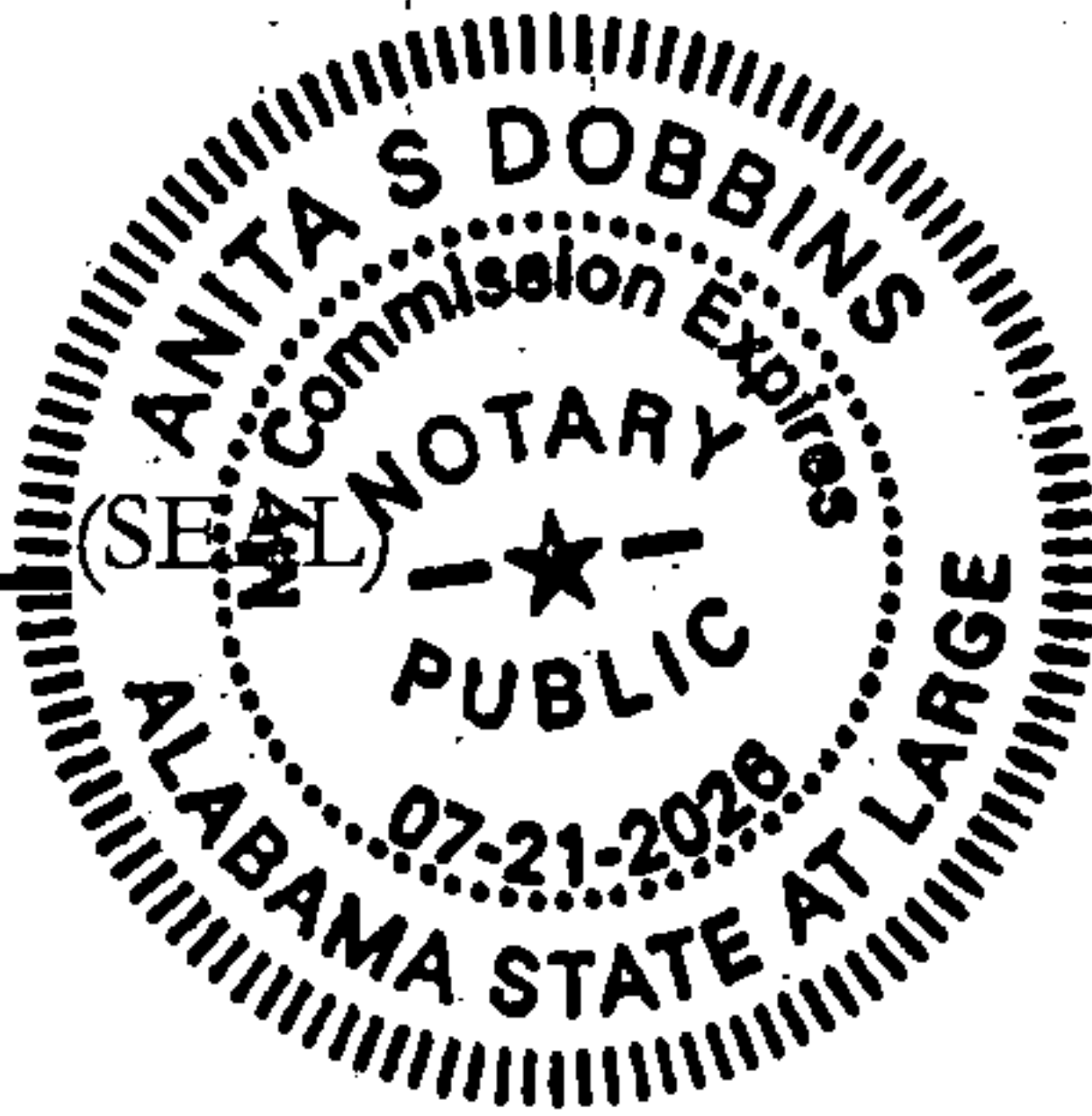


20250709000207460 2/3 \$38.00
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STATE OF ALABAMA
COUNTY OF Jefferson

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 15th day of April, 2025.



Anita S. Dobbins
Notary Public, _____ County, Alabama

My Commission Expires: July 21, 2026

GRANTOR ADDRESS:

4100 Old Florida Short Route
Mountain Brook, AL 35243

GRANTEE'S ADDRESS:

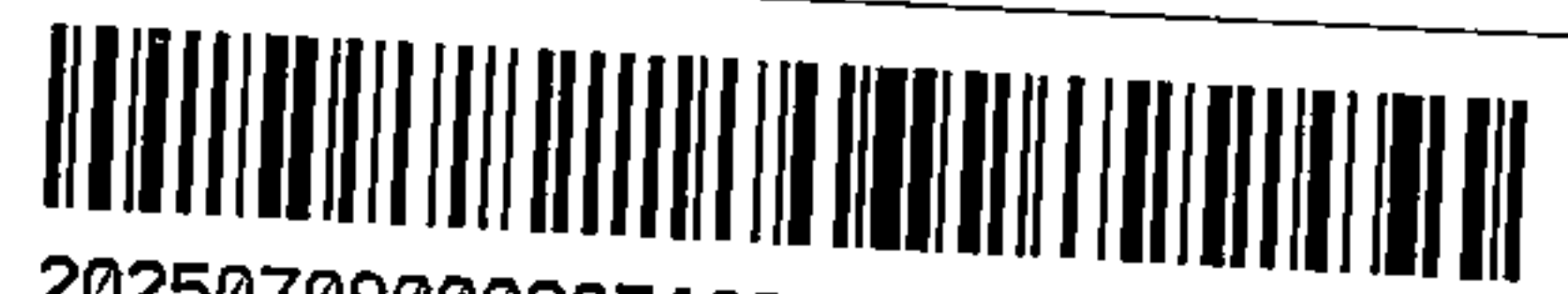
O Carroll Road
Wilsonville, AL 35186

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



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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Beginning at a T-post found at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 03 degrees 04 minutes 02 seconds East a distance of 286.23 feet to a 1/2-inch open top pipe found; thence North 01 degrees 57 minutes 45 seconds West a distance of 890.99 feet to a 1/2-inch capped rebar found (stamped S.W.H.); thence North 00 degrees 41 minutes 10 seconds West a distance of 643.11 feet to a 1/2-inch capped rebar found (stamped S.W.H.); thence South 89 degrees 52 minutes 52 seconds West a distance of 1670.77 feet to a 1/2-inch capped rebar found (stamped S.W.H.); thence South 00 degrees 32 minutes 33 seconds East a distance of 637.15 feet to a T-post found; thence North 89 degrees 54 minutes 28 seconds West a distance of 203.68 feet to a 1/2-inch capped rebar set (stamped Jackson CA#615) on an existing fence line; thence with said fence South 03 degrees 52 minutes 13 seconds West a distance of 89.43 feet to a 1/2-inch open top pipe found at a fence corner; thence continue with said fence line North 87 degrees 51 minutes 30 seconds West a distance of 778.46 feet to a 1/2-inch capped rebar set (stamped Jackson CA#615); thence leaving said fence South 03 degrees 52 minutes 25 seconds West a distance of 1177.56 feet to a 1/2-inch open top pipe found at a fence corner at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township, Township 20 South, Range 1 East, Shelby County, Alabama; thence with a fence line North 88 degrees 53 minutes 21 seconds East a distance of 1295.53 feet to a 1-inch square iron found at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 87 degrees 57 minutes 58 seconds East a distance of 635.13 feet to a 1/2-inch solid iron found; thence North 89 degrees 17 minutes 23 seconds East a distance of 665.75 feet to the point of beginning.