



20111108000336850 1/2 \$120.00
Shelby Cnty Judge of Probate, AL
11/08/2011 02:09:38 PM FILED/CERT

SEND TAX NOTICE TO:
Brandon Steven Sinquefield
1640 Highway 77, Columbiana, Alabama 35051

This instrument was prepared by
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

Shelby County, AL 11/08/2011
State of Alabama
Deed Tax:\$105.00

WARRANTY DEED

STATE OF Alabama

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

That in consideration of **One Hundred Five Thousand dollars & no cents \$105,000.00**
To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged,,
Rusian L. Faust, Jr., Trustee of The Faust Family Trust, (herein referred to as grantor, whether one or more), grant, bargain, sell
and convey unto **Brandon Steven Sinquefield, a married man** (herein referred to as grantee, whether one or more), the following
described real estate, situated in **Shelby** County, Alabama, to-wit:

PARCEL - 1

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE
1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET AT THE INTERSECTION OF THE
EAST LINE OF SAID SECTION 4 AND THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 77; THENCE S 00°00'00"
E ALONG SAID EAST LINE A DISTANCE OF 781.11 FEET TO A 1/2"
REBAR SET; THENCE N 41°35'56" W A DISTANCE OF 675.56 FEET TO A
1/2" REBAR SET ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE;
THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N
58°24'03" E A DISTANCE OF 526.59 FEET TO THE POINT OF
BEGINNING.

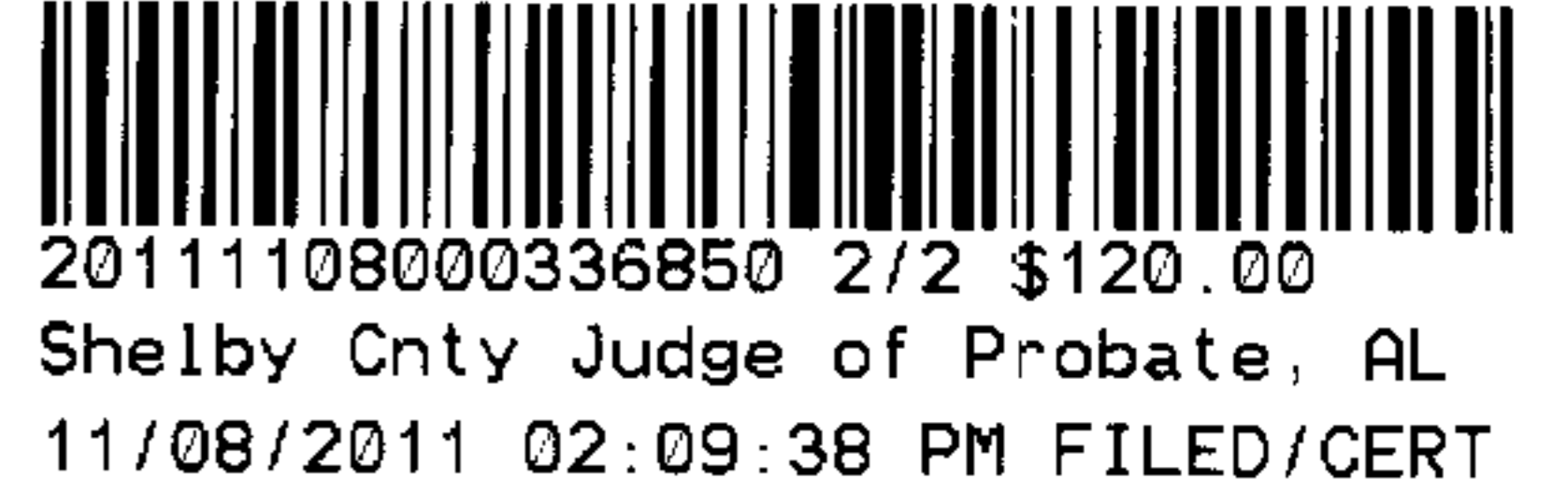
PARCEL - 2

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE
1 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" REBAR SET AT THE INTERSECTION OF THE
EAST LINE OF SAID SECTION 4 AND THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 77; THENCE S 00°00'00"
E ALONG SAID EAST LINE A DISTANCE OF 781.11 FEET TO A 1/2"
REBAR SET AND THE POINT OF BEGINNING; THENCE CONTINUE S
00°00'00" E ALONG SAID EAST LINE A DISTANCE OF 364.19 FEET TO
AN IRON PIN FOUND. THENCE N 88°35'46" W A DISTANCE OF 876.77
FEET TO A 1/2" REBAR SET ON SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHEASTERLY
RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES:
N 24°02'46" E A DISTANCE OF 801.99 FEET TO A 1/2" REBAR SET;
THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH

OF 155.90 FEET, A RADIUS OF 260.00 FEET, AND A CHORD BEARING AND DISTANCE OF N 41°13'25" E FOR 153.57 FEET TO A 1/2" REBAR SET; THENCE S 41°35'56" E LEAVING SAID RIGHT-OF-WAY LINE A DISTANCE OF 675.56 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.



Rusian L. Faust, Jr. is the surviving Co-Trustee of The Faust Family Trust. L. Virginia Faust having died on January 14, 2001.

Subject to:

1. All taxes for the year 2011 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
6. Such state of facts as shown on subdivision plat recorded in Plat Book , Page .
7. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this commitment and the final policy does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, Grantors have hereunto set his/her/their hand(s) and seal(s), this October 24, 2011


Rusian L. Faust, Jr., Trustee of The Faust Family Trust

STATE OF Alabama
Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Rusian L. Faust, Jr., whose name as Trustee of The Faust Family Trust, Trust, dated March 21, 1994**, 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, (she), in her capacity as such Trustee, executed the same voluntarily on the day the same bears date. Given under my hand this October 24, 2011.


Notary Public

My commission expires: 4/6/2011

