

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Charmon Kay Burch
187 Highway 4
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **JOHN STEPHENS AND WIFE JO ANN STEPHENS**, of 410 Red Road, Calera, AL 35040 do grant, bargain, sell, and convey unto **RICHARD BURCH AND WIFE CHARMON KAY BURCH**, of 187 Highway 4, Calera, AL 35040 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at a ½ inch rebar at the locally accepted NW corner of the SW ¼ of the SW ¼ of §11, Twp 24N, R13E; thence along said § line run S04°40'41"W 125.02 feet to a ⅝ inch rebar and also the point of beginning: Thence run S 88°21'08"E 227.77 feet to a ⅝ inch rebar; thence run S01°49'13"W 74.63 feet to a ⅝ inch rebar; thence run S88°21'26"E 180.02 feet to a ⅝ inch rebar; thence run S01°45'53"W 150.11 feet to a ½ inch rebar; thence run N88°13'49"W 382.53 feet to a ½ inch rebar on the W line of the SW ¼ of the SW ¼ of said §11; thence along said § line run N04°40'41"W 225.28 feet back to the point of beginning.

Containing ±1.727 acres and lying within the SW ¼ of the SW ¼ of said §11, Twp 24N, R11E, and also being a part of property described in documents recorded at instrument numbers 1994:26675 and 1994:26676 and also being a part of Block 48 of the Map of South Calera as recorded in the office of the Judge of Probate in Chilton and Shelby Counties, Alabama.

As described in a survey of Brad S Lucas, Ala PLS 23005, dated 23 April 2011.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantees, their heirs and assigns forever.

JOHN STEPHENS AND WIFE JO ANN STEPHENS, do for themselves and for their administrators, heirs, and successors covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we, **JOHN STEPHENS AND WIFE JO ANN STEPHENS**, have set our hands and seals, this 10 May 2011.

Witness:

Steve Sears

John Stephens (Seal)
JOHN STEPHENS

Steve Sears

JoAnn Stephens (Seal)
JO ANN STEPHENS

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JOHN STEPHENS AND WIFE JO ANN STEPHENS**, whose names are signed to the foregoing conveyance, and who are (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 May 2011.

Steve Sears

My commission expires 07 March 2014

Notary public



20110517000146530 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
05/17/2011 09:44:27 AM FILED/CERT

BOUNDARY SURVEY FOR JOHN AND JO ANN STEPHENS SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST SHELBY COUNTY, ALABAMA

STATE OF ALABAMA:
SHELBY COUNTY:

DESCRIPTION:

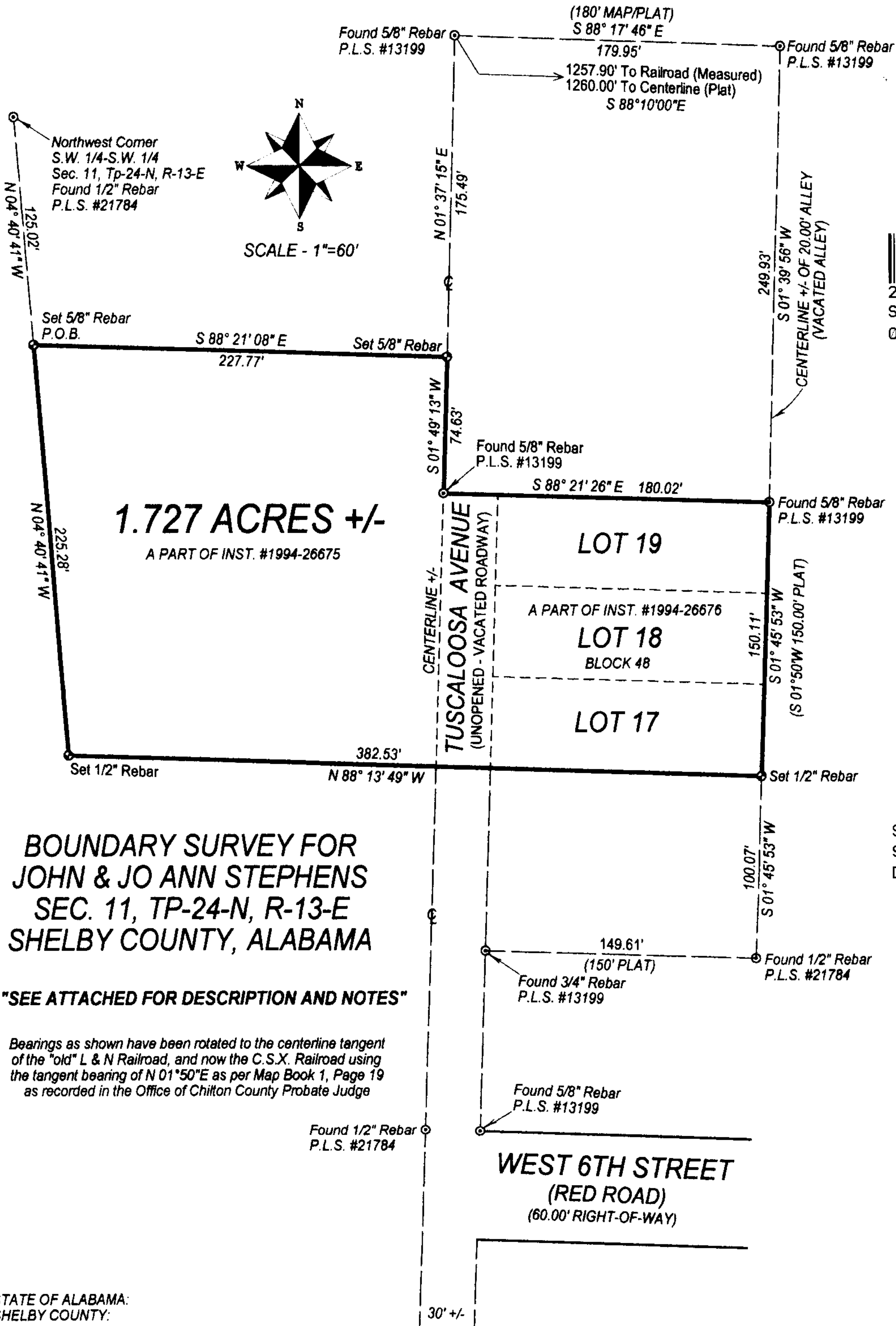
COMMENCE AT A 1/2" REBAR AT THE LOCALLY ACCEPTED NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 13 EAST; THENCE ALONG SAID SECTION LINE RUN S 04°40'41"W A DISTANCE OF 125.02 FEET TO A 5/8" REBAR AND ALSO THE POINT OF BEGINNING; THENCE RUN S 88°21'08"E A DISTANCE OF 227.77 FEET TO A 5/8" REBAR; THENCE RUN S 01°49'13"W A DISTANCE OF 74.63 FEET TO A 5/8" REBAR; THENCE RUN S 88°21'26"E A DISTANCE OF 180.02 FEET TO A 5/8" REBAR; THENCE RUN S 01°45'53"W A DISTANCE OF 150.11 FEET TO A 1/2" REBAR; THENCE RUN N 88°13'49"W A DISTANCE OF 382.53 FEET TO A 1/2" REBAR ON THE WEST LINE OF THE Southwest 1/4 of the Southwest 1/4 OF SAID SECTION 11; THENCE ALONG SAID SECTION LINE RUN N 04°40'41"W A DISTANCE OF 225.28 FEET BACK TO THE POINT OF BEGINNING. CONTAINING 1.727 ACRES, MORE OR LESS AND ALL LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 11 EAST, SHELBY COUNTY, AL. AND ALSO BEING A PART OF INSTRUMENT NUMBERS 1994-26675 AND 1994-26676 AND ALSO BEING A PART OF BLOCK NO. 48 OF THE MAP OF SOUTH CALERA AS RECORDED IN THE OFFICES OF THE JUDGE OF PROBATE'S IN CHILTON AND SHELBY COUNTY, ALABAMA.

GENERAL NOTES:

- 1- This survey is subject to any easements, rights-of-ways, reservations or restrictions of probated record or prescriptive nature having any affect upon title, if any such exist.
- 2- Bearings as shown have been rotated to the centerline of the "old" L & N Railroad along a tangent having a tangent bearing of N 01°50'E as shown upon the map or plat of the Map of South Calera as recorded in the Office of the Judge of Probate, Chilton County, Alabama.
- 3- All set 1/2" or 5/8" rebars have a plastic I.D. cap bearing B. Lucas, P.L.S. #23005.
- 4- No improvements have been shown heron. (Not Required)
- 5- This survey has been based upon old locally accepted iron pins found in place as of the date of this survey.
- 6- This survey is not valid unless signed and sealed with red ink.
- 7- P.O.B. indicates the point of beginning for the above described.

SURVEYORS NOTES:

The map or plat of South Calera, Al., Property Of South Calera Land And Improvement Co. as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 3, Page 40 shows the alley widths to be 20.0 feet. The map of the same as recorded in the Office of the Judge of Probate, Chilton County, Alabama in Deed Book 7, Page 643 shows hand written alley widths to be 20.00 feet. These hand written distances were placed upon said map or plat "post recording date". The map or plat of the same as recorded in the Office of the Judge of Probate, Chilton County, Alabama in Map Book 1, Page 19 shows alley widths to be 10.00 feet. Map Book 1, Page 19 was obviously transposed and contains a sciveners error in that the actual alley width appears to be 20.00 feet according to field evidence. Map Book 3, Page 40 and Deed Book 7, Page 643 as recorded in Chilton and Shelby County, Al. Bears the name of Jos. M. Searles, Civil Engineer and Land Surveyor, and dated on August 27, 1887. This surveyor has also seen a subsequent map or plat of the same with the heading of J. M. Searles, C.E.-L.S. of Birmingham, Al. Due to the condition of this map or plat, no date was noticed. It is of the opinion of this surveyor that that this map or plat was prepared in order to better show the lands and intent of the South Calera Land and Improvement Co. The lands within this subdivision are located within Sections 10, 11, 14 and 15, Chilton and Shelby County, Alabama. These are my findings as of the date of this survey.



20110517000146530 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
05/17/2011 09:44:27 AM FILED/CERT

**BOUNDARY SURVEY FOR
JOHN & JO ANN STEPHENS
SEC. 11, TP-24-N, R-13-E
SHELBY COUNTY, ALABAMA**

"SEE ATTACHED FOR DESCRIPTION AND NOTES"

Bearings as shown have been rotated to the centerline tangent of the "old" L & N Railroad, and now the C.S.X. Railroad using the tangent bearing of N 01°50'E as per Map Book 1, Page 19 as recorded in the Office of Chilton County Probate Judge

STATE OF ALABAMA:
SHELBY COUNTY:

I, BRAD S. LUCAS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY STATE THAT THIS IS A TRUE AND CORRECT BOUNDARY SURVEY AS MADE BY ME AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

GIVEN UNDER MY HAND AND SEAL ON THIS THE 23RD DAY OF APRIL, 2011.

Brad S. Lucas
BRAD S. LUCAS, P.L.S.
ALABAMA LICENSE NO. 23005
180 MOSS DRIVE
CALERA, AL. 35040
PHONE (205) 351-1850
FIELD SURVEYED: 04-21-11
JOB NO. 1127

