

20250827000263050
08/27/2025 01:41:45 PM
CORDEED 1/4

20250826000261990
08/26/2025 01:16:45 PM
DEEDS 1/3

This Deed is being re-recorded to include the attached Public Road Notice and to add the marital status of the grantors, Husband and Wife.

E-8193

This instrument was prepared by:
Justin Smitherman, Esq.
Alabama Law Services, LLC
173 Tucker Road, Suite 201
Helena, AL 35080

Send tax notice to:
The Carol Anne Phillips 2014 Trust
565 Griffin Road
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$1,250,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Todd M. Lankford and Paige Lankford** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The Carol Anne Phillips 2014 Trust** (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 located in the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Northeast Quarter of the Southeast Quarter, also being the Point of Beginning; thence run West along the South line of said Northeast Quarter of the Southeast Quarter a distance of 997.25 feet; thence right 85 degrees 15 minutes 30 seconds a distance of 930.00 feet; thence right 92 degrees 42 minutes 39 seconds a distance of 1007.41 feet to the East line of Section 23; thence right 88 degrees 01 minutes 40 seconds a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West; being more particularly described as follows: Commence and being at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23, a distance of 964.87 feet; thence left 88 degrees 01 minutes 40 seconds Westerly 24.01 feet; thence left 91 degrees 58 minutes 20 seconds Southerly 964.03 feet to the South line of the Northeast Quarter of the Southeast Quarter Section 23; thence left 85 degrees 59 minutes 47 seconds Easterly 24.06 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

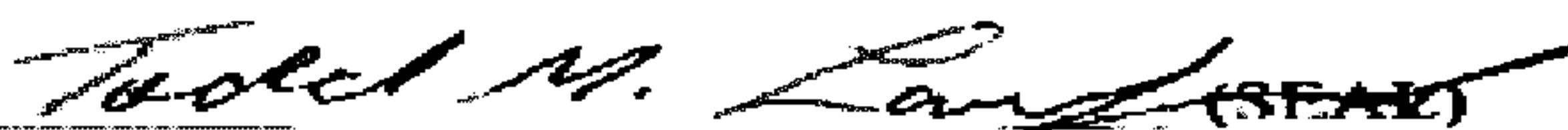
1. Taxes for the year 2025 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

20250826000261990 08/26/2025 01:16:45 PM DEEDS 2/3

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 26th day of August, 2025.

 (SEAL)
Todd M. Lankford

 (SEAL)
Paige Lankford

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Todd M. Lankford and Paige Lankford whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2025.




NOTARY PUBLIC
My Commission Expires: 02/18/2029

20250826000261990 08/26/2025 01:16:45 PM DEEDS 3/3

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File #: E-8193

Grantor's Name Todd M. Lankford and Paige Lankford
 Mailing Address 442 South Highland Ridge Lane
Chelsea, AL 35043

Property Address 565 Griffin Road
Chelsea, AL 35043

Grantee's Name The Carol Anne Phillips 2014 Trust
 Mailing Address 565 Griffin Road
Chelsea, AL 35043

Date of Sale August 26, 2025
 Total Purchase Price \$51,250,000.00

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 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 or 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: August 26, 2025Print: Phillip W. Smith

Unattested

Signature [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



(verified by)
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2025 01:16:45 PM
 \$1278.00 JOANN
 20250826000261990

Form RT-1Phillip W. Smith



**SHELBY COUNTY
HIGHWAY DEPARTMENT**
506 HIGHWAY 70
COLUMBIANA, ALABAMA 35051
(205) 669-3880
www.ShelbyAL.com

August 1, 2025

RE: Public Road

SW ¼ of SW ¼ and NW ¼ of SW ¼ Section 24 Township 20 South Range 2 West

To Whom It May Concern:

This is to advise that the road running in a Northwesterly direction off of Griffin Road at the above location, accessing and going through Parcel 14 6 24 0 000 006.006 continuing and accessing Parcels 14 6 24 0 000 003.002 and 14 6 23 0 000 004.001, is a public road maintained by the Shelby County Highway Department.

The Road has an approximate length of 630 feet.

This is a Prescriptive use Right-of-Way.

If any additional information is needed, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Holladay".

Scott Holladay, P.E.
Assistant County Engineer

cc:File



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2025 01:41:45 PM
\$32.00 JOANN
20250827000263050

A handwritten signature in black ink, appearing to read "David D. Willingham".

Chad Scroggins
County Manager
(205) 670-6500

David D. Willingham, PE
County Engineer
(205) 669-3880