

CORPORATION FORM WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Drake Bowman
153 Canada Lane
Eastaboga, AL 36260

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Seventy-Five Thousand and 00/100 Dollars (\$75,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **SCOUT LAND GROUP, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **DRAKE BOWMAN**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

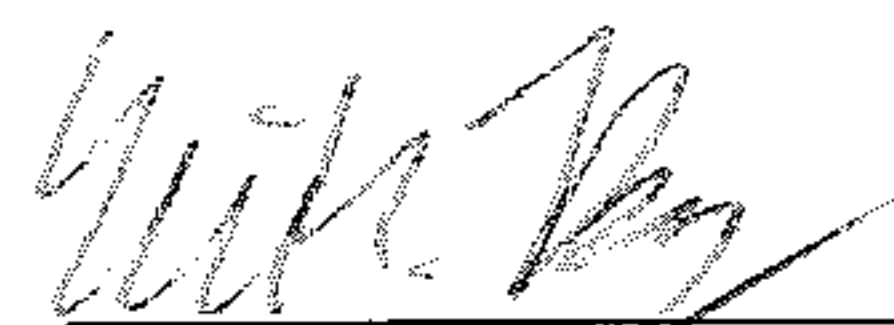
\$70,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **ERIN BERGER**, its **REPRESENTATIVE**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 15 day of October, 2025.

SCOUT LAND GROUP, LLC



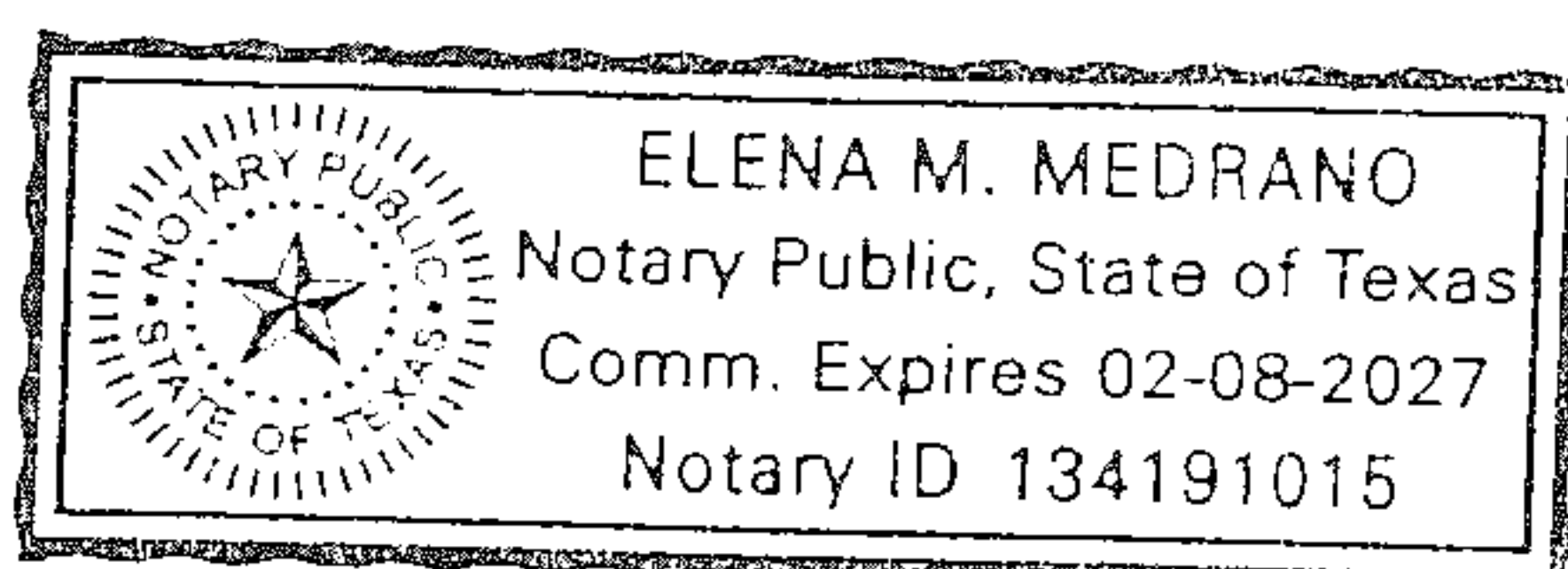
BY: ERIN BERGER
ITS: REPRESENTATIVE

STATE OF Texas

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ERIN BERGER**, whose name as **REPRESENTATIVE** of **SCOUT LAND GROUP, LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 15 day of October, 2025.



Notary Public
My Commission Expires: 02-08-2027

EXHIBIT "A"

All that certain lot or parcel of land situated in Shelby County, Alabama and being more particularly described as follows:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9 and a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, all being in Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Northwest corner of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 9; thence run South along the West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 92.26 feet; thence turn left $84^{\circ}26'$ and run Southeasterly a distance of 1600.0 feet to the point of beginning; thence continue along the last described course a distance of 536.82 feet; thence turn right $55^{\circ}45'$ and continue Southeasterly a distance of 315.72 feet; thence turn right $26^{\circ}55'45''$ and run South a distance of 1026.80 feet; to the Northerly right of way line of Shelby County Road #83, said right of way line being in a curve to the right running Westerly; thence turn right $89^{\circ}25'55''$ and run Westerly a chord distance of 155.54 feet; thence from said chord; turn right $92^{\circ}20'27''$ and run North a distance of 464.18 feet; thence turn left $68^{\circ}55'45''$ and run Northwesterly a distance of 450.10 feet; thence turn left $111^{\circ}04'15''$ and run South a distance of 358.32 feet to the Northeast right of way line of said Shelby County Road #83; thence turn right $139^{\circ}49'03''$ and run Northwesterly along said Northeast right of way line a distance of 220.04 feet; thence turn right $40^{\circ}09'50''$ and run North a distance of 925.70 feet to the point of beginning.

TAX PARCEL NUMBER: 07-2-09-0-001-033.007

TAX PARCEL NUMBER: 07-5-16-0-001-012.003

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

Grantor's Name	<u>SCOUT LAND GROUP, LLC</u>	Grantee's Name	<u>DRAKE BOWMAN</u>
Mailing Address	<u>1016 Woodland Street,</u> <u>Houston, TX 77009</u>	Mailing Address	<u>153 Canada Lane</u> <u>Eastaboga, AL 36260</u>
Property Address	<u>14.38 Acres at</u> <u>3207 Highway 83,</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>October 15, 2025</u>
		Total Purchase Price \$	<u>75,000.00</u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u> </u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> X </u> Sales Contract	<u> </u> Other <u> </u>
<u> X </u> Closing Statement	<u> </u>

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 October 15, 2025

Print B. CHRISTOPHER BATTLES

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 01:04:42 PM
\$33.00 BRITTANI
20251104000338270

Form RT-1

Allen S. Bayl