



20260108000007140 1/5 \$72.00
Shelby Cnty Judge of Probate, AL
01/08/2026 12:03:33 PM FILED/CERT

PROPERTY ADDRESS:

A tract of land located in the
S ½ of S23, T20S, R2W
Shelby County, Alabama
[Accuracy of address is not warranted]

SEND TAX NOTICE TO:

Buck Family Partnership, Ltd.
1242 Buck Lake Road
Chelsea, AL 35043

THIS INSTRUMENT WAS PREPARED BY:

Sylvion S. Moss, Esq.
Law Works, LLC
The Landmark Center, Suite 500
2100 First Avenue N
Birmingham, AL 35203

*[TITLE NOT REVIEWED; DRAFTED FROM INFORMATION
PROVIDED BY GRANTEE]*

*Market Value =
\$ 31,643*

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of Ten and 40/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **KAU LAND HOLDINGS, LLC**, an Alabama limited liability company, whose mailing address is P.O. Box 1688, Pelham, AL 35124 (herein referred to as "Grantor"), does hereby grant, bargain, sell and convey unto **BUCK FAMILY PARTNERSHIP, LTD.**, an Alabama limited partnership, whose mailing address is 1242 Buck Lake Road, Chelsea, AL 35043 (herein referred to as "Grantee") the following described real property, located and situated in Shelby County, Alabama (legal description pursuant to survey attached as Exhibit A and incorporated herein):

A PARCEL OF LAND BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 4"X4" CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, AND ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF MAGNOLIA HILLS EQUINE RURAL SUBDIVISION AS RECORDED IN MAP BOOK 61 PAGE 66 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA; THENCE RUNS 87°42'50" E ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION AND THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 1130.91 FEET TO A 5/8" CAPPED REBAR

STAMPED "CLINKSCALES" SET ALONG THE EASTERLY LINE OF AN EXISTING 30' ACCESS EASEMENT (PER INST #20150512000155860); THENCE LEAVING SAID SOUTH 1/4-1/4 LINE AND SAID NORTH LINE OF LOT 1, CONTINUE ALONG THE EASTERLY LINE OF SAID EASEMENT FOR THE FOLLOWING THREE (3) CALLS; N 27°51'23" W FOR A DISTANCE OF 6.06 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES" SET; N 07°46'36" W FOR A DISTANCE OF 100.86 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES" SET; N 02°46'00" E FOR A DISTANCE OF 36.62 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES" SET; THENCE LEAVING SAID EASTERLY LINE, RUNS 88°53'06" W FOR A DISTANCE OF 1115.24 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES" SET; THENCE RUN N 87°43'52" W FOR A DISTANCE OF 1482.94 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES" SET ON THE WESTERLY SIDE OF AN EXISTING CHERT ROAD; THENCE RUNS 15°28'22" W FOR A DISTANCE OF 77.04 FEET TO A 5/8" CAPPED REBAR STAMPED "CLINKSCALES" SET ON THE WESTERLY SIDE OF AN EXISTING CHERT ROAD, AND ALSO BEING ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE RUN S 87°43'52" E ALONG SAID SOUTH 1/4-1/4 LINE FOR A DISTANCE OF 1503.24 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 5.35 ACRES, MORE OR LESS.

SUBJECT TO:

1. 2025 taxes and subsequent years, not yet due and payable.
2. All restrictions, easements, rights of way, liens and encumbrances of record, and such matters set forth in that Clinkscapes Land Surveying, LLC survey dated October 8, 2025, attached hereto as Exhibit A.
3. Oil, gas, mineral, mining and other subsurface rights not owned by Grantor.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said properties, that it is free from all encumbrances, (unless otherwise noted above) that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of persons claiming through Grantor and not further or otherwise.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor, by the undersigned who is authorized to execute this conveyance, hereunto set their hands and seals on this 16th day of December, 2025.

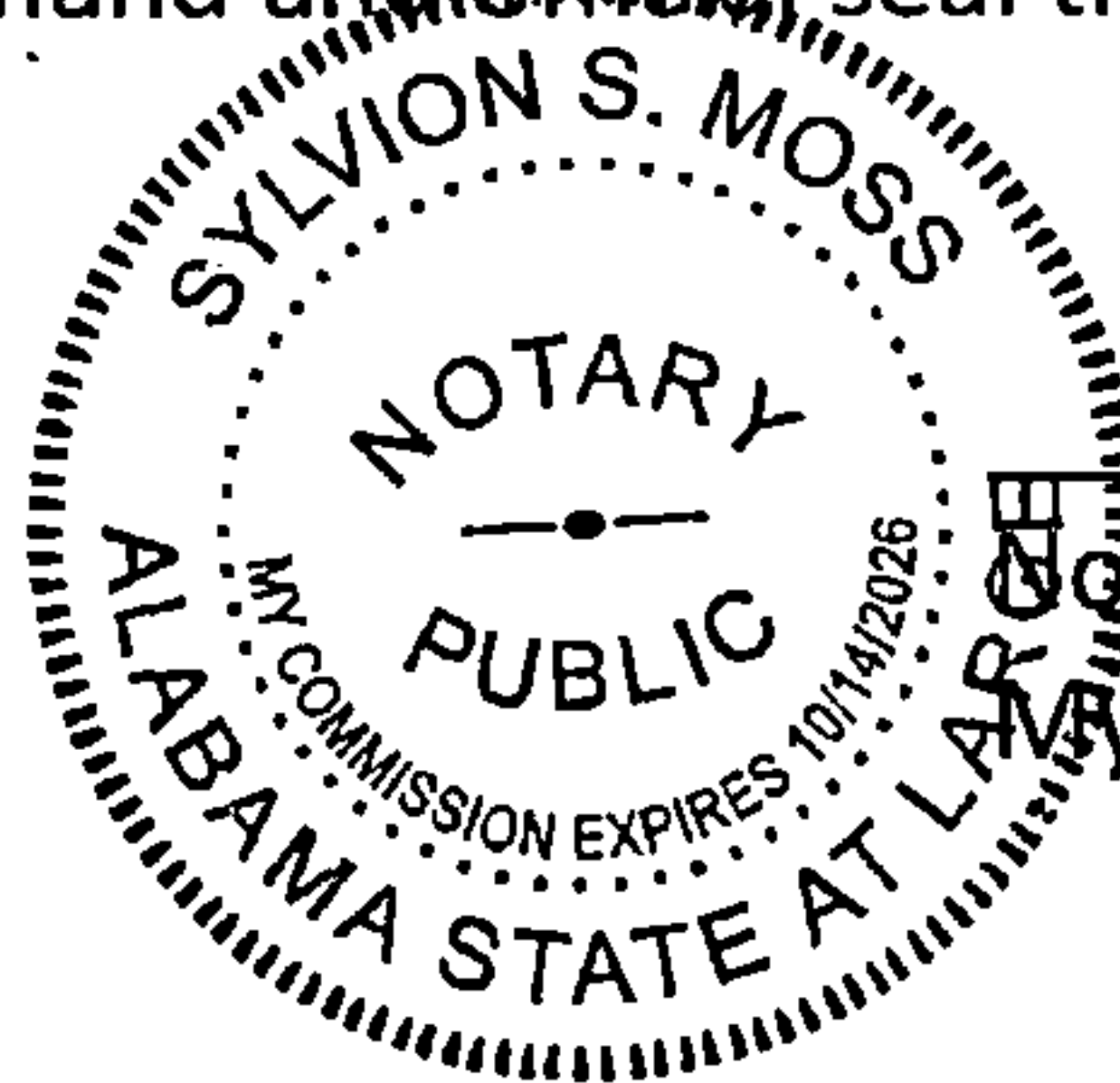
KAU LAND HOLDINGS, LLC
an Alabama limited liability company

By: [Signature]
Kent A. Upton
Its: Authorized Member

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Kent A. Upton, whose name as Authorized Member of KAU LAND HOLDINGS, LLC, an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such authorized member and with full authority executed the same voluntarily as and for the act of said limited liability company.

Given under my hand and official seal this 16th day of December, 2025.



[Signature]
Notary Public
My commission expires: 10-14-2026

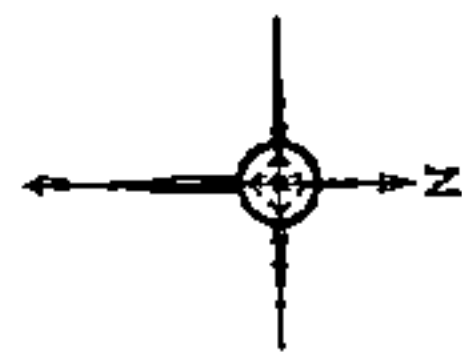


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EXHIBIT A

FROM IN SETTING
FROM IN FOUND RE
14 SECTION CORNE
EX ST. CONC. MON.
CALCULATED POINT
ACRES
SQUARE FEET
PLUS ON P. 405
DICK
CONCRETE
REINFORCING WALL
GUY A. COROR
FENCE
OVERHEAD POWER
TOWER POLE
WATER TOWER
LIGHT POLE
LIGHT POLE -

SURVEY CONTROL: THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 83 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.C. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.



DE 274 - CIVIL
SECTION 23

OWNER: KAU LAND HOLDINGS LLC
ADDRESS: P O BOX 1688 PELHAM, AL 351
PARCEL NUMBER: 14 6 21 D 000 002.000

LINE	BEARING	DISTANCE
1	S 55° 15' 45" W	139.18
2	N 1° 15' 00" E	139.31
3	N 13° 56' 25" E	139.31
4	N 27° 51' 13" E	115.74
5	N 07° 46' 10" W	104.30
6	N 02° 46' 00" E	104.26
7	N 48° 58' 13" E	140.41
8	N 74° 21' 10" E	204.05

ACCESS EASEMENT PROPERTY
ER INST. # 20150512000155660

OWNER: DUNCAN DENEY C & MARTHA G
ADDRESS: 923 GRIFFIN RD CHELSEA, AL 35043
PARCEL NUMBER: 14 6 23 0 000 006.000

**LEGAL DESCRIPTIONS
(AS-SURVEYED)**

TRACT 1 (OVERALL) BEING IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible][illegible][illegible]

STATE OF ALABAMA)
COUNTY OF SHELBY)

"PROPERTY BOUNDARY SURVEY"

Order No.: 25-311
 Purchase#: BUCK
 Address: 1242 BUCK LAKE ROAD
 BY: 
 Date: OCTOBER 8, 2015

Steven J. Omice
12254 US-280
SICRE, AL 35114
(205) 671-1033

SE 1/4, NW 1/4
T20N, R16E

2014-11-2
SECTION 2.6

SECTION 28
SECTION 28

CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 100'	APPROVED BY: Steven J. Carraschi, P.E. AL REG. NO. 31269	DATE OF SURVEY: 05-12-2025	TEL: 205-871-4033	12254 N Highway 200 Sorrento, AL 35147 CHS@lvsurvey.com	GRAPHIC SCALE: 1" = 100'	Copyright ©
	SURVEYED BY: MWT / DEANNA BRY, SDC				Job #: 25-311	

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OWNER: DELANEY EXCHANGE LLC 503 INT & SPRINGDALE
ADDRESS: PO BOX 16126 MOBILE, AL 36616
PARCEL NUMBER: 14 7 26 0 000 003 020

NE 24th - NW 1st
SECTION 26

NO 2/4 - 112 17
SECRET UN 26

56701426

OWNER: MAGNOLIA HILLS EQUINE LLC
ADDRESS: 1243 HUGHES RD COLUMBIANA, AL 35051
PARCEL NUMBER: 14 7 26 0 000 001.001



1111 APPELGATE CT PELHAM, AL 35122
TEL NUMBER: 147 26 0 000 001.000

SW CORNER
NE 1/4 - NE 1/4
SEC 26, T-20-S, R-2-W
SHELBY COUNTY, ALABAMA
FOUND 5/8 - CAPPED
BARNARD