



20220202000046380 1/5 \$69.00
Shelby Cnty Judge of Probate, AL
02/02/2022 09:38:26 AM FILED/CERT

SEND TAX NOTICE TO:

Brian J. Malone
10396 Hwy 55
Sterrett, AL 35147

STATE OF ALABAMA)

SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Thirty Five Thousand and No/100 Dollars (\$35,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **Brian J. Malone**, a single man residing at 10396 Hwy 55, Sterret, AL 35147 (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, **Bradford Whitehurst**, a single man, (“Grantor”) does hereby grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the “Premises”).

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises.

This conveyance is subject to ad valorem taxes or assessments for the 2022 tax year and all subsequent years.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises is free from all encumbrances except as expressly set forth herein; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns, forever against the lawful claims of all persons.

[remainder of page intentionally left blank]



Exhibit A

PART OF THE NW ¼ OF SW ¼ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NE CORNER OF SAID NW ¼ OF SW ¼ OF SAID SECTION 22, RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID ¼-¼ SECTION FOR A DISTANCE OF 544.89 FEET TO AN EXISTING 3/8 INCH IRON REBAR BEING THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A MEASURED DISTANCE OF 449.62 FEET TO AN EXISTING # 4 IRON REBAR; THENCE TURN A MEASURED ANGLE TO THE RIGHT OF 89 DEGREES 16 MINUTES 26 SECONDS AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 388.25 FEET TO AN EXISTING ½ INCH IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 60 DEGREES 31 MINUTES 28 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 77.95 FEET TO AN EXISTING # 4 IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 119 DEGREES 1 MINUTE 19 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 160.07 FEET TO AN EXISTING # 4 IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 51 DEGREES 42 MINUTES 47 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 141.11 FEET TO AN EXISTING # 4 IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 51 DEGREES 49 MINUTES 15 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 276.95 FEET TO AN EXISTING # 4 IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 103 DEGREES 55 MINUTES 32 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 252.63 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AN EASEMENT 30 FEET IN WIDTH SITUATED IN THE SW ¼ OF THE NW ¼ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; SAID EASEMENT BEING ADJACENT TO AND PARALLEL TO THE SOUTH LINE OF SAID ¼-¼ SECTION AND EXTENDING FROM THE SOUTHEAST LINE OF SHELBY COUNTY HIGHWAY NO. 55 TO THE NORTHEAST LINE OF AN ALABAMA POWER COMPANY TRANSMISSION LINE EASEMENT; SAID 30 FOOT EASEMENT BEING RECORDED IN BOOK 889, PAGE 316 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO AN EASEMENT 40 FEET IN WIDTH SITUATED IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID EASEMENT BEING 20 FEET WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST ¼ OF SOUTHWEST ¼; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE THEREOF, A DISTANCE OF 423.59 FEET; THENCE AN ANGLE RIGHT OF 68 DEGREES AND RUN IN A SOUTHEASTERLY DIRECTION 22.45 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF SAID EASEMENT; THENCE AN ANGLE LEFT OF 60 DEGREES AND RUN IN AN EASTERLY DIRECTION 20 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID ¼-¼ SECTION A DISTANCE OF 472.82 FEET; THENCE AN ANGLE RIGHT OF 74 DEGREES 22 MINUTES 13 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 545.26 FEET TO THE POINT OF ENDING OF SAID EASEMENT; SAID EASEMENT ABUTS THE EXISTING PROPERTY LINE ON EACH SIDE OF EASEMENT.

ACCORDING TO THE SURVEY DATED AUGUST 25, 2004, OF LAWRENCE D. WEYGAND, REG. PE-LS NO. 10373.

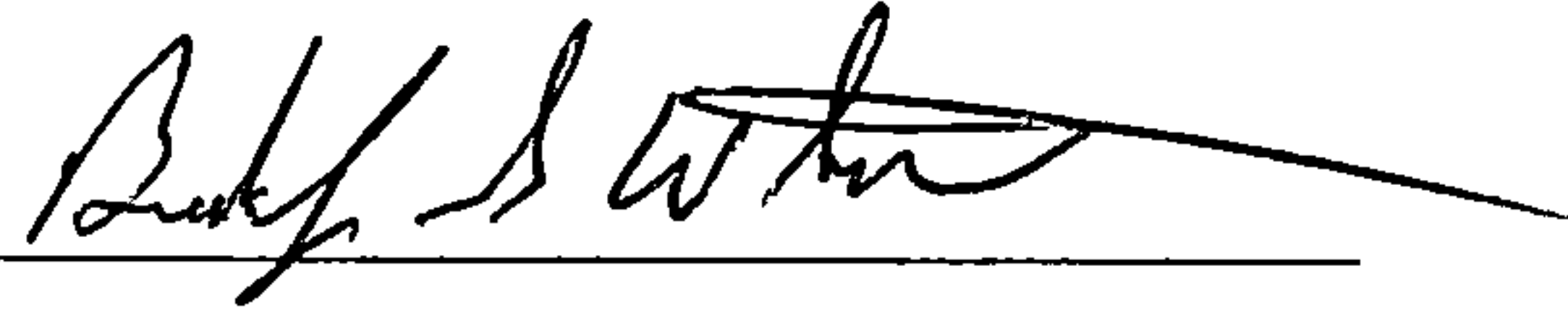


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IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 2 day of February, 2022.

GRANTOR:

Bradford Whitehurst



STATE OF ALABAMA)

SHELBY COUNTY)

I, Laveshia Armstead, a Notary Public, hereby certify that Bradford Whitehurst 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 the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 2nd day of February, 2022.


Notary Public

AFFIX SEAL

My commission expires: 07/01/25



This instrument prepared by and upon recording return to:

Mitchell M. Mataya
1165 S. Shadesview Ter.
Birmingham, AL 35203
205-538-9415

Real Estate Sales Validation Form

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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Bradford Whitehurst
Mailing Address 576 Forest Lakes Dr
Stevett, AL 35147

Grantee's Name Brian Malone
Mailing Address 10396 Hwy 55
Stevett, AL 35147

Property Address 265 Holly Lane
Stevett, AL 35147

Date of Sale 2/2/2022
Total Purchase Price \$ 35,000.00
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
[X] Other Cashier's Check

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 2/2/2022

Print Brian J Malone

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one