

Send tax notice to:
KESSTEAM, LLC
3505 Bent River Road
BIRMINGHAM, AL 35216

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020171

Shelby COUNTY

Consideration: \$30,100.00 (assessed value)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten Dollars and no/100 (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, INC.** whose mailing address is: 5502 Caldwell Mill Rd, Suite A, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **KESSTEAM, LLC**, whose mailing address is: 3505 Bent River Road, Birmingham, AL 35216 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

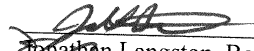
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not due and payable until October 1, 2020.
2. Mineral and mining rights and all rights incident thereto as recorded in Deed Book 106, Page 565.
3. Transmission lien permits to Alabama Power Company as recorded in Deed Book 102, page 264; Deed Book 102, Page 265 and Deed Book 102, Page 266.
4. Easement and right of way to Shelby County recorded in deed Book 154, Page 499 and deed Book 154, Page 501
5. Easement to Alabama Power Company as recorded in Instrument #2005-39382
6. Ingress and Egress Easement conveyed to Union State Bank by Lacey's Grove Property Owner's Association, Inc. as recorded in Instrument #2018-344948 and corrected in Instrument #2018-37014
7. Subject to reservation for ingress and egress and utilities from Shelby County Highway No. 17 in favor of Larry Cain Real Estate Co., Inc. in Instrument #20070418000181450. (Parcel VII)
8. Location of any public utilities rights of way over and across any part of subject property.

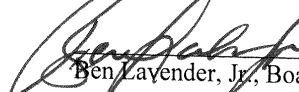
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

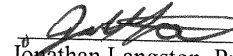
IN WITNESS WHEREOF, the said Grantor, LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, INC., by Jonathan Langston, Ben Lavender, Jr. and Robert Baker, its Board Members and Robert Baker, in his capacity as President, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 12th day of March, 2020.

Lacy Grove's Property Owner's Association, Inc.


Jonathan Langston, Board Member


Ben Lavender, Jr., Board Member


Robert Baker, Board Member

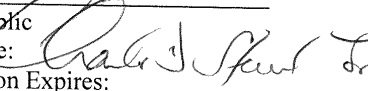

Jonathan Langston, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Langston, Ben Lavender, Jr. and Robert Baker, whose names as Board Members of LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, INC., are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 12th day of March, 2020.



Notary Public
Print Name: 
Commission Expires:

7-30-20

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan Langston, whose name as President of LACEY'S GROVE PROPERTY OWNER'S ASSOCIATION, INC., 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 the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 12th day of March, 2020.



Notary Public
Print Name: 
Commission Expires:

7-30-20

Parcel I:

A part of the West 1/2 of the Northeast 1/4 of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 8; thence run North 1 degree 08 minutes 57 seconds East 490.40 feet to the point of beginning; thence North 88 degrees 18 Minutes 23 seconds West 1335.41 feet to a point on the West line of said 1/4-1/4 section; thence run North 1 degree 03 minutes 13 seconds East 2161.97 feet to the Northwest corner of the NW 1/4 of the NE 1/4; thence run South 88 degrees 15 minutes 09 seconds East along and with the North line of said 1/4-1/4 section a distance of 1339.03 feet to the Northeast corner of said 1/4-1/4 section; thence run South 01 degree 08 minutes 57 seconds West along and with the East line of said 1/4-1/4 section a distance of 2160.67 feet to the point of beginning. LESS AND EXCEPT that part included in Lacey's Grove Phase 2, Map Book 38, Page 19.

Parcel II:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 9, Township 21 South Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the northwest corner of Section 9 Township 21 South Range 3 West, Shelby County, Alabama; thence south 89 degrees 07 minutes 55 seconds east along the north line of the NW 1/4 of the NW 1/4 of said section a distance of 20.50 feet to a rebar capped RCFA, said point also being the point of beginning; thence south 89 degrees 07 minutes 55 seconds east along the north line of said 1/4-1/4 section a distance of 385.36 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence south 48 degrees 04 minutes 59 seconds west along said centerline and leaving said 1/4-1/4 section a distance of 15.07 feet; thence south 02 degrees 45 minutes 12 seconds east along said centerline a distance of 43.86 feet; thence south 04 degrees 22 minutes 37 seconds east along said centerline a distance of 53.36 feet; thence south 00 degrees 48 minutes 03 seconds east along said centerline a distance of 41.70 feet; thence south 61 degrees 41 minutes 59 seconds west along said centerline a distance of 25.07 feet; thence south 82 degrees 35 minutes 08 seconds west along said centerline a distance of 29.81 feet; thence south 47 degrees 51 minutes 28 seconds west along said centerline a distance of 54.39 feet; thence south 02 degrees 51 minutes 49 seconds along said centerline a distance of 44.93 feet; thence north 75 degrees 10 minutes 33 seconds east along said centerline a distance of 22.09 feet; thence north 80 degrees 59 minutes 41 seconds east along said centerline a distance of 53.58 feet; thence south 47 degrees 40 minutes 41 seconds west along said centerline a distance of 70.88 feet; thence south 12 degrees 46 minutes 44 seconds east along said centerline a distance of 17.30 feet; thence south 52 degrees 55 minutes 36 seconds east along said centerline a distance of 54.87 feet; thence south 18 degrees 07 minutes 40 seconds east along said centerline a distance of 46.05 feet; thence south 39 degrees 09 minutes 58 seconds west along said centerline a distance of 64.27 feet to the northerly line of a future road extension of Crider Road; thence north 67 degrees 27 minutes 24 seconds west along said future extension and leaving said centerline a distance of 49.18 feet to a rebar capped EDG, said point also being a point of curve to the right having a central angle of 14 degree 17 minutes 57 seconds and a radius of 470.00 feet; said curve subtended by a chord bearing north 60 degrees 18 minutes 25 seconds west and a chord distance of 116.99 feet; thence

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along the arc of said curve and along said future road extension a distance of 117.30 feet to a rebar capped EDG; thence north 53 degrees 09 minutes 27 seconds west along said future road extension and along the northerly right of way of Crider Road a distance of 119.45 feet to a rebar capped EDG at the southeast corner of a parcel labeled future lot future phase on record map of Lacey's Grove Phase 2 as recorded in Map Book 38, page 19 in the Office of the Judge of Probate of Shelby County, Alabama; thence north 36 degrees 50 minutes 31 seconds east along the east line of said parcel and leaving said right of way a distance of 160.00 feet to a rebar capped EDG at the northeast corner of said parcel; thence north 62 degrees 13 minutes 26 seconds west along the northern line of said parcel and Lots 103 and 104 a distance of 227.83 feet to a rebar capped EDG at the northwest corner of Lot 104; thence north 16 degrees 45 minutes 10 seconds east along the eastern line of Lot 105 a distance of 48.34 feet to the point of beginning.

Parcel III:

Only that portion of property lying in Section 9, Township 21 South Range 3 West, Shelby County, Alabama contained within the boundary of the following described tract;

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 8 and the NW 1/4 of the NW 1/4 of Section 9, all in Township 21 South Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a rebar capped RCFA at the southeast corner of Lot 82 of Lacey's Grove Phase 2 as recorded in Map Book 38, Page 19 in the Office of the Judge of Probate of Shelby County, Alabama; thence north 3 degrees 57 minutes 35 seconds east along the eastern line of Lots 82 and 83 a distance of 102.11 feet to a rebar capped EDG on the south line of NE 1/4 of the NE 1/4 of Section 8 said point also being the point of beginning; thence north 03 degrees 57 minutes 35 seconds east along the eastern line of Lot 83 a distance of 52.52 feet to a rebar capped RCFA; thence north 24 degrees 52 minutes 37 seconds east along the eastern line of Lot 84 a distance of 50.96 feet to a rebar capped RCFA at the southeast corner of Lot 85; thence north 27 degrees 02 minutes 05 seconds east along the eastern line of Lots 85 through 90 for a distance of 360.17 feet to a rebar capped RCFA as the corner of Lot 90 thence N 22°02'13" E along the eastern line of Lot 91 for a distance of 76.29 feet to a rebar capped Arrington at the SE corner of Lot 92; thence N 12°52'30" E along the eastern line of Lot 92 for a distance of 77.88 feet to a Rebar capped Arrington at the SE corner of Lot 93; thence N 05°03'54" E along the eastern line of Lot 93 a distance of 72.73 feet to a rebar capped EDG at the NE corner of Lot 93; thence N 79°48'28" E along the southern line of Lot 95 a distance of 37.05 feet to a rebar capped Arrington at the SW corner of Lot 96; thence N 72°38'42" E along the southern line of Lot 96 a distance of 85.31 feet to a rebar capped Arrington at the SW corner of Lot 97; thence N 58°49'04" E along the southeastern line of Lot 97 a distance of 84.80 feet to a rebar capped Arrington at the SW corner of Lot 98; thence N 44°57'24" E along the southeastern line of Lot 98 a distance of 85.46 feet to a rebar capped RCFA at the SE corner of Lot 99; thence N 31°08'14" E along the southeastern line of Lot 99 a distance of 85.16 feet to a rebar capped EDG at the SE corner of Lot 100; thence N 17°26'54" E along the eastern line of Lot 100 a distance of 85.20 feet to a rebar capped EDG at the SE corner of Lot 101; thence N 04°02'10" E along the eastern line of Lot 101 a distance of 112.25 feet to a rebar capped RCFA at the NE corner of Lot 101, said point being a point on the southerly right-of-way of Crider Road, and also being a point on a curve to the right having a central angle of 14°22'33" and a radius of 370.00 feet, said curve subtended by a chord bearing S 60°20'37" E and a chord distance of 92.59 feet; thence along the

arc of said curve and along said right-of-way a distance of 92.84 feet to a Rebar capped EDG; thence S 53°09'27" E along said right-of-way and southerly line of future road extension a distance of 141.76 feet to a rebar capped EDG at a point of curve to the left having a central angle of 14°17'57" and a radius of 530.00 feet, said curve subtended by a chord bearing S 60°18'25" E and a chord distance of 131.93 feet; thence along the arc of said curve and along said future road extension a distance of 132.27 to a rebar capped EDG; thence S 67°27'24" E along the future road extension a distance of 76.62 feet to the centerline of a stream that is a tributary to Beaverdam Creek; thence S 68°34'46" W along said centerline and leaving said future right-of-way a distance of 73.43 feet; thence S 50°32'51" W along said centerline a distance of 76.84 feet; thence N 81°09'21" W along said centerline a distance of 30.03 feet; thence S 51°22'49" W along said centerline a distance of 96.33 feet; thence N 51°11'13" W along said centerline a distance of 74.50 feet; thence N 75°19'22" W along said centerline a distance of 67.63 feet; thence S 62°33'05" W along said centerline a distance of 21.10 feet; thence S 32°32'06" W along said centerline a distance of 49.89 feet; thence S 22°32'22" E along said centerline a distance of 22.50 feet; thence S 38°27'54" W along said centerline a distance of 67.61 feet; thence S 30°11'04" E along said centerline a distance of 52.95 feet; thence S 83°19'30" W along said centerline a distance of 52.66 feet; thence S 47°12'54" W along said centerline a distance of 55.25 feet; thence S 08°51'37" W along said centerline a distance of 42.03 feet; thence N 87°47'46" E and leaving said centerline a distance of 13.91 feet to a 5/8" rebar; thence S 00°55'38" W a distance of 503.45 feet to a rebar capped EDG on the south line of NE ¼ of the NE ¼ of Section 8; thence N 88°34'27" W along the south line of said 1/4-1/4 section a distance of 446.86 feet to the POINT OF BEGINNING.

Parcel IV:

A strip of land being an extension of even width of the right of way for Crider Road, as shown by Map Book 38, Page 19 lying north of Parcel III and lying south of Parcel II herein and running in an easterly direction to the west boundary line of that tract conveyed by Community Baptist Church to Kessteam, LLC in Instrument #20200110000014070.

Parcel V:

All that part of the NE 1/4 of the NE 1/4 of Section 8, Township 21 South, Range 3 West lying to the west of Lacey Avenue which is not included within the platted subdivision of Lacey's Grove Phase 2, as recorded in Map Book 38, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel VI:

A part of the East 1/2 of the Northeast 1/4 of Section 8, Township 21 South, Range 3 West, Huntsville Principal Meridian, Shelby County, Alabama being more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 8; thence run North 1 degree 08 minutes 57 seconds East 490.40 feet to the point of beginning; thence turn right and run East to the intersection of the West bank of an existing lake; thence run Northerly along the meanderings of the West bank to a point lying South of the Southeast corner of Lot 177 according to the survey of Lacey's Grove Phase 2 as recorded in Map Book 38, Page 19 in the Probate Office of Shelby County, Alabama; thence run Northerly to the Southeast corner of said Lot 177; thence run Northwesterly along the rear property line of said Lot 177 to the Southwest corner of said Lot 177; thence turn right and run Northeasterly along the West property line of said Lot 177 to the intersection of the South right of way

line of Lacey Ave. as recorded in Map Book 38, Page 19 in the Probate Office of Shelby County, Alabama; thence left and run Northwesterly along the South right of way of Lacey Ave. to a point of intersection with the North line of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 21 South, Range 3 West; thence West along the North line of Southeast 1/4 of the Northeast 1/4 to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 8, Township 21 South, Range 3 West; thence South along the West line of Southeast 1/4 of the Northeast 1/4 of Section 8, Township 21 South, Range 3 West 820 feet more or less to the point of beginning.

Together with an easement lying North of Lot 19 according to the survey of Lacey's Grove Phase 1 as recorded in Map Book 35, Page 137 in the Probate Office of Shelby County, Alabama, as shown in Map Book 35, Page 137.

Parcel VII

From the Northwest corner of Section 9, Township 21 South, Range 3 West, run thence East along an accepted segment of the North boundary of said Section 9 for a distance of 1152.20 feet to a point; thence turn 110 degrees 02 minutes 53 seconds right and run 391.70 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 290.00 feet to a point on the Westerly boundary of Shelby County Road #17 (80 foot R.O.W.); thence turn 90 degrees 00 minutes 00 seconds right and run 230.00 feet along said road boundary to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence turn 71 degrees 11 minutes 20 seconds right and run 103.86 feet along an accepted property line to a 1/2 inch rebar on the bank of Beaverdam Creek; thence turn 108 degrees 01 minutes 08 seconds left and run 46.65 feet along an accepted property line to a 5/8 inch rebar; thence turn 73 degrees 06 minutes 55 seconds left and run 79.24 feet along an accepted property line to a 5/8 inch rebar on the Westerly boundary of aforementioned Shelby County Road #17; thence turn 75 degrees 27 minutes 33 seconds left and run 44.00 feet along said road boundary to the point of beginning of herein described parcel of land, situated in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.

Less and Except the following described parcel:

From the Northwest corner of Section 9, Township 21 South, Range 3 West, run thence East along an accepted segment of the North boundary of said Section 9 for a distance of 1152.20 feet to a point; thence turn 110 degrees 02 minutes 53 seconds right and run 391.70 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 290.00 feet to a point on the Westerly boundary of Shelby County Road #17 (80 foot R.O.W.); thence turn 90 degrees 00 minutes 00 seconds right and run 230.00 feet along said road boundary to a 1/2 inch rebar, being the point of beginning of herein described parcel of land; thence turn 71 degrees 11 minutes 20 seconds right and run 50 feet along an accepted property line to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 10 feet to a point; thence turn 90 degrees 00 minutes 00 seconds left and run 47.61 feet to a point on the Westerly boundary of said road; thence turn 103 degrees 26 minutes 04 seconds left and run 10.28 feet along Westerly boundary of said road to the point of beginning of herein described parcel of land, situated in the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2020 10:36:17 AM
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Allen S. Bayl