

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

Shelby County, AL 09/16/2025
State of Alabama
Deed Tax: \$75.00



20250916000284130 1/4 \$106.00
Shelby Cnty Judge of Probate, AL
09/16/2025 02:36:39 PM FILED/CERT

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

Shelby County Road 56
Clanton, AL 35045

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of THREE HUNDRED EIGHTY THOUSAND AND 00/100 (380,000.00) and other valuable considerations to the undersigned GRANTOR(S), **ARCHER DEVELOPMENT LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE(S), **KINGDOM INVESTING LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

BEGIN AT THE NW CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°36'09"E A DISTANCE OF 7.04'; THENCE N59°25'54"E A DISTANCE OF 250.30'; TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00', SUBTENDED BY A CHORD BEARING N74°53'56"E, AND A CHORD DISTANCE OF 160.01', THENCE ALONG AN ARC OF SAID CURVE FOR A DISTANCE OF 161.97'; THENCE S 89°38'02" E A DISTANCE OF 19.02'; THENCE N 00°44'40" E A DISTANCE OF 272.90'; THENCE N00°44'40"E A DISTANCE OF 60.66', TO A CURVE TO THE LEFT, HAVING A RADIUS OF 35.00', SUBTENDED BY A CHORD BEARING OF N08°15'50"E AND A CHORD DISTANCE OF 28.23", THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 29.06', TO A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 275.00', SUBTENDED BY A CHORD BEARING OF N22°09'22"W, AND A CHORD DISTANCE OF 60.32', THENCE ALONG THE ARC OF SAID CURVE FOIR A DISTANCE OF 60.44'; THENCE N28°27'09"W A DISTANCE OF 31.64'; THENCE N19°38'57"W A DISTANCE OF 318.86', TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00', SUBTENDED BY A CHORD BEARING OF N23°05'05"E, AND A CHORD DISTANCE OF 114.05'; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 115.66', TO A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 421.36', SUBTENDED BY A CHORD BEARING OF N42°14'12"E, AND A CHORD DISTANCE OF 38.79'; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.80'; THENCE N45°06'45"W A DISTANCE OF 344.55'; THENCE N76°23'41"E A DISTANCE OF 263.09'; THENCE N32°03'18"W A DISTANCE OF 19.01', TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00' SUBTENDED BY A CHORD BEARING OF N18°12'58"W, AND A CHORD DISTANCE OF 469.48'; THENCE N00°51'23"E A DISTANCE OF 712.49'; THENCE N89°42'02"E, A DISTANCE OF 438.33'; THENCE S66°44'16"E A DISTANCE OF 355.18'; THENCE S88°36'50"E A DISTANCE OF 183.18'; THENCE S07°09'55"E A DISTANCE OF 793.69'; THENCE S32°05'46"E A DISTANCE OF 599.29'; THENCE S12°29'38'E A DISTANCE OF 476.72'; THENCE S00°11'28"E A DISTANCE OF 152.55'; THENCE S07°10'51"W A DISTANCE OF 30.00'; THENCE

S75°23'23"W A DISTANCE OF 30.16'; THENCE S13°40'20"W A DISTANCE OF 316.07'; THENCE S06°01'29"W A DISTANCE OF 285.18'; THENCE N89°12' 20"W A DISTANCE OF 931.37'; THENCE N00°40'12"E A DISTANCE OF 120.00'; THENCE N89°19'48"W A DISTANCE OF 46.82', TO A CURVE TO THE LEFT, HAVING A RADIUS OF 240.00', SUBTENDED BY A CHORD BEARING OF S75°12'09"W, AND A CHORD DISTANCE OF 128.01'; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 129.58'; THENCE S59°44'13"W A DISTANCE OF 167.03'; THENCE N89°36'03"W A DISTANCE OF 118.72' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 64.91 ACRES, MORE OR LESS- PER SURVEY BY RODNEY SHIFLETT SURVEYING DATED AUGUST 5, 2024 AS JOB NO. 23718.

Prior Deed Reference: Instrument No. 20080211000056780.

Subject to the following as recorded in the Shelby County, Alabama Probate Office:

- 1. Easement recorded in Instrument No. 20061108000549370, in the Office of the Judge of Probate of Shelby County.**
- 2. Easement recorded in Instrument No. 20100830000279960, in the Office of the Judge of Probate of Shelby County.**
- 3. Easement recorded in Instrument No. 20180308000076180, in the Office of the Judge of Probate of Shelby County.**
- 4. Easement recorded in Instrument No. 202310040000296130, in the Office of the Judge of Probate of Shelby County.**
- 5. Easement granted to Shelby County recorded in Instrument No. 20240918000291330, in the Office of the Judge of Probate of Shelby County.**

NOTE: \$305,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

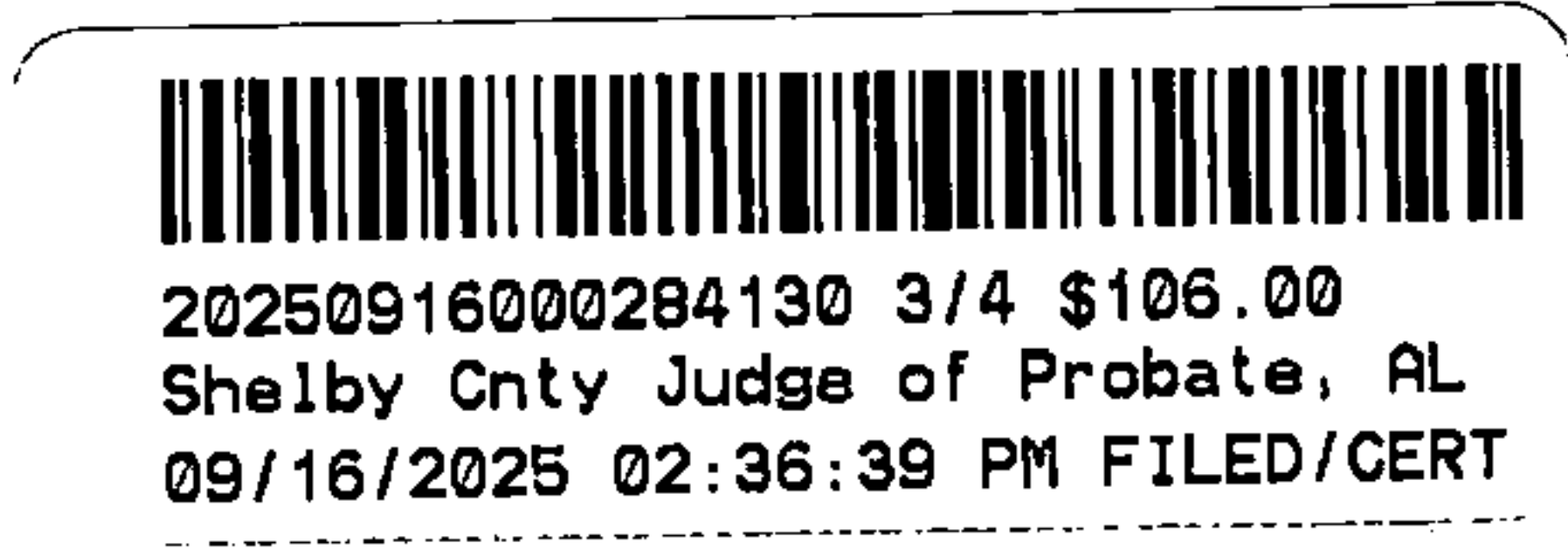
GRANTOR makes no representation or warranties of any kind or character express or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.


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IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 5th day of September, 2025.

ARCHER DEVELOPMENT LLC, AN
ALABAMA LIMITED LIABILITY
COMPANY
BY: Stephen Archer
STEPHEN ARCHER, SOLE MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

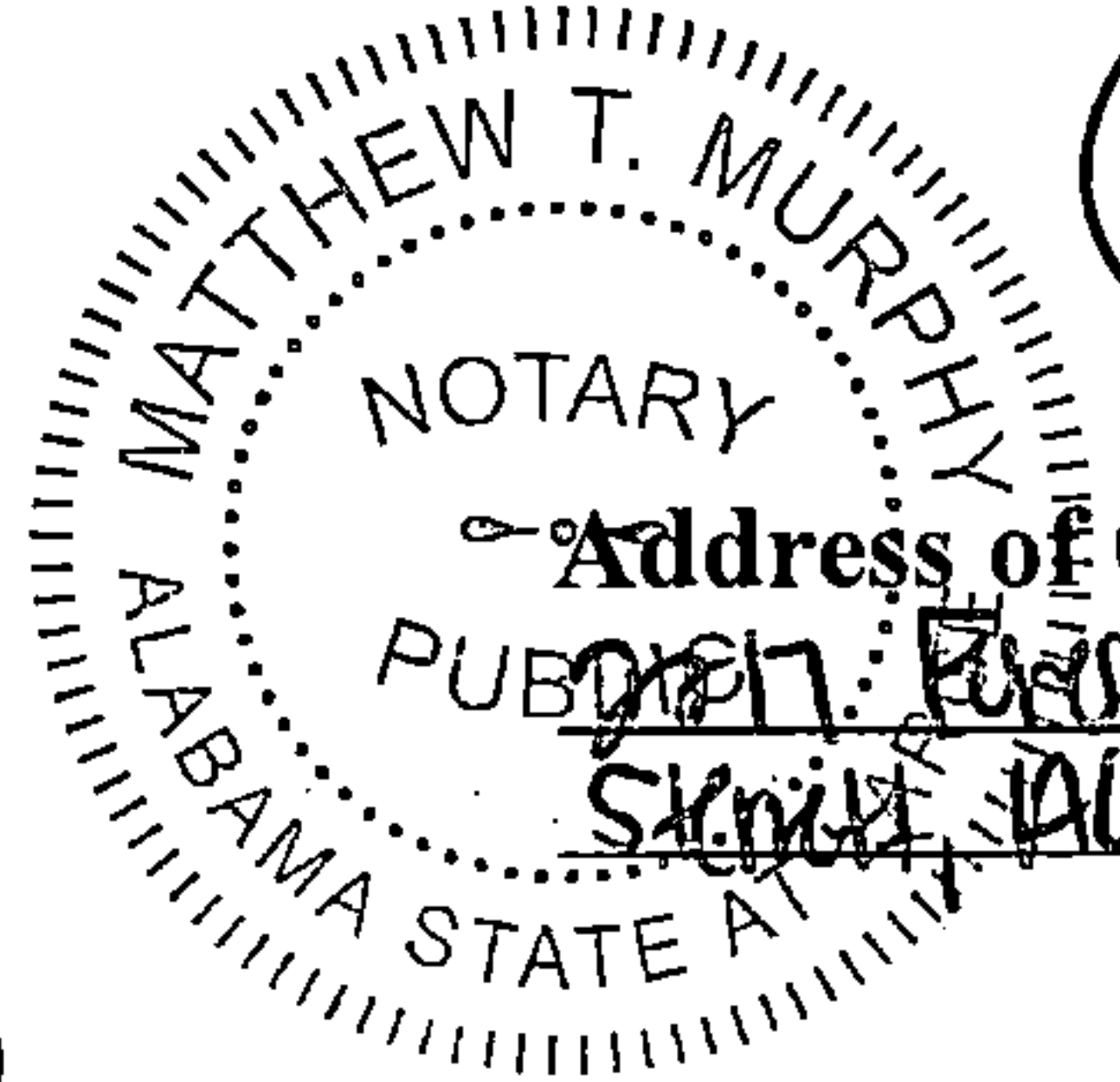


I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that ARCHER DEVELOPMENT LLC is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2025.

Matthew T. Murphy
NOTARY PUBLIC
My Commission Expires: 12/3/2025

Address of Grantee:
183 CO Rd 56
Clanton AL 36015



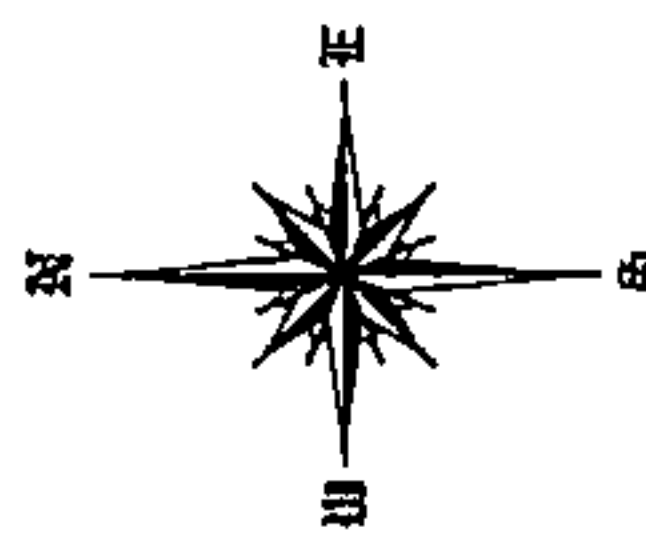
Address of Grantor:
4017 Forest Lakes Lane
Shelby, AL 35147

Property Address:
40 Page Creek Road,
Wilsonville, AL 35186

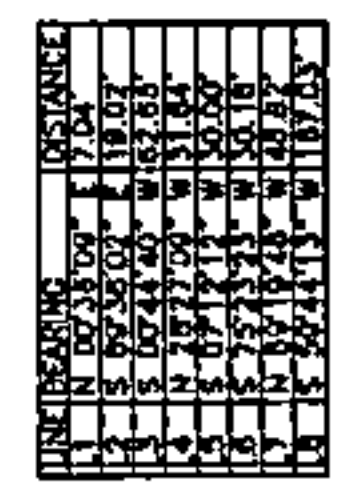
Real Value: \$380,000.00

[illegible]

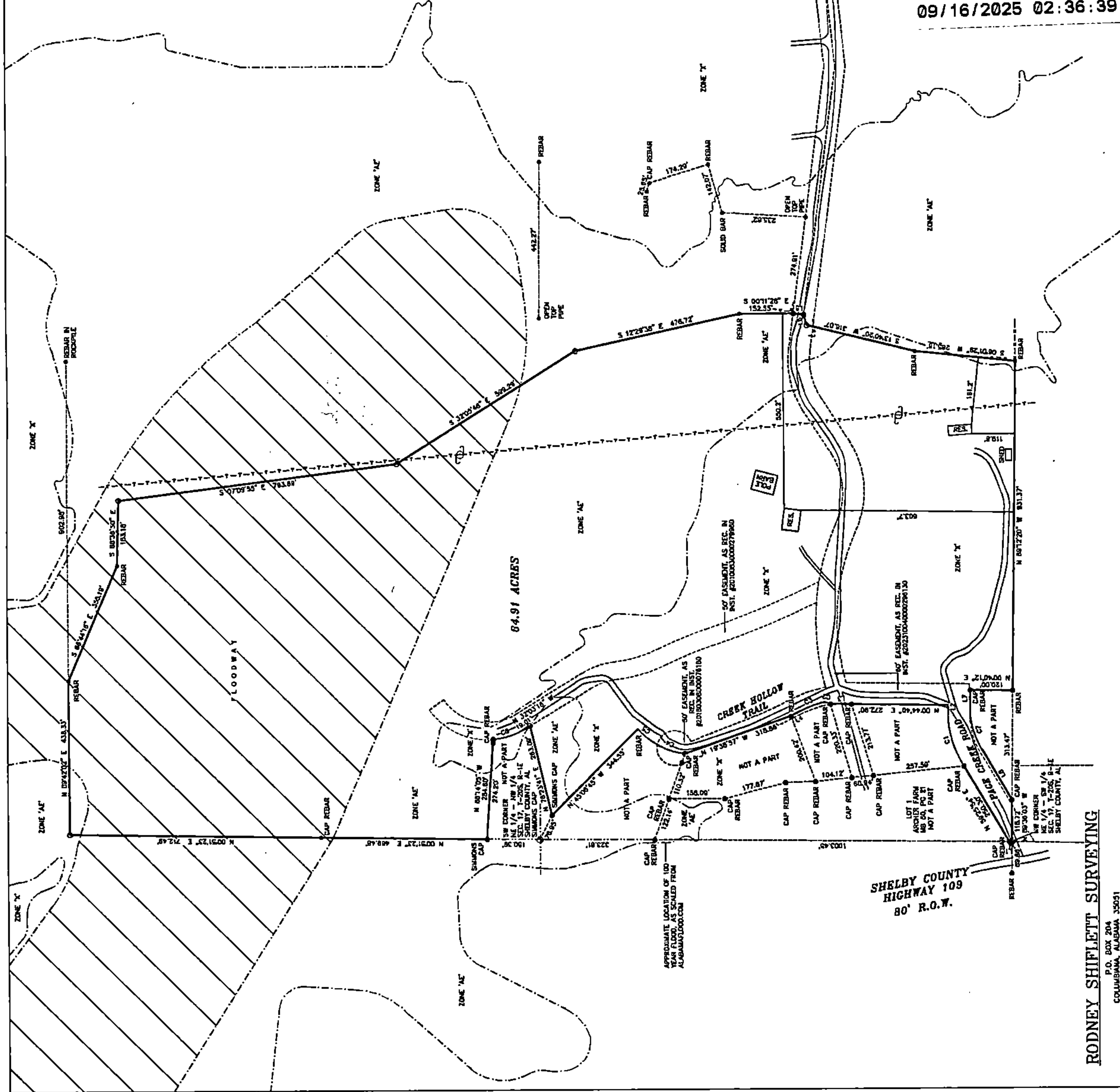
According to my survey of August 5, 2024

BOUNDARY SURVEY

NOTES
1. NORTH ARROW AND BEARINGS AS SHOWN HEREON ARE BASED ON ASSUMED DATUM.
2. NO TITLE COMMITMENT PERFORMED OR FURNISHED TO SURVEYOR.
3. ALL DISTANCES SHOWN HEREON ARE DEDU/RECORD MAP, AND FIELD MEASURED UNLESS OTHERWISE NOTED.



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RODNEY SHIFLETT SURVEYING

**P.O. BOX 204
COLUMBIA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1286
JOB #23718 BOY**