

THIS INSTRUMENT PREPARED BY:
PLEASE RECORD AND RETURN TO:
Michael Cooke, Esq.
McMichael and Gray, PC
600 Boulevard South SW, Suite 308
Huntsville, Alabama 35802
CONST- 850927

PLEASE SEND TAX NOTICE TO:
JLM Cedar Forest, LLC
416 Ves Trace
Vestavia Hills, AL 35216

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

THIS CONVEYANCE made and entered into on this the 19th day of September 2025, by and between **Newcastle Development, LLC**, an Alabama limited liability company, as the Grantor, and **JLM Walker Springs, LLC**, an Alabama limited liability company as the Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it, cash in hand paid this day by said Grantee, the receipt of which is acknowledged, and other good and valuable consideration, does by these presents grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the following described real estate lying and situated in the County of Shelby, State of Alabama, particularly described as follows (the "Property"):

See attached Exhibit A

SUBJECT TO ad valorem taxes and assessments for 2025 and subsequent years, which are not yet due and payable; all drainage, setback lines and zoning; building, utility restrictions and easements; reservations, instruments, covenants, and all other matters of record; rights of way of record; zoning ordinances, laws and recorded restrictions; and any matters that would be reflected in a current accurate survey of the property (the "Permitted Exceptions").

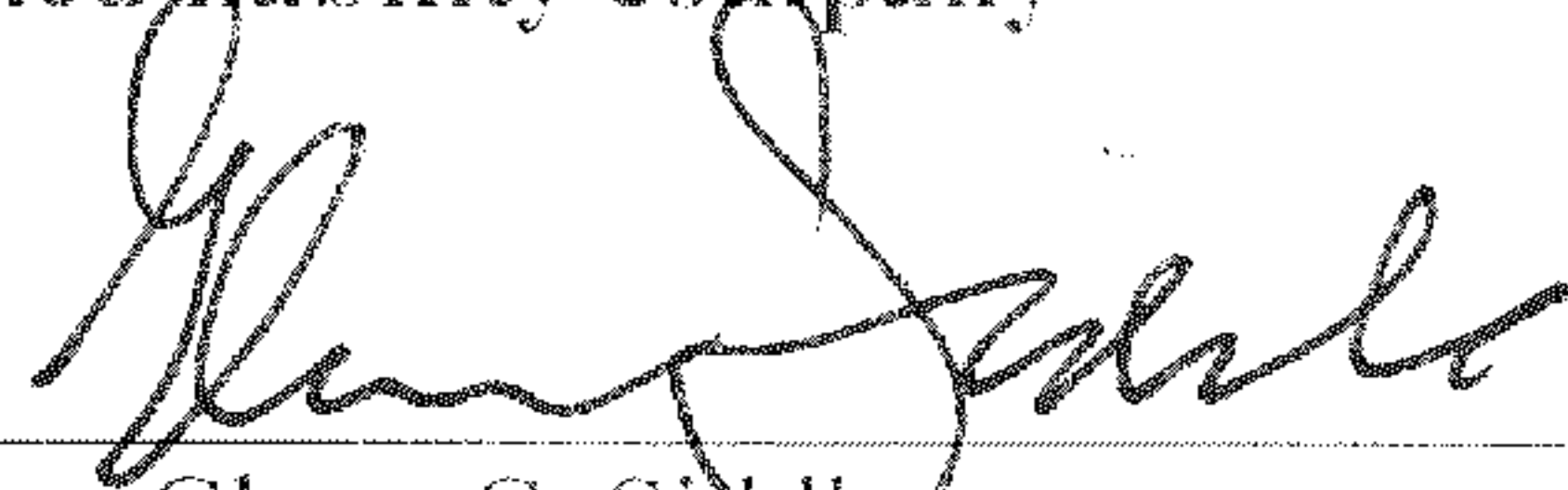
TO HAVE AND TO HOLD the Property described above, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee and unto its successors and assigns forever.

AND subject to the Permitted Exceptions, the said Grantor does for itself, heirs, and assigns, covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said Property; that Grantor has a good right to sell and convey the same as aforesaid; that it will forever warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantor hereunto sets its hand and seal effective on the day and year first written.

GRANTOR:

Newcastle Development, LLC, an Alabama
limited liability company

By: 

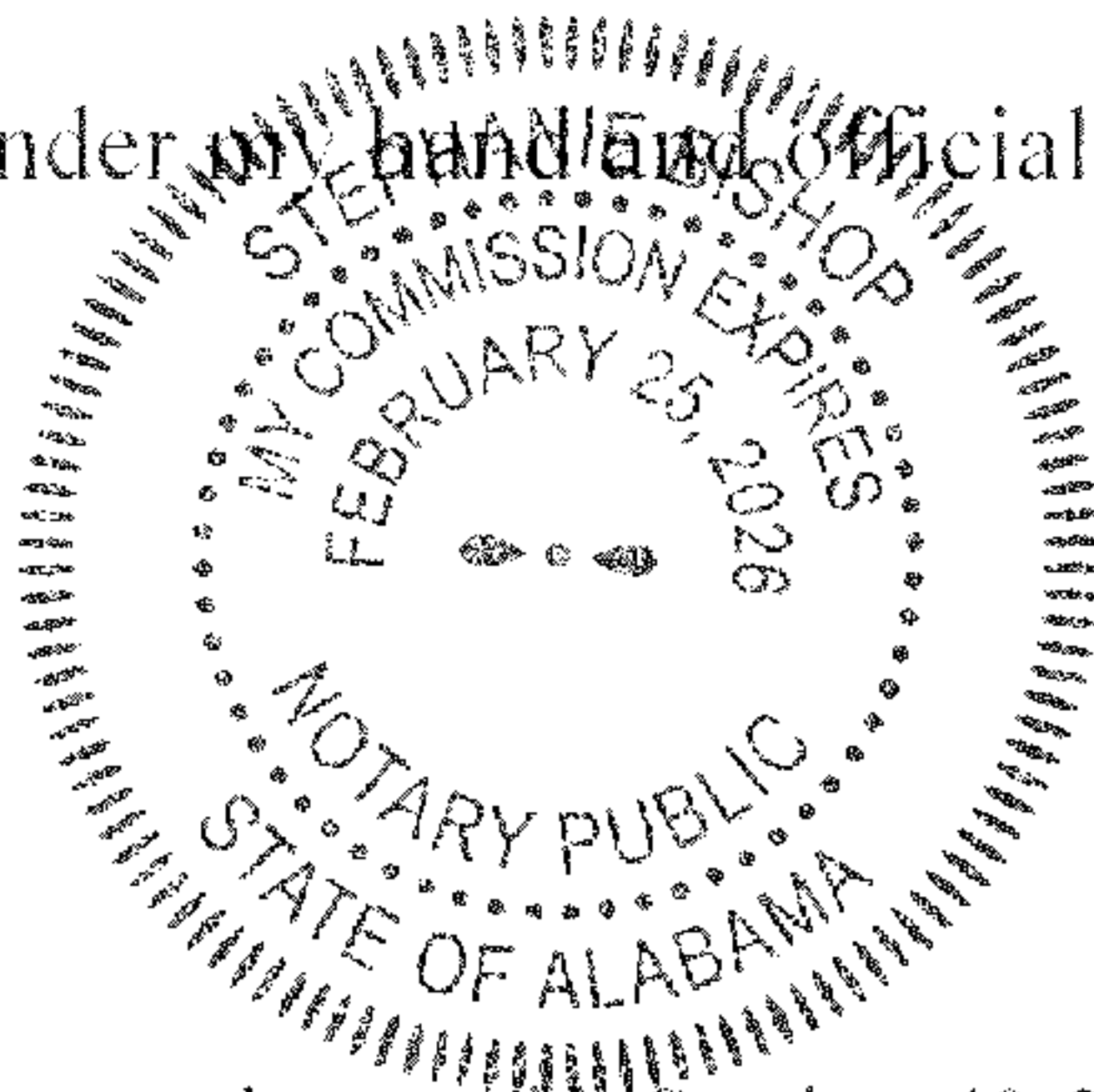
Name: Glenn C. Siddle

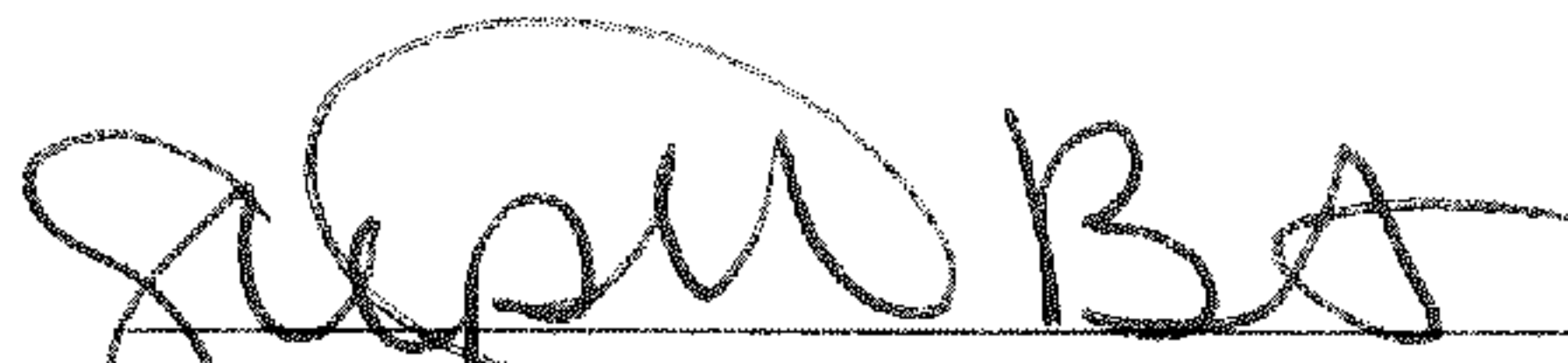
Its: Manager

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said County in said State, hereby certify that, Glenn C. Siddle, as Manager of Newcastle Development, LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this 18th day of September 2025.





Notary Public

My Commission Expires: 2/25/26

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address:	121 Bishop Circle, Pelham, AL 35124
Grantee's Address:	416 Ves Trace, Vestavia Hills, AL 35216
Property Address:	Approx +/- 57.28 acres to be 134 developed lots, Shelby County, AL. Tax Parcel No. 23-6-24-0-000-003.006 and 23-6-24-0-000-003.007.
Purchase Price:	\$836,225.00

Exhibit A Legal Description

PARCEL I: (Newcastle Development, LLC Property)

Commence at a 3" pipe in place being the Southwest corner of Section 24, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed South $86^{\circ} 56' 17''$ East along the South boundary of said Section 24 for a distance of 906.72 feet; thence proceed South $86^{\circ} 54' 24''$ East along the South boundary of said Section 24 for a distance of 525.79 feet to the point of beginning. From this beginning point proceed North $00^{\circ} 00'$ West for a distance of 1549.36 feet; thence proceed Northeasterly along the curvature of a concave curve right having a delta angle of $51^{\circ} 05' 54''$ and a radius of 940.0 feet for a chord bearing and distance of North $71^{\circ} 02' 19''$ East, 810.82 feet to the P. T. of said curve; thence proceed South $83^{\circ} 24' 44''$ East for a distance of 833.12 feet to a point on the Westerly right-of-way of Smokey Road; thence proceed South $06^{\circ} 36' 56''$ West along the Westerly right-of-way of said road for a distance of 1401.61 feet; thence proceed North $82^{\circ} 56' 52''$ West for a distance of 331.55 feet; thence proceed North $01^{\circ} 58' 05''$ East for a distance of 244.91 feet; thence proceed South $80^{\circ} 19' 26''$ West for distance of 101.99 feet; thence proceed North $85^{\circ} 53' 25''$ West for a distance of 72.12 feet; thence proceed South $83^{\circ} 23' 19''$ West for a distance of 120.0 feet; thence proceed South $55^{\circ} 34' 14''$ West for a distance of 15.25 feet; thence proceed South $01^{\circ} 47' 54''$ West for a distance of 618.95 feet to a point on the Southerly boundary of said Section 24; thence proceed North $86^{\circ} 54' 24''$ West along the Southerly boundary of said Section 24 for a distance of 789.81 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth, Northeast one-fourth of the Southwest one-fourth, the Northwest one-fourth of the Southeast one-fourth and the Southwest one-fourth of the Southeast one-fourth of Section 24, Township 21 South, Range 3 East, Shelby County, Alabama and contains 54.09 acres.

Source of title for Tracts I and II: deed of record in Instrument No. 20211029000525210, in the Office of the Judge of Probate for Shelby County, Alabama

LESS AND EXCEPT

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence N $18^{\circ} 21' 04''$ E a distance of 4537.48 feet to a concrete monument lying on the South right of way of County Road 12; thence along a curve turning to the right an arc length of 518.67 feet, with a radius of 2824.67 feet, a chord bearing of S $65^{\circ} 11' 43''$ E, and a chord length of 517.92 feet to the Point of Beginning; thence continue along said South right of way along a curve turning to the right an arc length of 151.39 feet, with a radius of 2824.67 feet, a chord bearing of S $58^{\circ} 23' 59''$ E, and a chord length of 151.37 feet; thence leaving said right of way S $27^{\circ} 29' 47''$ W a distance of 172.81 feet; thence S $08^{\circ} 24' 54''$ E a distance of 67.30 feet; thence S $41^{\circ} 50' 31''$ W a distance of 135.79 feet; thence S $56^{\circ} 44' 36''$ E a distance of 58.49 feet; thence S $15^{\circ} 39' 23''$ W a distance of 80.00 feet; thence S $13^{\circ} 21' 05''$ W a distance of 40.00 feet; thence S $11^{\circ} 54' 36''$ W a distance of 40.00 feet; thence S $10^{\circ} 28' 07''$ W a distance of 40.00 feet; thence S $09^{\circ} 01' 38''$ W a distance of 40.00 feet; thence S $07^{\circ} 35' 09''$ W a distance of 40.00 feet; thence S $06^{\circ} 08' 40''$ W a distance of 40.00 feet; thence S $04^{\circ} 42' 11''$ W a distance of 40.00 feet; thence S $03^{\circ} 15' 42''$ W a distance of 40.00 feet; thence S $01^{\circ} 49' 13''$ W a distance of 40.00 feet; thence S $00^{\circ} 22' 44''$ W a distance of 40.00 feet; thence S $01^{\circ} 03' 45''$ E a distance of 40.00 feet; thence S $02^{\circ} 30' 14''$ E a distance of 40.00 feet; thence S $03^{\circ} 56' 43''$ E a distance of 40.00 feet; thence S $05^{\circ} 23' 12''$ E a distance of 40.00 feet; thence S $06^{\circ} 49' 41''$ E a distance of 40.00 feet; thence S $08^{\circ} 16' 10''$ E a distance of 40.00 feet; thence S $09^{\circ} 42' 39''$ E a distance of 40.00 feet; thence S $11^{\circ} 09' 08''$ E a distance of 40.00 feet; thence S $79^{\circ} 01' 40''$ W a distance of 120.01 feet; thence with a curve turning to the left an arc length of 34.11 feet, with a radius of 1710.00 feet, a chord bearing of S $12^{\circ} 22' 52''$ E, and a chord length of 34.11 feet; thence S $12^{\circ} 57' 09''$ E a distance of 16.41 feet; thence S $77^{\circ} 02' 51''$ W a distance of 70.00 feet; thence with a curve turning to the left an arc length of 38.80 feet, with a radius of 25.00 feet, a chord bearing of N $57^{\circ} 25' 10''$ W, and a chord length of 35.02 feet; thence S $78^{\circ} 06' 50''$ W a distance of 138.25 feet; thence S $11^{\circ} 53' 10''$ E a distance of 120.00 feet; thence S $78^{\circ} 06' 50''$ W a distance of 80.00 feet; thence S $11^{\circ} 53' 10''$ E a distance of 27.76 feet; thence N $82^{\circ} 43' 10''$ E a distance of 19.13 feet; thence with a curve turning to the right an arc length of 606.32 feet, with a radius of 183.00 feet, a chord bearing of S $87^{\circ} 38' 12''$ W, and a chord length of 364.65 feet; thence with a compound curve turning to the right an arc length of 454.97 feet, with a radius of 345.00 feet, a chord bearing of N $40^{\circ} 20' 02''$ E, and a chord length of 422.71 feet; thence N $78^{\circ} 06' 50''$ E a distance of 121.90 feet; thence N $11^{\circ} 53' 10''$ W a distance of 36.94 feet; thence N $34^{\circ} 15' 19''$ E a distance of 24.44 feet; thence with a curve turning to the right an arc length of 825.22 feet, with a radius of 1900.00 feet, a chord bearing of N $06^{\circ} 33' 52''$ E, and a chord length of 818.75 feet; thence N $23^{\circ} 09' 42''$ E a distance of 112.65 feet; thence S $66^{\circ} 50' 18''$ E a distance of 90.70 feet; thence N $23^{\circ} 09' 42''$ E a distance of 50.00 feet; thence with a curve turning to the left an arc length of 38.58 feet, with a radius of 25.00 feet, a chord bearing of N $68^{\circ} 57' 19''$ E, and a chord length of 34.86 feet; thence with a reverse curve turning to the right an

are length of 170.13 feet, with a radius of 1780.00 feet, a chord bearing of N 27 °29'13" E, and a chord length of 170.06 feet to the Point of beginning, having an area of 12.12 acres, more or less.

ALSO WITH:

Commence at a 3" pipe being the Southwest corner of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 86°56'17" E a distance of 906.72 feet to a 2" pipe; thence S 86°54'24" E a distance of 1914.40 feet to a 2" pipe on the West right of way of County Road 12; thence along said West right of way N 6°36'56" E a distance of 1314.17 feet to the Point of Beginning; thence leaving said right of way N 83°24'40" W a distance of 25.00 feet; thence N 85°36'56" W a distance of 59.57 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 43°18'22" W a distance of 83.63 feet; thence N 83°24'44" W a distance of 120.00 feet; thence N 06°35'16" E a distance of 200.00 feet; thence N 09°30'09" W a distance of 72.16 feet; thence N 83°24'44" W a distance of 120.00 feet; thence N 61°03'19" W a distance of 54.06 feet; thence N 83°24'44" W a distance of 120.00 feet; thence S 06°35'16" W a distance of 20.56 feet; thence N 83°24'44" W a distance of 131.33 feet; thence S 65°50'09" W a distance of 89.65 feet; thence N 73°49'26" W a distance of 120.00 feet; thence N 85°16'27" W a distance of 50.78 feet; thence N 76°23'31" W a distance of 120.00 feet; thence N 19°58'27" E a distance of 76.51 feet; thence N 41°08'10" W a distance of 74.29 feet; thence N 05°06'09" W a distance of 114.97 feet; thence with a curve turning to the right an arc length of 422.07 feet, with a radius of 965.00 feet, a chord bearing of N 84°03'27" E, and a chord length of 418.72 feet; thence S 83°24'44" E a distance of 758.11 feet; thence S 38°23'54" E a distance of 70.73 feet; thence S 83°23'04" E a distance of 25.00 feet to a point on the West right of way of County Road 12; thence along said right of way S 06°36'56" W a distance of 464.97 feet to the Point of Beginning, having an area of 10.59 acres, more or less.

Source of title for Tracts I and II: deed of record in Instrument No. 20241223000390060, in the Office of the Judge of Probate for Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2025 01:39:48 PM
\$32.00 JOANN
20251103000336740

Allen S. Bayl