



20201013000464730 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/13/2020 01:38:01 PM FILED/CERT

Acreage

Prepared by:

Rogers, Ainsworth & Williams, PLLC
567 Highway 51, Suite B
Ridgeland, Mississippi 39157
(601) 969-7777

Return to:

Rogers, Ainsworth & Williams, PLLC
567 Highway 51, Suite B
Ridgeland, MS 39157
(601)-969-7777

INDEXING INSTRUCTION: Part of the NW 1/4 of the NW 1/4 and NE 1/4 of the NW 1/4, Section 2, Township 20 South, Range 2 East and part of the NW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Five Thousand Dollars and no/100 (\$135,000.00), cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

HENRY T. HOLIFIELD
132 Summer Lake Drive
Ridgeland, MS 39157
[REDACTED]

does hereby sell, convey and warrant unto

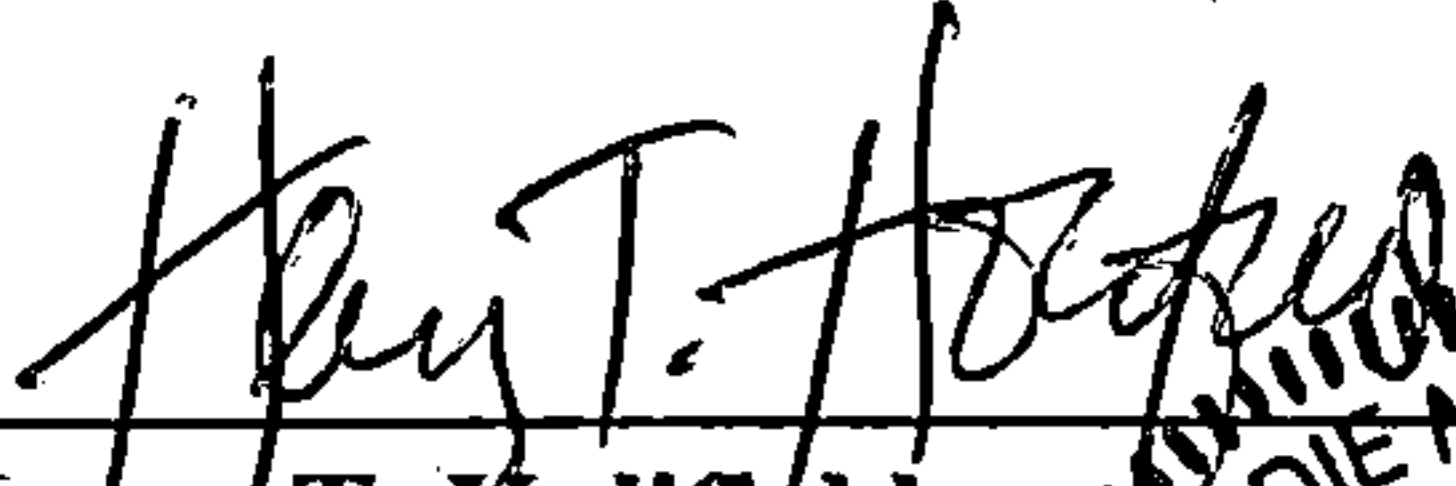
FREDRICK B. BERREY, JR.
P.O. Box 317
Verbena, AL 36091
[REDACTED]

the land, property and improvements as described in attached Exhibit "A", situated in Shelby County, Alabama.

This conveyance, however is subject to prior reservations of oil, gas and other minerals; any and all easements, right-of-way and dedication of record affecting same and any, protective or restrictive covenants and building restrictions of record affecting same.

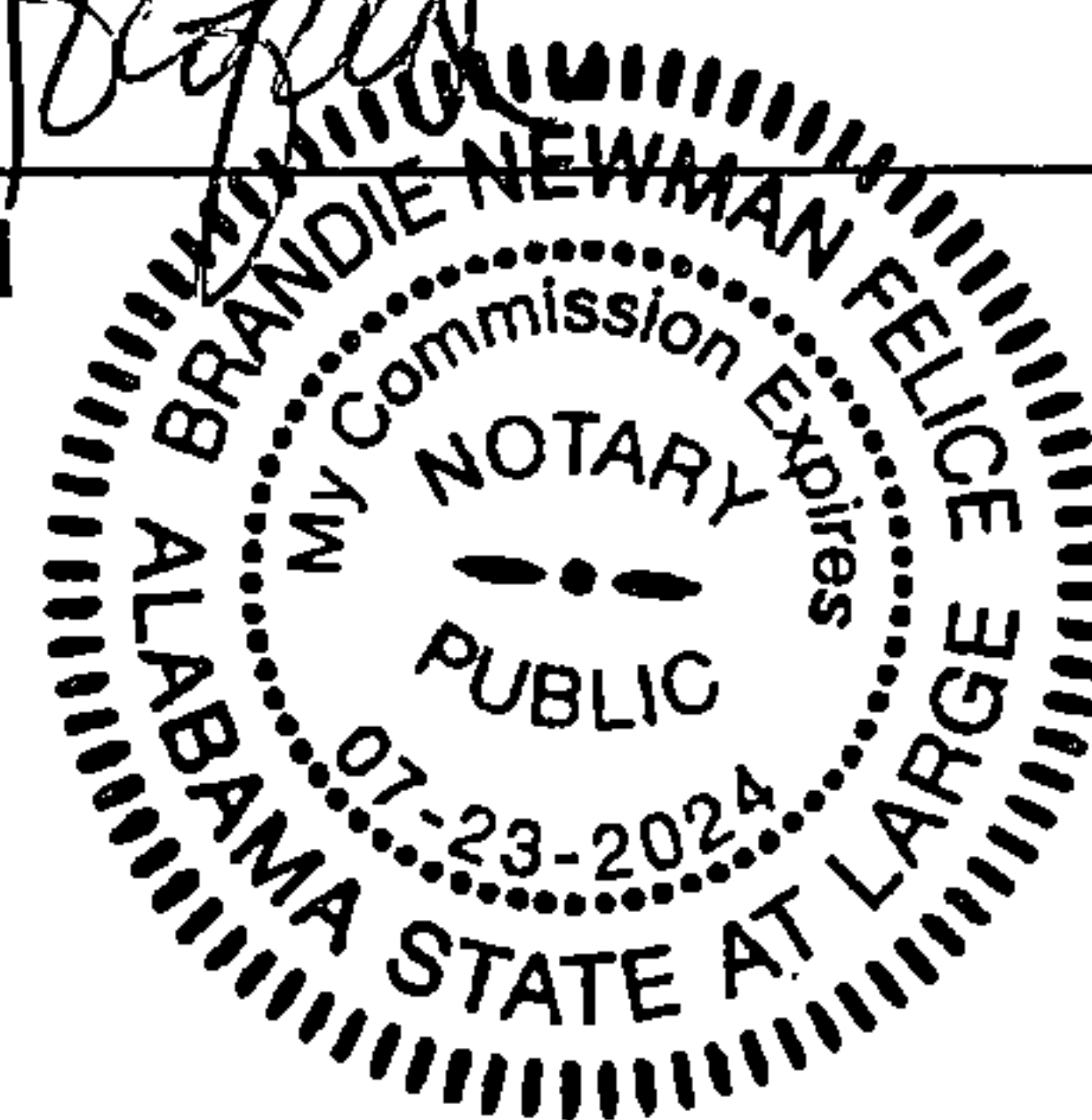
Subject property constitutes no part of Grantor's homestead.

WITNESS MY SIGNATURE, this the 16th day of September, 2020.


Henry T. Holifield

STATE OF ALABAMA

COUNTY OF Jefferson



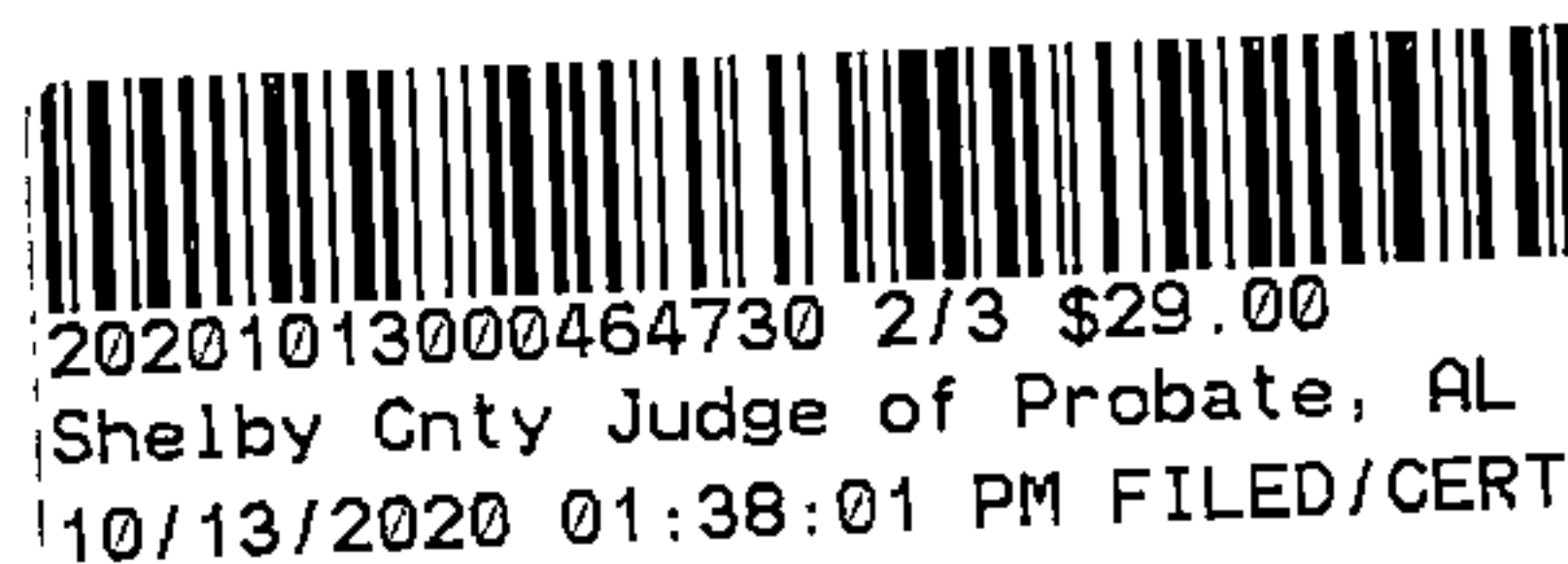
Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Henry T. Holifield, who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein written.

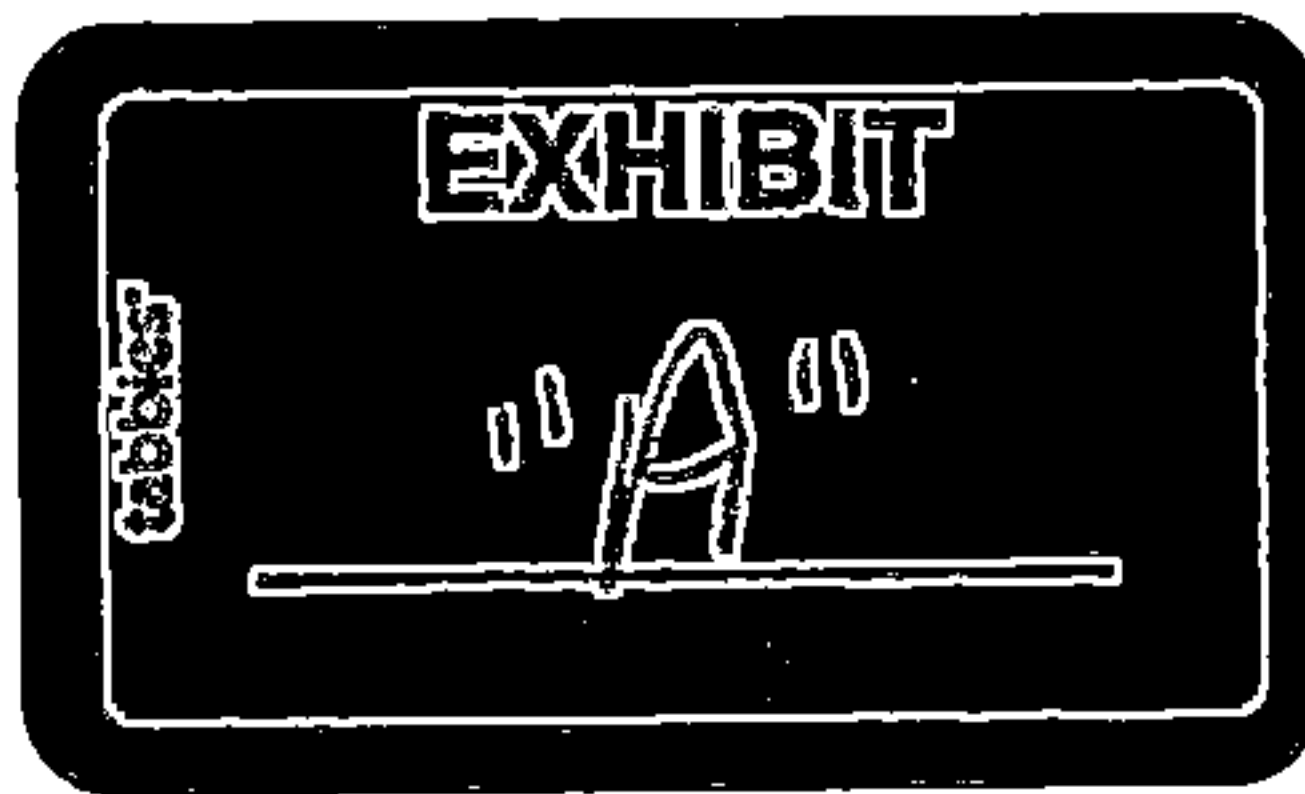
GIVEN under my hand and official seal, this the 16th day of September, 2020.


NOTARY PUBLIC

My Commission Expires:

7-23-24





The following described parcel of land is located in the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ all in Section 2, Township 20 South, Range 2 East, Shelby County, Alabama:

For a point of beginning, commence at the Northwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed S $88^{\circ}21'27''$ E along the North boundary of said quarter-quarter for 1300.15 feet; thence S $55^{\circ}45'00''$ W 1118.09 feet to a point on the Northeast right of way boundary of U.S. Highway 280; thence N $52^{\circ}02'02''$ W along said right of way for 1106.29 feet to a point of intersection with the Northeasterly right of way of said U.S. Highway No. 280 and the North boundary of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ of said Section 2; thence S $88^{\circ}21'27''$ E along the North boundary of said NW $\frac{1}{4}$ - NW $\frac{1}{4}$ for 497.21 feet, back to the point of beginning.

And also;

COMMENCE AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE S $0^{\circ}55'10''$ W ALONG THE WEST LINE THEREOF FOR 287.12 FEET TO THE SOUTHWESTERLY R/W OF U.S. HIGHWAY #280 FOR THE POINT OF BEGINNING; THENCE S $0^{\circ}16'39''$ W FOR 695.57 FEET; THENCE S $89^{\circ}43'21''$ E FOR 400.00 FEET; THENCE N $0^{\circ}16'39''$ E FOR 393.62 FEET TO THE SOUTHWESTERLY R/W OF SAID U.S. HIGHWAY #280; THENCE N $52^{\circ}39'54''$ W RUN ALONG SAID R/W FOR 501.24 FEET TO THE POINT OF BEGINNING. CONTAINING 5.0 ACRES.

ALSO A 30 FOOT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 2 EAST; THENCE S $0^{\circ}55'10''$ W ALONG THE WEST LINE THEREOF FOR 982.79 FEET; THENCE S $89^{\circ}43'21''$ E FOR 15.0 FEET TO THE POINT OF BEGINNING; THENCE N $0^{\circ}16'39''$ E FOR 256.11 FEET; THENCE $2^{\circ}42'54''$ RIGHT RUN NORTHERLY 119.18 FEET; THENCE $2^{\circ}57'15''$ RIGHT RUN 157.07 FEET; THENCE $0^{\circ}09'06''$ RIGHT RUN 117.45 FEET TO THE WESTERLY R/W OF U. S. HIGHWAY #280 AND THE POINT OF ENDING.



20201013000464730 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
10/13/2020 01:38:01 PM FILED/CERT