

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Nancy C. Worthington
537 Castle Bridge Ln.
Birmingham, AL 35242

20210406000171840
04/06/2021 01:39:07 PM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Three Hundred Fifty Thousand and No/100 Dollars ---
----- (\$350,000.00)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Jim B. Black, Jr., a married man
(whose address is 205 Stonegate Drive, Birmingham AL 35242)
(hereinafter referred to as Grantor) do grant, bargain, sell and convey unto:
Nancy C. Worthington
(whose address is 537 Castle Bridge Ln., Birmingham, AL 35242)
(hereinafter referred to as GRANTEE, whether one or more), the following described real estate, situated
in Shelby County, Alabama, to wit:

See attached Exhibit "A for legal description of the property which is incorporated
herein for all purposes.

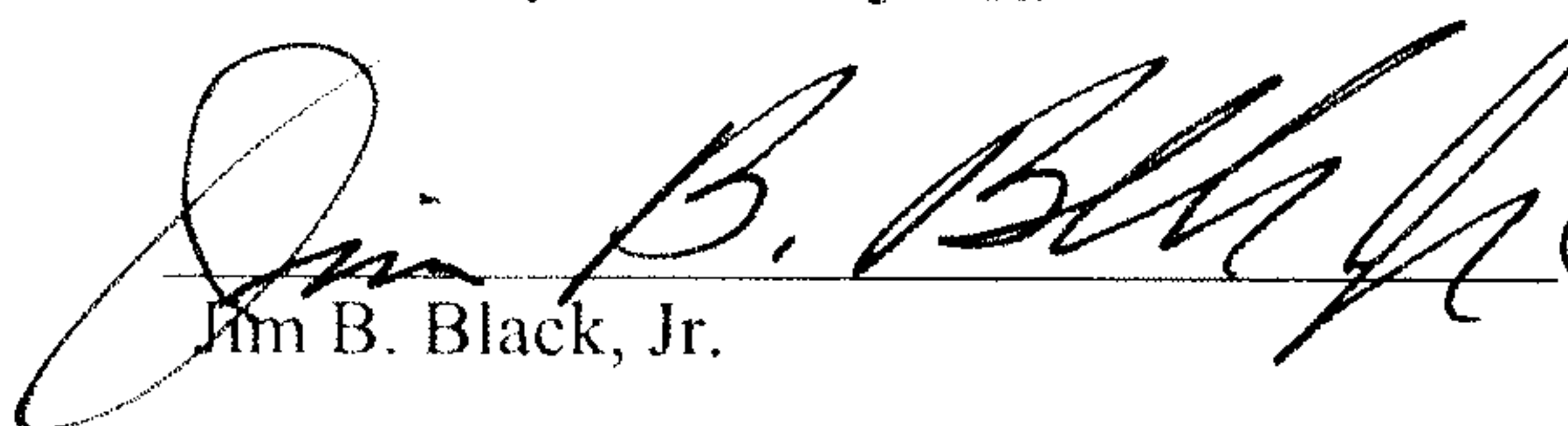
Subject to: current taxes, easements, restrictions, and rights-of-way of record.

The above described property does not constitute the homestead of the Grantor,
nor his spouse.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant
with the said GRANTEES, their successors 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 successors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this
1st day of April, 2021.

 (Seal)
Jim B. Black, Jr.

____ (Seal)

____ (Seal)

____ (Seal)

STATE OF ALABAMA)

General Acknowledgment

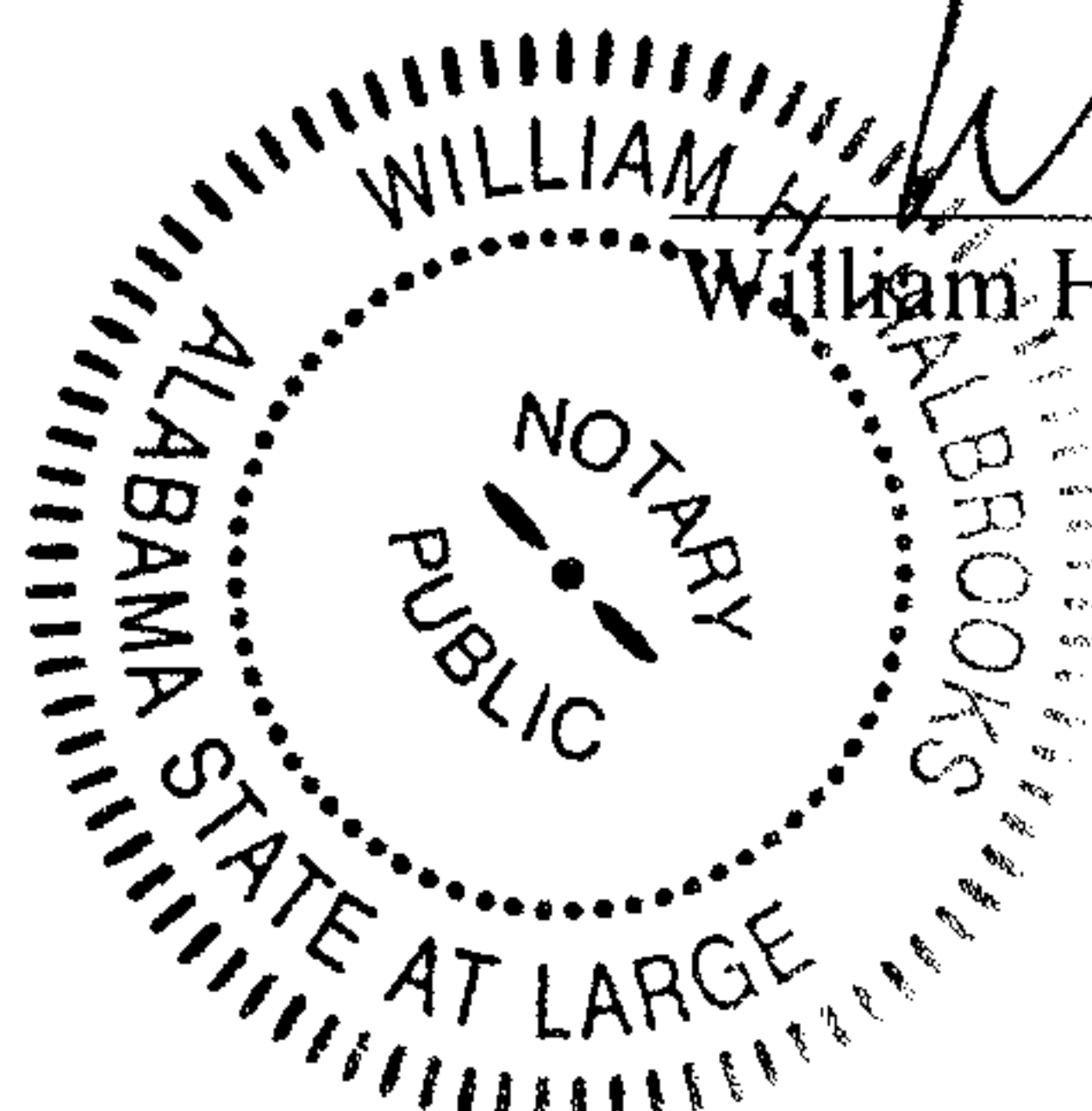
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jim B. Black, Jr.

whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, A.D., 2021.

My Commission Expires: 4/21/24



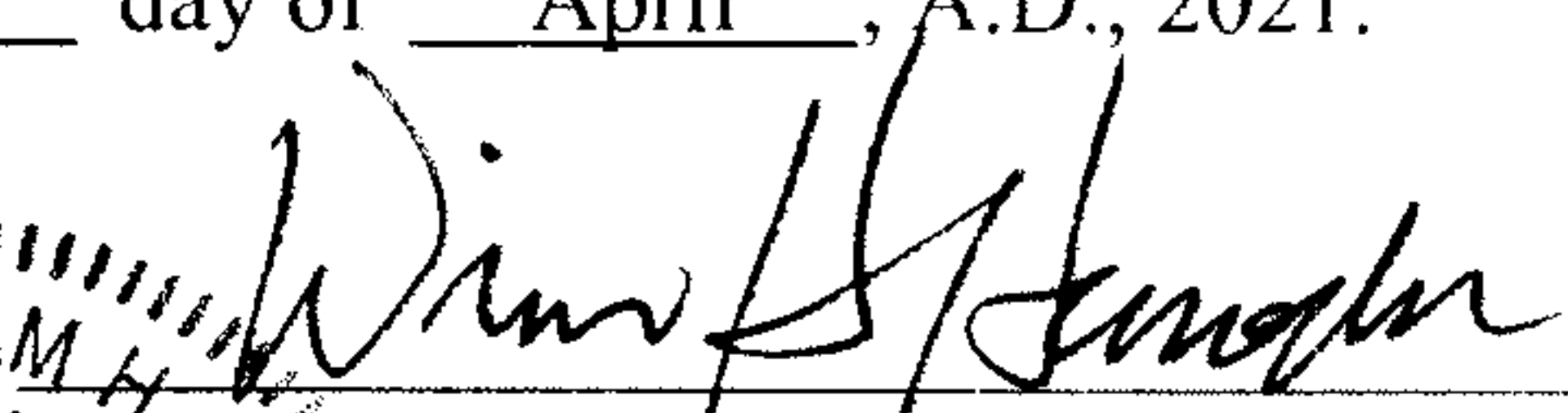

William H. Halbrooks, Notary Public

EXHIBIT A

The Land is described as follows:

Commence at the NW corner of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama and proceed South 3° 32' 53" West along the West boundary of said Section 7 for a distance of 580.51 feet; thence south 56°28'42" East 2103.62 feet; thence South 33°29'25" West 430.50 feet to the point of beginning of herein described parcel of land; thence South 57°09'10" East 1873.48 feet; thence South 31°03'01" West 500.00 feet; thence North 54°44'32" West 1237.81 feet; thence North 57°56'22" West 606.85 feet; thence North 23°53'55" East 72.37 feet; thence North 23°03'04" East 213.61 feet; thence North 33°29'25" East 174.05 feet, back to the point of beginning; being situated in Shelby County, Alabama.

Together with rights to use non-exclusive perpetual easement between Hall and Lucille Thompson and Colleton, an Alabama General Partnership as set out in Instrument 1995-7790 in Shelby County, Alabama.

Together with rights in and to a non exclusive, permanent and perpetual easement over and upon, and the right to use for pedestrian and vehicular travel and transportation purposes, the Common Roads granted in Declaration of Easements, Protective Covenants and Restrictions for Colleton Lake as recorded in Instrument 1996-4784 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2021 01:39:07 PM
\$375.00 CHERRY
20210406000171840

Alexis Bayle