

\$16,000-



20110202000037390 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
02/02/2011 03:17:30 PM FILED/CERT

STATE OF ALABAMA

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STATUTORY WARRANTY DEED

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COUNTY OF SHELBY

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 the receipt and sufficiency of which are hereby acknowledged, that, VANDERBILT MORTGAGE AND FINANCE, INC. hereinafter called the Grantor, does hereby grant, bargain, sell and convey unto PATRICIA A. JACKSON, hereinafter called Grantee, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT THE SE CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID ¼ - ¼ SECTION A DISTANCE OF 355.25 FEET; THENCE TURN AN ANGLE OF 92 DEGREES 11 MINUTES 45 SECONDS TO THE LEFT AND RUN A DISTANCE OF 340.24 FEET; THENCE TURN AN ANGLE OF 54 DEGREES 20 MINUTES 35 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 309 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST NAMED COURSE FOR A DISTANCE OF 210 FEET; THENCE TURN LEFT AN ANGLE OF 97 DEGREES 06 MINUTES 35 SECONDS FOR A DISTANCE OF 211.11 FEET TO A POINT ON THE NE RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #61; THENCE TURN LEFT AN ANGLE OF 82 DEGREES 53 MINUTES 25 SECONDS AND RUN SOUTHEASTERLY ALONG SAID RIGHT OF WAY 210 FEET; THENCE TURN LEFT AN ANGLE OF 97 DEGREES 06 MINUTES 35 SECONDS AND RUN A DISTANCE OF 211.11 FEET TO THE POINT OF BEGINNING.

ALL MY UNDIVIDED RIGHT, TITLE AND INTEREST IN AND TO THE NE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID ¼ - ¼ A DISTANCE OF 620.43 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEGREES 04 MINUTES 45 SECONDS RIGHT AND RUN SOUTHERLY A DISTANCE OF 282.10 FEET TO THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 77.89 FEET TO A POINT; THENCE TURN AN ANGLE OF 89 DEGREES 55 MINUTES 15 SECONDS TO THE LEFT AND RUN EASTERLY ALONG THE SOUTH LINE OF THE BURK PROPERTY A DISTANCE OF 290.50 FEET TO A POINT; THENCE TURN AN ANGLE OF 89 DEGREES 55 MINUTES 15 SECONDS TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 170.08 FEET TO A POINT; THENCE TURN AN ANGLE OF 31 DEGREES 09 MINUTES 07 SECONDS TO THE RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 308.18 FEET TO A POINT; THENCE TURN AN ANGLE OF 14 DEGREES 37 MINUTES 38 SECONDS TO THE RIGHT AND CONTINUE SOUTHWESTERLY A DISTANCE OF 211.11 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SHELBY COUNTY HIGHWAY #61; THENCE TURN AN ANGLE OF 97 DEGREES 06 MINUTES 35 SECONDS TO THE RIGHT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 115.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 82 DEGREES 40 MINUTES 05 SECONDS TO THE RIGHT AND RUN NORTHEASTERLY A DISTANCE OF 211.11 FEET TO A POINT; THENCE TURN AN ANGLE OF 83 DEGREES 06 MINUTES 25 SECONDS TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 210.0 FEET TO A POINT; THENCE TURN AN ANGLE OF 97 DEGREES 19 MINUTES 55 SECONDS TO THE LEFT AND RUN SOUTHWESTERLY A DISTANCE OF 209.59 FEET TO A POINT ON THE SAME SAID EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY #61; THENCE TURN AN ANGLE OF 97 DEGREES 22 MINUTES 06 SECONDS TO THE RIGHT AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY

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Deed Tax: \$16.00

LINE OF HIGHWAY 61 A DISTANCE OF 134.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A FUTURE PROPOSED STREET; THENCE TURN AN ANGLE OF 82 DEGREES 49 MINUTES 49 SECONDS TO THE RIGHT AND RUN NORTHEASTERLY ALONG SAID FUTURE RIGHT OF WAY LINE OF SAID FUTURE STREET A DISTANCE OF 418.60 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL AGREEMENTS, EASEMENTS AND/OR RESTRICTIONS OF PROBATED RECORD.

LESS AND EXCEPT: A PARCEL IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST IN SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION AND RUN WESTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR 620.43 FEET TO A POINT; THENCE TURN A DEFLECTION ANGLE OF 89 DEGREES 55 MINUTES 15 SECONDS TO THE LEFT AND RUN IN A SOUTHERLY DIRECTION FOR 288.79 FEET TO A 5/8" REBAR SET AT THE POINT OF BEGINNING; THENCE CONTINUE ON LAST STATED COURSE AND RUN IN A SOUTHERLY DIRECTION FOR 77.89 FEET TO A 5/8" REBAR SET; THENCE TURN A DEFLECTION ANGLE OF 91 DEGREES 41 MINUTES 25 SECONDS TO THE LEFT AND RUN IN AN EASTERLY DIRECTION FOR 170.08 FEET TO A 5/8" REBAR SET; THENCE TURN A DEFLECTION ANGLE OF 135 DEGREES 44 MINUTES 10 SECONDS TO THE RIGHT AND RUN IN A SOUTHWESTERLY DIRECTION FOR 294.83 FEET TO A 5/8" REBAR SET; THENCE TURN A DEFLECTION ANGLE OF 97 DEGREES 10 MINUTES 10 SECONDS TO THE RIGHT AND RUN IN A NORTHWESTERLY DIRECTION FOR 38.38 FEET TO A 5/8" REBAR SET; THENCE TURN A DEFLECTION ANGLE OF 97 DEGREES 06 MINUTES 35 SECONDS TO THE LEFT AND RUN IN A SOUTHWESTERLY DIRECTION FOR 211.11 FEET TO A 5/8" REBAR SET ON THE NORTHEASTERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY #61 (80' RIGHT-OF-WAY); THENCE TURN A DEFLECTION ANGLE OF 97 DEGREES 06 MINUTES 35 SECONDS TO THE RIGHT AND RUN IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY FOR 135.83 FEET TO AN EXISTING 1/2" REBAR; THENCE TURN A DEFLECTION ANGLE OF 82 DEGREES 49 MINUTES 50 SECONDS TO THE RIGHT AND RUN IN A NORTHEASTERLY DIRECTION FOR 418.60 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL RIGHTS OF REDEMPTION BY VIRTUE OF THAT CERTAIN MORTGAGE FORECLOSURE DEED DATED MARCH 25, 2010 AND FILED ON APRIL 12, 2010 AS RECORDED IN DOCUMENT #20100110290, PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

TOGETHER WITH A MANUFACTURED HOME HAVING A SERIAL NUMBER OF CLA056951TN.

Subject to taxes for the current year and any easements, restrictions or reservation of record and as located.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever. The Grantor does covenant with said Grantee and Grantee's heirs and assigns that said premises are free from all encumbrances created by Grantor, unless otherwise stated herein; that Grantor will and that Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantee and Grantee's heirs and assigns forever against the lawful claims of all persons CLAIMING BY OR THROUGH THE GRANTOR.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this

17th day of January, 2011.

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02/02/2011 03:17:30 PM FILED/CERT

VANDERBILT MORTGAGE AND FINANCE, INC.

BY: Joseph G. Johnson
ITS: Joseph G. Johnson
Authorized Agent

ADDRESS OF GRANTEE:
3030 Friendship Rd.
Oxford, AL 36203

STATE OF Tennessee
~~ALABAMA~~
COUNTY OF Blount

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I, the undersigned, a Notary Public in and for said State and County, hereby certify that Joseph G. Johnson, whose name as Authorized Agent of VANDERBILT MORTGAGE AND FINANCE, INC. 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, as such officer and with the authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and seal on the 17th day of January, 2011.

April Kite
Notary Public expires 6-22-14

THIS INSTRUMENT PREPARED BY:
RICE, RICE & SMITH, P.C.
403 CHOCOLOCCO STREET
P. O. BOX 3267
OXFORD, AL 36203

