

20260115000013660

01/15/2026 10:35:42 AM

DEEDS 1/5

Commitment Number: 250609951

Seller's Loan Number: 12200 Old Hwy 280

AFTER RECORDING RETURN TO:
MAVERICK ENTERPRISES 205 LLC
8350 Bee Ridge Rd. #357
Sarasota, FL 34241

MAIL TAX STATEMENTS TO:
MAVERICK ENTERPRISES 205 LLC
8350 Bee Ridge Rd. #357
Sarasota, FL 34241

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 09-9-29-0-001-018.002

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 3rd day of December, 2025, by and between **FREDRICK MAURICE RICE, JR.**, whose mailing address is 123 Augusta Way, Helena, AL 35080, hereinafter referred to as Grantor(s) and **MAVERICK ENTERPRISES 205 LLC**, whose mailing address is 8350 Bee Ridge Rd. #357, Sarasota, FL 34241, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Twenty Thousand Dollars and Zero Cents (\$20,000.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A FOUND 5/8" REBAR BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 02°18'43" W ALONG THE EAST LINE OF SAID QUARTER - QUARTER FOR A DISTANCE OF 139.54 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 51°32'14" W FOR A DISTANCE OF 84.13 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE CONTINUE ALONG LAST SAID COURSE N 51°32'14" W FOR A DISTANCE OF 35.00 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN S 71°20'30" W FOR A DISTANCE OF 53.50 FEET TO

A FOUND 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN S 05°35'04" W FOR A DISTANCE OF 68.50 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "CA1084LS"; THENCE RUN S 00°00'00" E FOR A DISTANCE OF 125.73 FEET TO A 1/2" CAPPED REBAR STAMPED "CA1084LS" FOUND ALONG THE NORTHEASTERLY RIGHT OF WAY OF OLD HWY 280 (80' R.O.W.), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 532.96', A DELTA ANGLE OF 34°16'18", A CHORD LENGTH OF 314.06', AND A CHORD BEARING OF N 31°20'07" W; THENCE RUN ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY FOR A DISTANCE OF 318.79' TO A 1/2" CAPPED REBAR STAMPED "CA1084LS" SET ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION; THENCE LEAVING SAID RIGHT OF WAY, RUN N 88°32'59" E ALONG SAID NORTH LINE FOR A DISTANCE OF 319.89' TO THE POINT OF BEGINNING; SAID PARCEL BEING 0.95 ACRES, MORE OR LESS.

BEING SUBJECT TO AN EASEMENT FOR PARKING LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 5/8" REBAR BEING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN S 02°18'43" W ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR A DISTANCE OF 139.54 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE LEAVING SAID 1/4 - 1/4 LINE, RUN N 51°32'14" W FOR A DISTANCE OF 84.13 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "KT KEY"; THENCE CONTINUE ALONG LAST SAID COURSE N 51°32'14" W FOR A DISTANCE OF 35.00 FEET TO A 1/2" CAPPED REBAR SET STAMPED "CA1084LS" AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED; THENCE RUN S 71°20'30" W FOR A DISTANCE OF 39.50 FEET TO A POINT; THENCE RUN N 14°19'08" W FOR A DISTANCE OF 42.00 FEET TO A POINT; THENCE RUN N 69°59'18" E FOR A DISTANCE OF 30.00 FEET TO A POINT; THENCE RUN S 27°06'47" E FOR A DISTANCE OF 43.06 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED FROM REVA B. RICE, AN UNMARRIED WOMAN TO FREDRICK MAURICE RICE, JR. BY CORRECTIVE WARRANTY DEED RECORDED 10/29/2007 IN INSTRUMENT NO. 20071029000498290 OF SHELBY COUNTY, ALABAMA RECORDS.

Property commonly known as: 12200 Old Hwy 280, Chelsea, AL 35043

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 3rd day of December 2025.

Fredrick M Rice Jr
FREDRICK MAURICE RICE, JR.

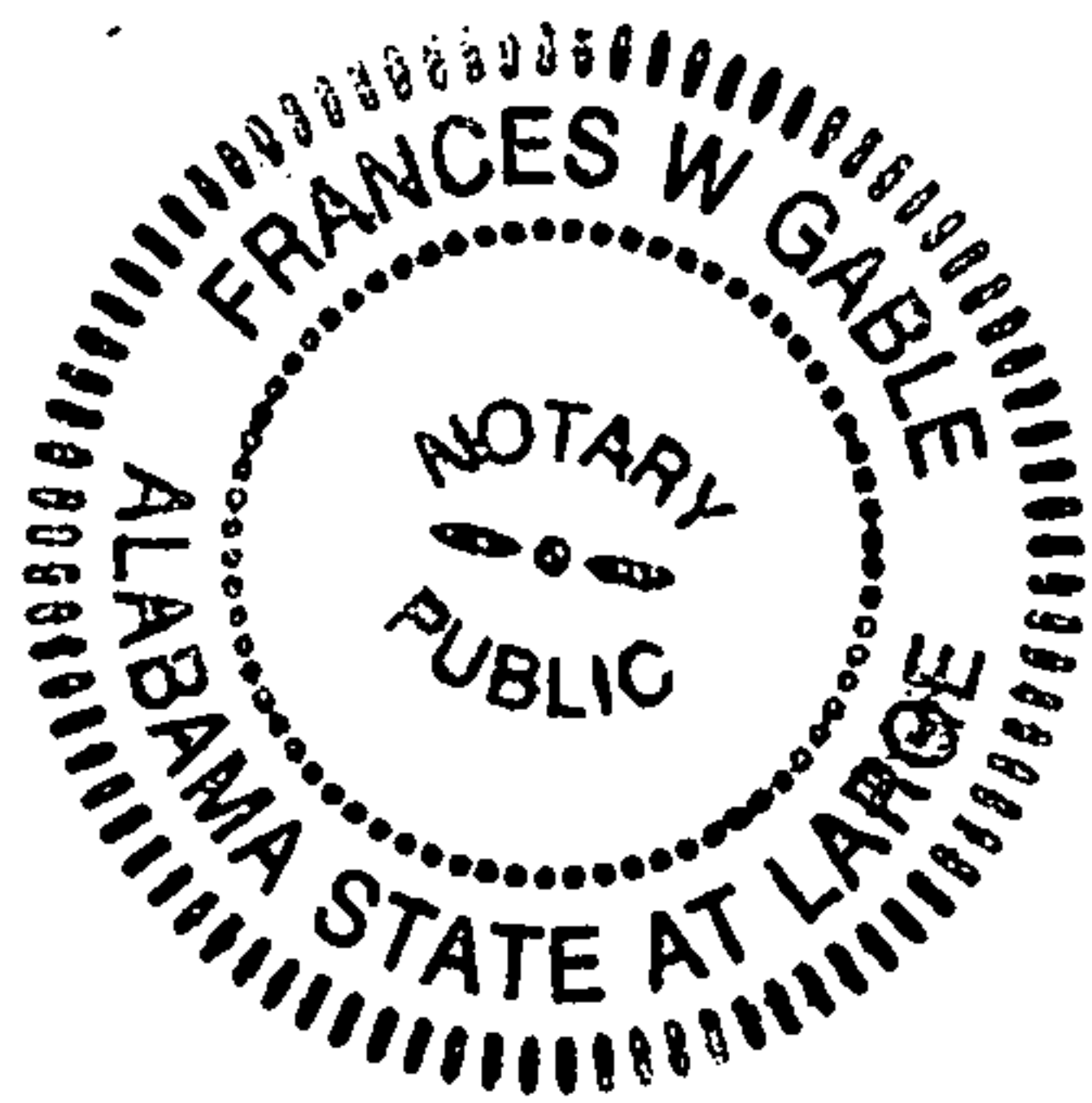
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **FREDRICK MAURICE RICE, JR.** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of December, 2025.

Frances W. Gable
NOTARY PUBLIC

My commission expires: April 29, 2027



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name FREDRICK MAURICE RICE, JR.
Mailing Address 123 Augusta Way
Helena, AL 35080

Grantee's Name MAVERICK ENTERPRISES 205 LLC
Mailing Address 8350 Bee Ridge Rd. #357
Sarasota, FL 34241

Property Address 12200 Old Hwy 280
Chelsea, AL 35043

Date of Sale 12/3/25
Total Purchase Price \$20,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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)

Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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.

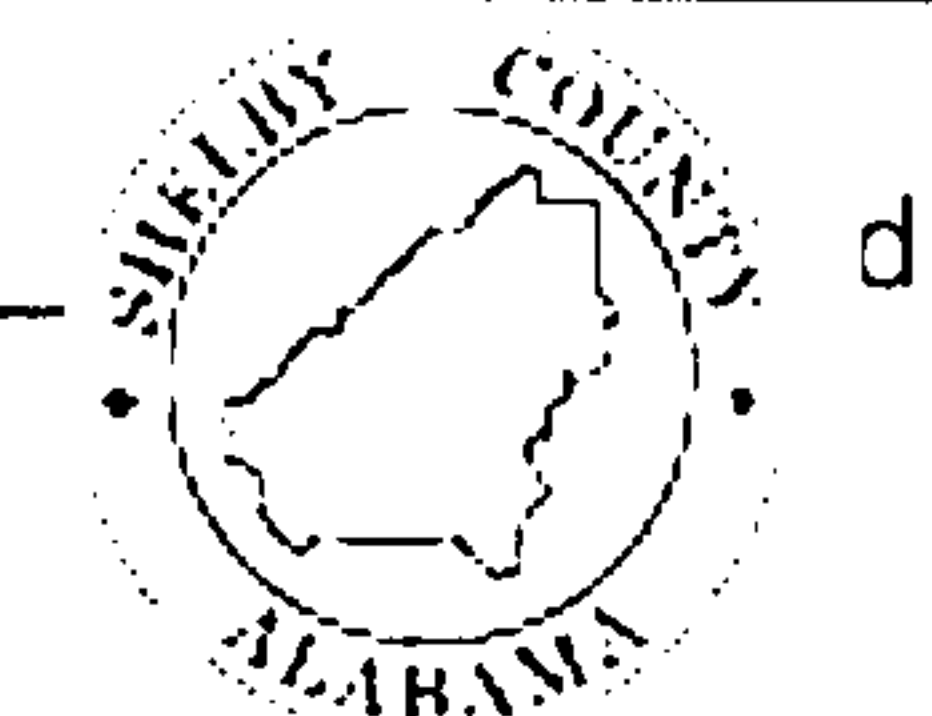
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 12-3-2025

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County (verified by)
01/15/2026 10:35:42 AM
\$54.00 JOANN
20260115000013660

Print Frederick Maurice Rice, Jr.
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Alvin S. Boyd