

FILE NO: V17-092

Send Tax Notice To: Xzavier J. Winston
603 Cooper Drive
Pelham, AL 35124

STATE OF ALABAMA)
)
SHELBY COUNTY) WARRANTY DEED

Ⓐ **KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of TEN DOLLARS AND ZERO CENTS (\$10.00)----- and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **XZAVIER J. WINSTON, AN UNMARRIED MAN AND JERI S. WOODS, AN UNMARRIED WOMAN, with an address of; 2081 Eden Oaks Dr., Birmingham, AL 35216** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **XZAVIER J. WINSTON, AN UNMARRIED MAN AND JERI S. WOODS, AN UNMARRIED WOMAN, AS JOINT TENANTS, with an address of 603 Cooper Drive, Pelham, AL 35124** (hereinafter referred to as GRANTEES), the following described Real Estate, lying and being in the County of **SHELBY**, State of Alabama, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

***This Deed is being recorded concurrently with a purchase money mortgage in the amount of \$180,000.00**

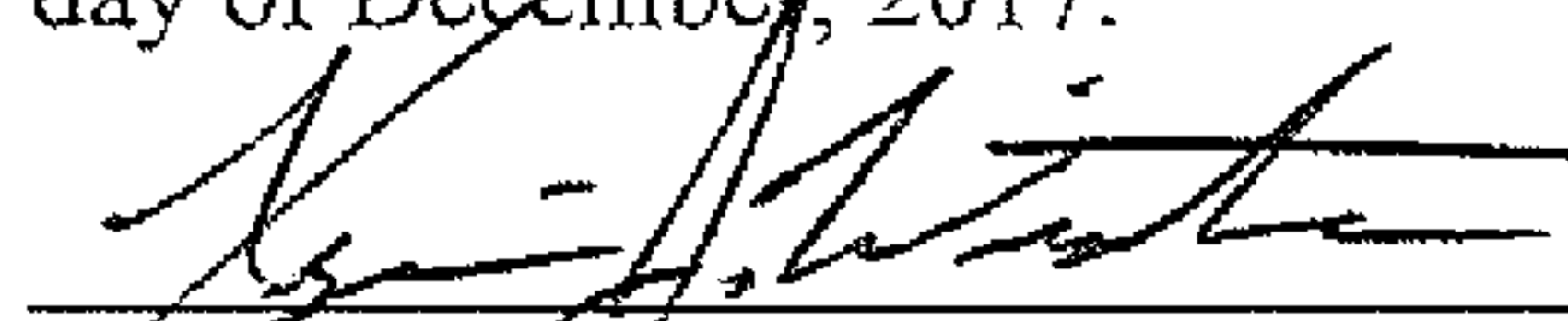
***This property is not the homestead of the Seller.**

This being the same property in Deed dated December 19, 2017, recorded in Shelby County as Instrument No. 20171220000452640 recorded on December 20, 2017

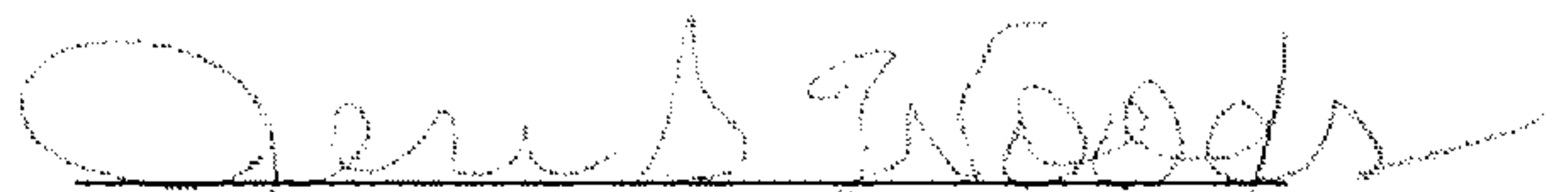
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, then to the heirs and assigns of the GRANTEE, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTORS is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set his hands and seals this the 19th day of December, 2017.



XZAVIER J. WINSTON




JERI S. WOODS

STATE OF Alabama)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that XZAVIER J. WINSTON AND JERI S. WOODS, whose names 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 Instrument signed their names on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of December, 2017



NOTARY PUBLIC

My Commission Expires: 12/1/21

THIS INSTRUMENT PREPARED BY:

Brian M. Cloud, Esq.
Cloud Willis & Ellis, LLC
201 Beacon Parkway West, Suite 400
Birmingham, Alabama 35209

Brian M. Cloud
Notary Public
Alabama State at Large
Expires: 12/1/21

EXHIBIT "A"
LEGAL DESCRIPTION

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NE CORNER OF SAID QUARTER-QUARTER AND RUN SOUTHERLY ALONG THE EAST SIDE OF SAID QUARTER- QUARTER FOR 506 FEET, THENCE TURN AN ANGLE OF 90 DEGREES 04 MINUTES 27 SECONDS TO THE RIGHT AND RUN 260.936 FEET TO THE POINT OF BEGINNING, THEN TURN AN ANGLE OF 35 DEGREES 47 MINUTES 59 SECONDS TO THE LEFT AND RUN 144.95 FEET, THEN TURN AN ANGLE OF 38 DEGREES 12 MINUTES 00 SECONDS TO THE LEFT AND RUN 117.5 FEET, THEN TURN AN ANGLE OF 101 DEGREES 26 MINUTES 00 SECONDS TO THE LEFT AND RUN 158.49 FEET, THEN TURN AN ANGLE OF 96 DEGREES 44 MINUTES 00 SECONDS TO THE LEFT AND RUN 210.507 FEET BACK TO THE POINT OF BEGINNING.

AN EASEMENT FOR INGRESS/EGRESS, FROM THE RIGHT-OF-WAY OF BEARDEN ROAD, ALONG COOPER DRIVE TO SUBJECT PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S 00°00'00" E, A DISTANCE OF 506.00; THENCE S 89°55'33" W; A DISTANCE OF 260.94' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S 54°16'28" W, A DISTANCE OF 144.95'; THENCE N 16°04'28" E, A DISTANCE OF 50.38'; THENCE N 51°27'41" E, A DISTANCE OF 71.22' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00, A CENTRAL ANGLE OF 44°34'44", AND SUBTENDED BY A CHORD WHICH BEARS N 73°45'03" E, AND A CHORD DISTANCE OF 170.68; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.06; THENCE S 83°57'35" E, A DISTANCE OF 62.53' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 355.00, A CENTRAL ANGLE OF 13°29'50", AND SUBTENDED BY A CHORD WHICH BEARS N 89°17'30" E, AND A CHORD DISTANCE OF 83.43; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 83.63' TO THE WESTERLY R.O.W. LINE OF BEARDEN ROAD, 100' R.O.W.; THENCE S 31°31'16" E AND ALONG SAID R.O.W. LINE, A DISTANCE OF 22.01' TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00, A CENTRAL ANGLE OF 14°51'17", AND SUBTENDED BY A CHORD WHICH BEARS S 88°36'47" W, AND A CHORD DISTANCE OF 96.95; THENCE ALONG THE ARC OF SAID CURVE AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 97.22; THENCE N 83°57'35" W, A DISTANCE OF 62.53' TO A CURVE TO THE LEFT, HAVING A RADIUS OF 205.00, A CENTRAL ANGLE OF 32°55'49", AND SUBTENDED BY A CHORD WHICH BEARS S 79°34'31" W, AND A CHORD DISTANCE OF 116.21; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.82'; THENCE S 02°06'48" E, A DISTANCE OF 14.99' TO THE POINT OF BEGINNING OF SAID EASEMENT AS PER EASEMENT SURVEY PREPARED BY RODNEY SHIFLETT, RPLS # 21784, DATED AUGUST 19, 2016, JOB NO. 16353.

Real Estate Sales Validation Form

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

Grantor's Name	XZAVIER J. WINSTON	Grantee's Name	XZAVIER J. WINSTON
Mailing Address	2081 EDEN CAYS DR. BIRMINGHAM, AL 35216	Mailing Address	JERI S. WOODS 603 COOPER DR. PELHAM, AL 35124
Property Address	603 COOPER DR. PELHAM, AL 35124	Date of Sale	DECEMBER 19, 2017
		Total Purchase Price \$	
		or	
		Actual Value	\$ 180,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

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	DECEMBER 19, 2017	Print	Mitzi Thomas
<input checked="" type="checkbox"/> Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/20/2017 09:41:06 AM
\$201.00 CHERRY
20171220000452740