



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 1/2 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 Clinkscales 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.

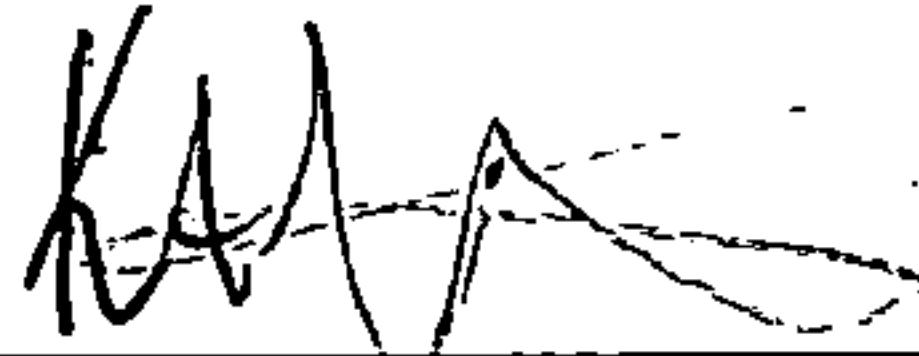
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

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 16<sup>th</sup> day of December, 2025.

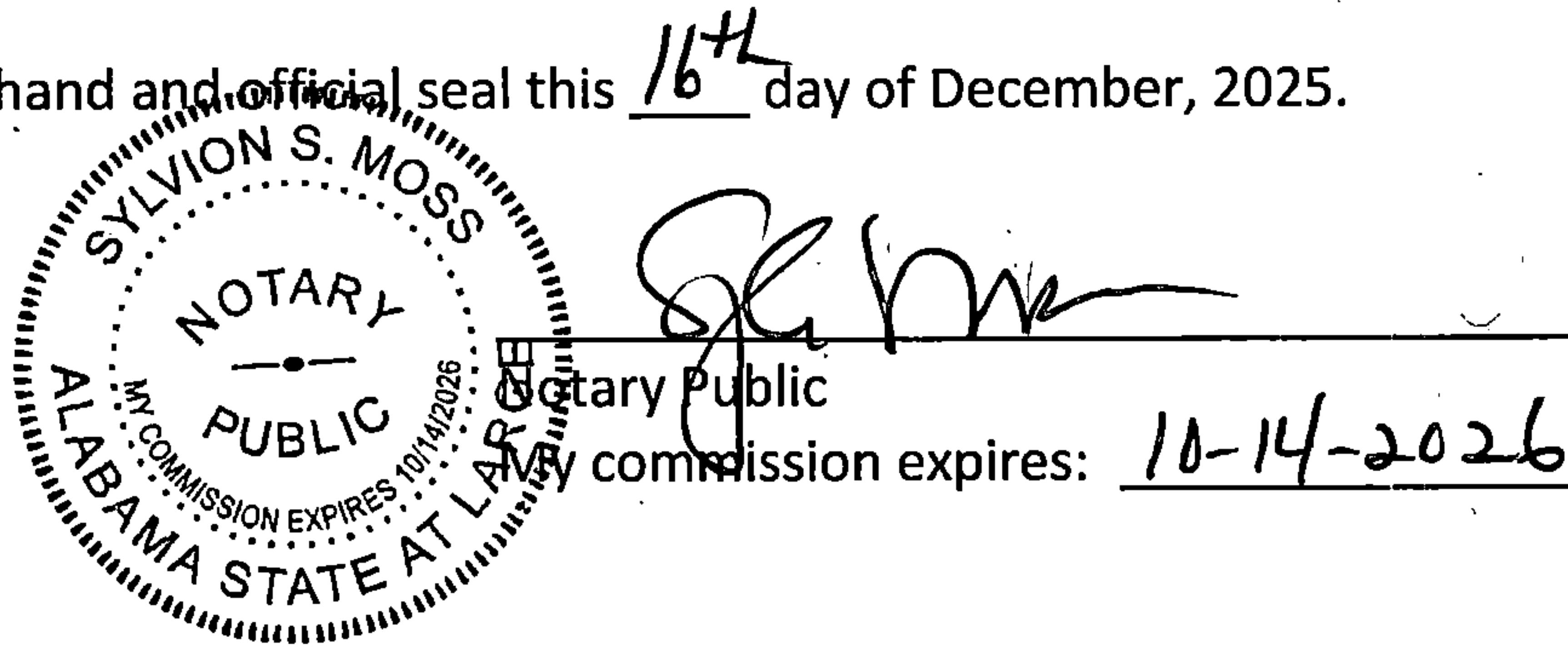
KAU LAND HOLDINGS, LLC  
an Alabama limited liability company

By:   
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 16<sup>th</sup> day of December, 2025.





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# EXHIBIT A

