

STATE OF ALABAMA
CHEROKEE COUNTY

This instrument prepared by:
BUTTRAM, HAWKINS & HOPPER, LLC
Attorneys and Counselors at Law
Centre, Alabama 35960

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned grantor, Cherokee Recreation Center, Inc., an Alabama corporation, in hand paid by Cherokee Pines, LLC, an Alabama limited liability company, the receipt whereof is hereby acknowledged, I, the said Cherokee Recreation Center, Inc., an Alabama corporation, do hereby grant, bargain, sell and convey unto the said Cherokee Pines, LLC, an Alabama limited liability company, the following described real estate situated in Cherokee County, Alabama, to-wit:

A lot or tract of land containing 110 acres, more or less, being more particularly described as follows:

Commencing at the northeast corner of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 1, Township 11 South, Range 9 East, and run South 1 degree 38 minutes East for a distance of 450 feet to a point, said point being the point of beginning of the tract of land hereby conveyed. From said point of beginning run South 1 degree 38 minutes East for a distance of 1950.5 feet to a point, thence turn to the right and run North 89 degrees 28 minutes West for a distance of 1842 feet to a point, thence turn to the right and run North 87 degrees 32 minutes West for a distance of 829 feet to a point, thence turn right and run North 1 degree 38 minutes West for a distance of 719.7 feet to a point, thence turn right and run North 88 degrees 16 minutes East for a distance of 243 feet to a point, thence turn left and run north 1 degree 38 minutes West for a distance of 974.9 feet to a point, thence turn right and run North 60 degrees 15 minutes East for a distance of 226.8 feet to a point, thence turn left and run North 50 degrees 37 minutes East for a distance of 67.2 feet to a point, thence turn right and run North 88 degrees 53 minutes East for a distance of 2166.7 feet and to the point of beginning of the tract of land hereby conveyed.

State of Alabama, Cherokee County
Tim Burgess, Judge of Probate
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Deed Tax \$276.50
TOTAL \$298.50

Page 1 of 4

226646

Said tract of land lying in and being a part of the Northwest Quarter (NW ¼) of Section 1, Township 11 South, Range 9 East, all in Cherokee County, Alabama.

LESS AND EXCEPT:

A tract of land containing 0.201 acre, more or less, located in the Northeast Quarter of the Northwest Quarter in Section 1, Township 11 South, Range 9 East, Cherokee County, Alabama, which tract of land is more particularly described as follows:

Beginning at a ½ inch iron rebar found marking the Southeast corner of Lot 10, Block 2, Unit #1 of Country Club Estates Subdivision as appears of record in Plat Book 8, Page 26, Probate Office of Cherokee County, Alabama and thence South 88 degrees 53 minutes West along the South boundary line of said Lot 10 a distance of 175.30 feet to a ¼ inch open top pipe found marking the Southwest corner of said Lot 10; thence South 01 degree 47 minutes East a distance of 50.00 feet to a ½ inch capped rebar set stamped "Baker #20628"; thence North 88 degrees 53 minutes East a distance of 175.30 feet to a ½ inch capped rebar set stamped "Baker #20628"; thence North 01 degree 47 minutes West a distance of 50.00 feet to the point of beginning.

Also conveyed are all personal property on site of the above described property as of the date of this deed.

The above described lands are restricted to be operated as a golf course for twenty five years from the date of this deed.

There is excepted from this conveyance any and all outstanding easements and rights of ways for roadways, electric and telephone transmission and distribution lines and systems.

All said lands being located and situated in Cherokee County, Alabama.

SOURCE OF TITLE: Deed Book A-75, Page 195, Less and Except Instrument Number 189895.

TO HAVE AND TO HOLD to the said Cherokee Pines, LLC, an Alabama limited liability company, its successors and assigns, forever. And Cherokee Recreation Center, Inc., an Alabama corporation does, for itself and its successors and assigns, covenant with the said Cherokee Pines, LLC, an Alabama limited liability company, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said lands are free from all encumbrances, and that it will, and its successors and assigns shall warrant and defend the same to the said Cherokee Pines, LLC, an Alabama limited liability company, its successors and assigns, forever, against the lawful claims of all persons.

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Page 2 of 4

226646

IN WITNESS WHEREOF, Lorrie Perry whose name as President and attested by Ted Nowak whose name as Secretary of Cherokee Recreation Center, Inc., an Alabama corporation has hereunto set their hands and seals this 12th day of October, 2022.

CHEROKEE RECREATION CENTER, INC.,
AN ALABAMA CORPORATION

By: Lorrie Perry
Lorrie Perry, President

ATTEST:

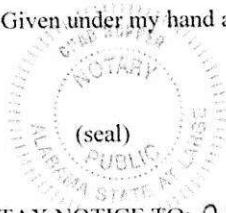
By: Ted Nowak
Ted Nowak, Secretary

STATE OF ALABAMA

COUNTY OF CHEROKEE

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lorrie Perry whose name as President and attested by Ted Nowak whose name as Secretary of Cherokee Recreation Center, Inc., an Alabama corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as such officers, executed the same voluntarily and with full authority on behalf of the corporation on the day the same bears date.

Given under my hand and seal this 12th day of October, 2022.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4-9-23

MAIL TAX NOTICE TO: 270 Co. Rd. 382, Centre, AL 35960

C-22-735

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Page 3 of 4

226646

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name	Cherokee Recreation Center, Inc.	Grantee's Name	Cherokee Pines, LLC
Mailing Address	<u>270 Co. Rd. 382</u> <u>Centre, AL 35960</u>	Mailing Address	<u>270 Co. Rd. 382</u> <u>Centre, AL 35960</u>
Property Address	270 County Road 382 Centre, AL 35960	Date of Sale	October 12, 2022
		Total Purchase Price	\$276,164.44
		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 Appraisal
 Sales Contract Other
 Closing Statement

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. 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 12, 2022

Print Chad A. Hopper

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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