

STATE OF ALABAMA
COUNTY OF SHELBY



20210331000159440 1/4 \$98.50
Shelby Cnty Judge of Probate, AL
03/31/2021 12:16:56 PM FILED/CERT

WARRANTY DEED

THIS INDENTURE, made the 30 day of March, 2021, between ELAINE CONNORS, a single woman, whose address is 2401 16th Street, Calera, Alabama 35040, hereinafter called Grantor, and MONTROSE, INCORPORATED, an Alabama corporation, whose address is 76 Deerfield Drive, Selma, Alabama 36701, hereinafter called Grantee.

WITNESSETH, That for and in consideration of the sum of \$67,040.00 cash, and other good and valuable considerations, in hand paid to Grantor by Grantee, the receipt whereof is, upon the delivery of these presents, hereby acknowledged, Grantor has granted, bargained, and sold, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY unto Grantee, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Begin at the southwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama, said point being the point of beginning; thence North 01 degrees 02 minutes 18 seconds East 700.26 feet to the approximate center of Buxahatchee Creek; thence South 89 degrees 56 minutes 03 seconds East and along said centerline 706.84 feet; thence South 83 degrees 58 minutes 20 seconds East along said centerline 413.41 feet; thence South 78 degrees 54 minutes 47 seconds East and along said centerline 431.74 feet; thence North 12 degrees 41 minutes 55 seconds West and leaving said centerline 40.00 feet to the north bank of Buxahatchee Creek; thence South 73 degrees 41 minutes 23 seconds East and along said bank 1,223.78 feet; thence South 00 degrees 10 minutes 56 seconds West and leaving said bank 202.47 feet; thence South 88 degrees 36 minutes 53 seconds West 2,720.24 feet to the point of beginning. Said parcel containing 33.52 acres, more or less.

TOGETHER WITH AND INCLUDING the following described non-exclusive easement for ingress and egress to and from the above described lands:

Commence at the northwest corner of the North 1/2 of the Northwest 1/4 of Section 15, Township 24 North, Range 14 East, Shelby County, Alabama; thence run East along the north line thereof 1,830 feet, more or less, to the center of an existing road and the point of beginning of said centerline; thence 78 degrees 36

Shelby County, AL 03/31/2021
State of Alabama
Deed Tax: \$67.50

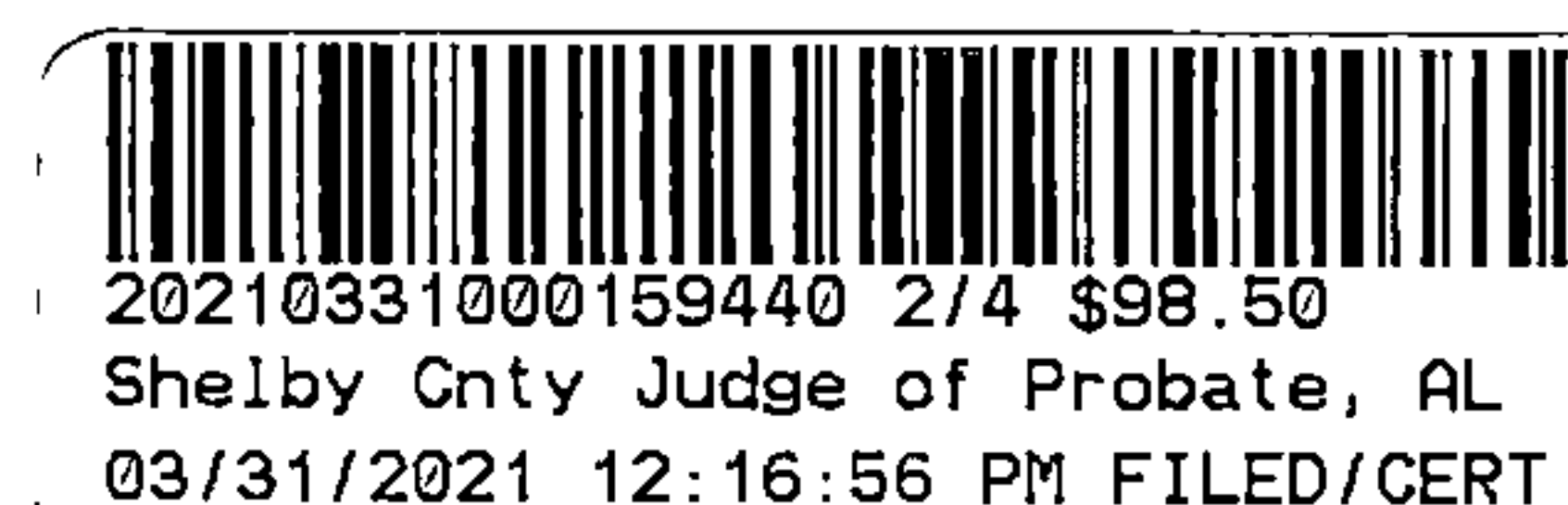
minutes 29 seconds left run northerly 154.26 feet; thence 18 degrees 39 minutes 39 seconds right run 231.97 feet; thence 12 degrees 23 minutes 51 seconds left run 181.42 feet; thence 23 degrees 05 minutes 32 seconds left run northwesterly 100.73 feet; thence 33 degrees 04 minutes 07 seconds left run 380.68 feet; thence 79 degrees 06 minutes 24 seconds right run northeasterly 451.09 feet; thence 13 degrees 18 minutes 21 seconds left run 295.66 feet; thence 14 degrees 32 minutes 43 seconds left run 239.65 feet; thence 21 degrees 28 minutes 27 seconds left run northwesterly 235.37 feet; thence 3 degrees 18 minutes 15 seconds right run 143.37 feet; thence 11 degrees 05 minutes 58 seconds left run 161.62 feet; thence 26 degrees 16 minutes 25 seconds right run northeasterly 155.33 feet; thence 23 degrees 56 minutes 40 seconds left run northwesterly 80.00 feet; thence 27 degrees 39 minutes 11 seconds left run 509.25 feet; thence 4 degrees 44 minutes left run 202.96 feet; thence 11 degrees 51 minutes 17 seconds right run northwesterly 306.27 feet; thence 17 degrees 48 minutes 39 seconds right run 182.79 feet; thence 9 degrees 13 minutes 08 seconds right run northwesterly 232.12 feet to the southerly right-of-way of Hiawatha Road and the point of ending. Situated in Shelby County, Alabama.

PROVIDED, HOWEVER, this Warranty Deed is made and is accepted SUBJECT to: (i) general and special taxes and assessments for the current year and subsequent years; (ii) all recorded easements and rights-of-way; and (iii) all prior reservations or conveyances of minerals and mining rights.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the above described real estate unto Grantee, and unto the heirs, assigns, and successors of Grantee, in fee simple absolute forever. And for the consideration aforesaid, Grantor covenants and agrees with Grantee, and with the heirs, assigns, and successors of Grantee, that Grantor is seized of an indefeasible estate in fee simple in said real estate; that Grantor has a good, lawful, and perfect right to sell and convey the said real estate in fee simple; that said real estate is free and clear from all encumbrances whatsoever except as hereinabove set forth; and that Grantor will forever warrant and defend the title to the said real estate, and the possession thereof, against the lawful claims and demands of all persons whomsoever.

Wherever the words Grantor and Grantee appear herein, the same



shall include the singular and/or the plural and the masculine and/or feminine, as the case may be.

IN WITNESS WHEREOF, Grantor has signed and sealed this conveyance on this the day, month, and year first above written.

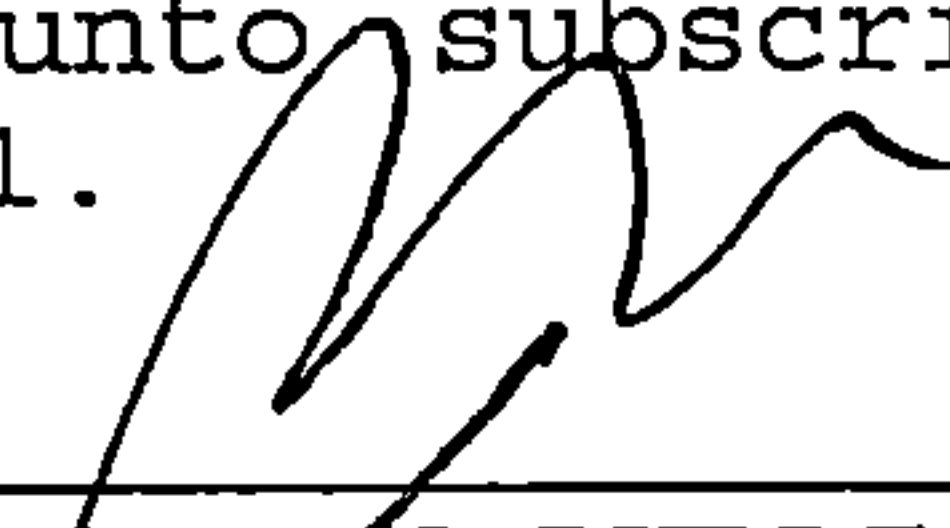


ELAINE CONNORS

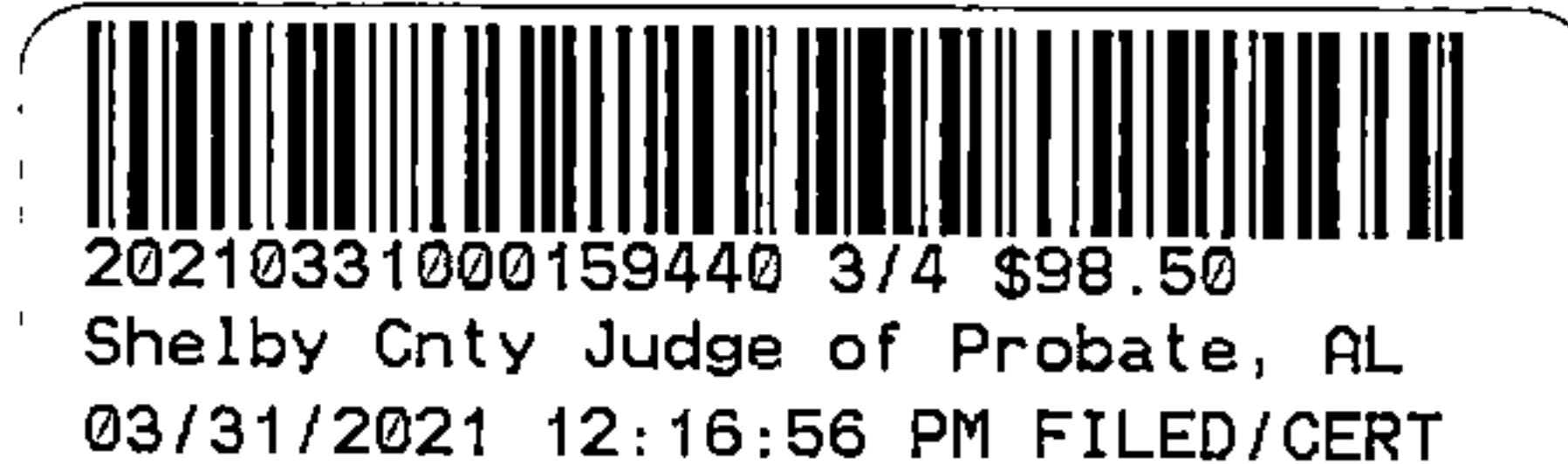
STATE OF ALABAMA
COUNTY OF DALLAS

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, do certify that ELAINE CONNORS, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal March 30, 2021.



NOTARY PUBLIC STATE
OF ALABAMA AT LARGE



THIS INSTRUMENT PREPARED BY:
JOHN E. PILCHER
PILCHER & PILCHER, P.C.
28 Broad Street - P.O. Box 1250
Selma, Alabama 36701
Telephone: (334)-872-6211

NOTE: The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by separate documents signed by such attorneys.

Real Estate Sales Validation Form

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

Grantor's Name Elaine Connors
Mailing Address 2401 16th Street
Calera, Alabama 35040

Grantee's Name Montrose, Incorporated
Mailing Address 76 Deerfield Drive
Selma, Alabama 36701

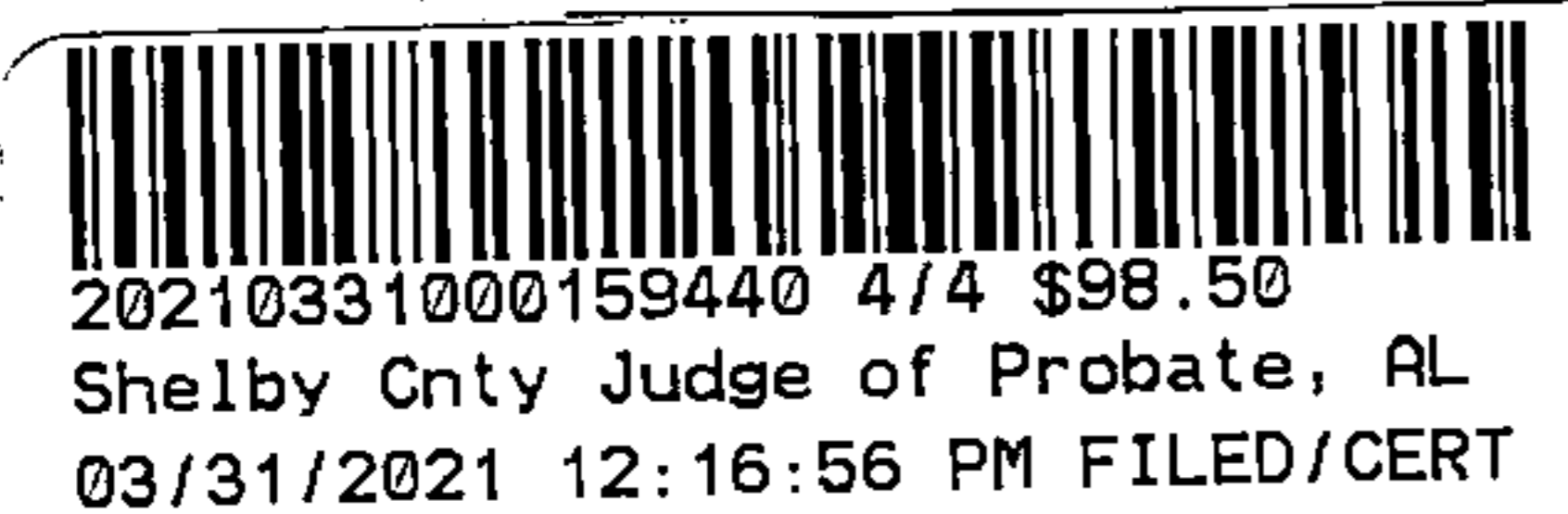
Property Address SEE ATTACHED DEED

Date of Sale 3-30-21

Total Purchase Price \$ 67,040.00

or Actual Value \$

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)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 3-30-21

Print John E. Pilcher

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1