

This document prepared by:

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20181211000431800 1/4 \$96.00
Shelby Cnty Judge of Probate, AL
12/11/2018 12:05:25 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Instrument #20160720000254030

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Curtis Leslie Spraitzar, Trustee
Curtis L. Spraitzar Trust
2009 Vestavia Park Court
Vestavia Hills, Alabama 35216-3201

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

CURTIS LESLIE SPRAITZAR, an unmarried man,
whose mailing address is **2009 Vestavia Park Court, Vestavia Hills, Alabama 35216-3201**

(hereinafter referred to as "Grantor"), in hand paid by

**CURTIS LESLIE SPRAITZAR, OR ANY SUCCESSOR(S), AS TRUSTEE OF
THE CURTIS L. SPRAITZAR TRUST U/A/D DECEMBER 3, 2018,**
whose mailing address is **2009 Vestavia Park Court, Vestavia Hills, Alabama 35216-3201**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property (the "Property") situated in Shelby County, Alabama (being unimproved land located on Hwy 39, Williamson Road (Hwy 433), and Hwy 440, Chelsea, Alabama, and having an **Assessor's Market Value of \$71,970.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 09 7 26 0 002 007.000), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF FOR LEGAL DESCRIPTION OF PROPERTY.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, or any part thereof, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting any of the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property, or any part thereof.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTE: The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity as named herein, to have, hold, maintain and distribute as a part of the "trust estate" created and held under, and in strict accordance with the terms and provisions of, that certain revocable trust agreement entitled the "Curtis L. Spraitzar Trust" entered into by Curtis Leslie Spraitzar, as both "Grantor" and "Trustee" thereunder, dated December 3, 2018, as the same may be amended and/or restated from time to time (such revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, the "Trust Agreement") for the benefit of the beneficiary(ies) thereof as provided under said Trust Agreement.

NOTE: The Property hereby conveyed is NOT the homestead of the Grantor, who is an unmarried man.

NOTE: Curtis Leslie Spraitzar and Curtis L. Spraitzar are one and the same person.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

[Remainder of Page Intentionally Left Blank - Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal this 3rd day of December, 2018.

Grantor:

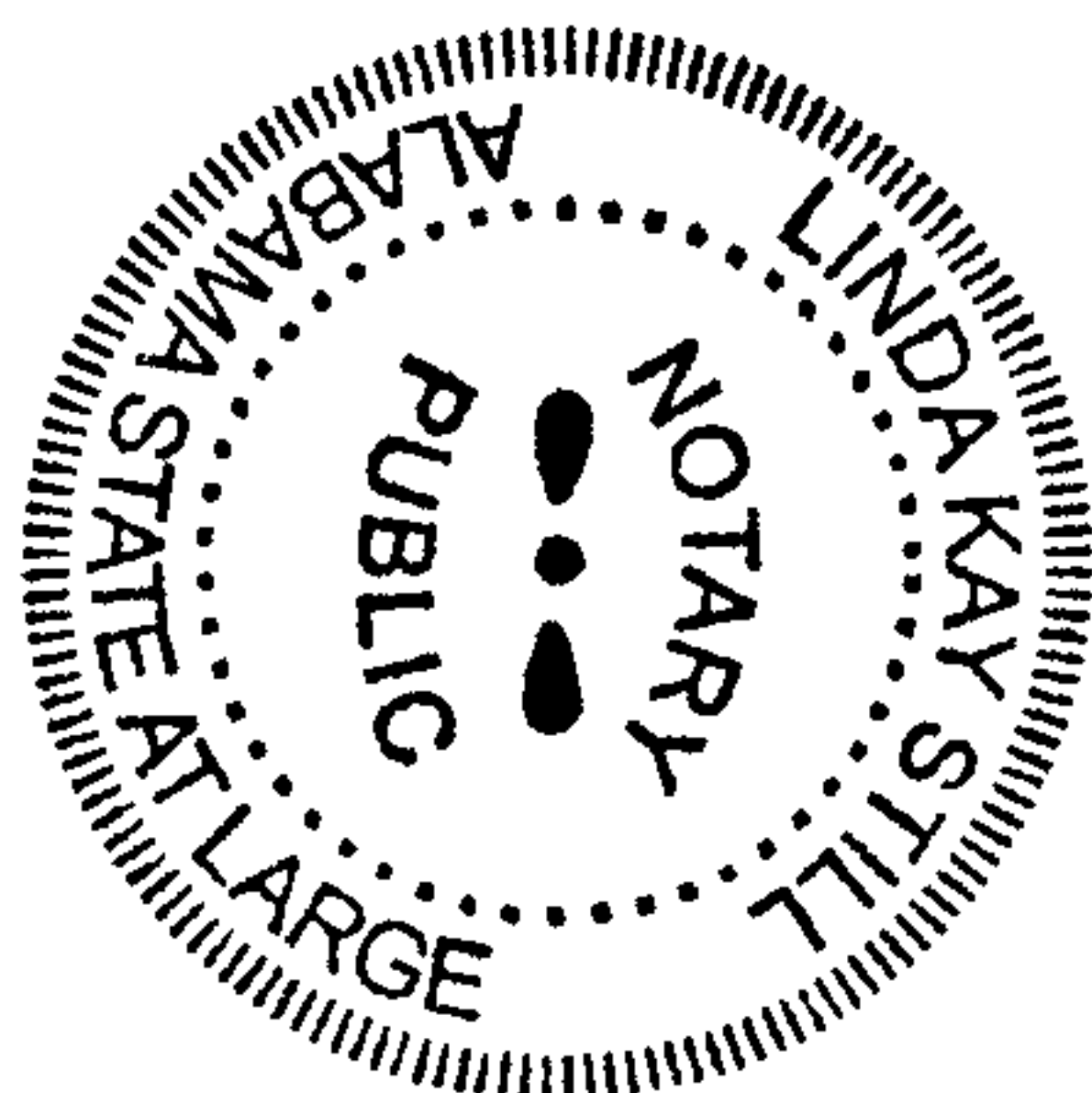
Curtis Leslie Spraitzar
Curtis Leslie Spraitzar

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Curtis Leslie Spraitzar, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of December, 2018.

[NOTARIAL SEAL]



Linda Kay Still
Notary Public
My Commission Expires 1-12-21

MY COMMISSION EXPIRES JANUARY 12, 2021

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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A parcel of land situated in the Northwest Quarter of the Southeast Quarter of Section 26, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and lying northerly of Shelby County Highway 440, easterly of Shelby County 39 and easterly and northeasterly of Williamson Road all as situated in June, 1993, and being more particularly described as follows:

Commence at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of said Section 26; thence in a northerly direction along and with the easterly line of said quarter-quarter section 1298.56 feet to an iron pipe; thence with a deflection of $0^{\circ}10'17''$ left, 317.81 feet to an old iron pipe in the root of a tree; thence with a deflection of $0^{\circ}18'16''$ right, 55.15 feet to an iron pin on the northerly margin of Shelby County Highway 440, said highway having a prescriptive right-of-way, and the point of beginning; thence in a southwesterly direction along and with said northerly prescriptive right-of-way margin to the intersection with the northeasterly prescriptive right-of-way margin of Williamson Road, for the purpose of this description along and with the following three courses: with a deflection of $105^{\circ}17'55''$ left, 249.63 feet to a point; thence with a deflection of $3^{\circ}36'01''$ left 116.55 feet to a point; thence with a deflection of $33^{\circ}53'47''$ right 41.15 feet to a point; thence in a northerly and northwesterly direction along and with the easterly and northeasterly prescriptive right-of-way margin of Williamson Road to the intersection with the easterly prescriptive right-of-way margin of Shelby County Highway 39, for the purpose of this description along and with the following two courses: with a deflection of $56^{\circ}11'50''$ right, 133.74 feet to a point; thence with a deflection of $14^{\circ}27'46''$ left, 273.28 feet to a point; thence in a northerly direction along and with the prescriptive right-of-way margin of Shelby County Highway 39 to a point, for the purpose of this description along and with the following two courses: thence with a deflection of $29^{\circ}41'27''$ right, 184.88 feet to an iron pin; thence with a deflection of $3^{\circ}51'08''$ right, 112.92 feet to an old iron pipe; thence with a deflection of $88^{\circ}59'55''$ right, leaving said prescriptive right-of-way, 594.87 feet to an iron pipe on the easterly line of the Northwest Quarter of the Southeast Quarter; thence with a deflection of $90^{\circ}43'35''$ right, along and with said quarter-quarter section line 567.12 feet to the point of beginning, forming a closing interior angle of $105^{\circ}17'55''$.

According to Survey of Jerry O. Peery, Alabama Reg. No. 12697, dated June 26, 1993.

