

Value 76,000⁰⁰ all of which is
being covered by mortgage filed
simultaneously


This instrument was prepared by:

Send Tax notice to:

Robert E. Kirby, Jr.
The Kirby Law Firm
203 Sterling Gate Lane
Alabaster, AL 35007

Phillip Zachary Edwards
270 Country Hills Road
Montevallo, AL 35115

WARRANTY DEED


20110301000068220 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
03/01/2011 11:47:13 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of \$50.00 and other consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, I PHILLIP M. EDWARDS, a married man, (herein referred to as Grantor) does grant, bargain, sell and convey unto PHILLIP ZACHARY EDWARDS (herein referred to as Grantee) in fee simple and to his heirs and assigns, the following described real estate situated in SHELBY County, Alabama to-wit:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 27, Township 22 South, Range 3 West, Shelby County, Alabama more particularly described as follows:

Begin at the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said quarter-quarter a distance of 375.50' to a point; thence turn an angle of 74 deg. 06 min. 13 sec. left and run Southwesterly a distance of 146.93 feet to a point thence turn an angle of 79 deg. 08 min. 51 sec. to the left and run Southeasterly a distance of 689.49 feet to a point; thence turn an angle of 73 deg. 09 min. 22 sec. left and run northeasterly a distance of 30.0 feet to a point; thence turn an angle of 4 deg. 28 min. 32 sec. left and continue Northeasterly a distance of 265.86 feet to a point; thence turn an angle of 3 deg. 30 min. 57 sec. left and continue Northeasterly a distance of 275.05 feet to a point on the North line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of same said Section 27. Thence turn an angle of 125 deg. 36 min. 05 sec. left and run Westerly along the North line of said quarter-quarter a distance of 548.50 feet to the point of beginning, and subject to all agreements, easements, restrictions, limitations/or applicable laws of probated record or statutory enactment.

ALSO:

An easement being 20 feet in width and more particularly described as follows:

Commence at the northwest corner of Section 27, Township 22 South, Range 3 West, Shelby County, Alabama and run thence easterly along

the north line of said Section 27 a distance of 940.34 feet to the northwesternmost corner of a 6.30 acre parcel of land; thence turn a deflection angle of 105 deg. 53 min. 47 sec. to the right and run southwesterly a distance of 146.93 deg. to the southwesternmost corner of same said 6.0 acre parcel; thence turn a deflection angle of 79 deg. 08 min. 51 sec. to the left and run southeasterly along the southernmost line of same said 6.0 acre parcel a distance of 677.06 feet to a point on the said south line of same said 6.30 acre parcel and the point of beginning, on centerline, of the easement being described. Thence turn a deflection angle of 104 deg. 16 min. 35 sec. right and run southwesterly a distance of 1148.58 feet to a point; thence turn a deflection angle of 12 deg. 27 min. 14 sec. to the right and continue southwesterly a distance of 75.29 deg. to a point; thence turn a deflection angle of 12 deg. 31 min. 15 sec. to the left and run a distance of 269.385 feet to a point; thence turn a deflection angle of 6 deg. 15 min. 45 sec. to the left and run a distance of 207.63 feet to a point; thence turn a deflection angle of 18 deg. 53 min. 38 sec. to the right and run a distance of 68.63 feet to a point; thence turn a deflection angle of 10 deg. 18 min. 03 sec. to the right and run a distance of 79.32 feet to a point; thence turn a deflection angle of 8 deg. 26 min. 36 sec. to the right and run a distance of 160.27 to a point; thence turn a deflection angle of 10 deg. 09 min. 36 sec. to the right and run a distanced of 179.10 feet to a point; thence turn a deflection angle of 7 deg. 55 min. 29 sec. to the left and run a distance of 148.70 feet to a point; thence turn a deflection angle of 8 deg. 12 min. 11 sec. to the left and run a distance of 82.99 feet to a point; thence turn a deflection angle of 13 deg. 07 min. 05 sec. to the left and run a distance of 251.42 feet to a point; thence turn a deflection angle of 12 deg. 09 min. 55 sec. to the right and run southwesterly a distance of 103.81 feet to the intersection of the easterly right-of-way line of Highway Number 216 and the end of required easement. Centerline of just described proposed easement is along the centerline of an existing dirt road from the point of beginning to the end of easement.

TO HAVE AND TO HOLD to the said GRANTEE in fee simple, and to his heirs and assigns.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

7th IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
day of September, 2010.

WITNESS

Betty Sue Compton (Seal)

Phillip M. Edwards
Phillip M. Edwards

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Robert E. Kirby, Jr., a Notary Public in and for said County, in said
State, hereby certify that Phillip M. Edwards, whose
name 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 each
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of September
A.D., 2010.

11-15-2012
My commission Expires:

[Signature]
Notary Public