

20111220000385750 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
12/20/2011 04:13:58 PM FILED/CERT

\$ 10,000

Send Tax Notice to:
OOB Trust 10022011
74 Brookside Lane
Vander, Alabama 35176

WARRANTY DEED
(Prepared without benefit of title)

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL BY THESE PRESENTS, that in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, **Robert G. "Bob" Burns** an unmarried **male** in hand paid by the Grantee, **OOB Trust 10022011** receipt of which is acknowledged, the Grantor does hereby give, grant, bargain, and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

See attached legal description, Exhibit "A", as describes two (2) parcels.

Said property bears parcel ID number: 04-1-12-0-001-012.001, with property address of 74 Brookside Lane, Vandiver, Alabama 35176.

TO HAVE AND TO HOLD unto the Grantee, his heirs and assigns forever, together with every contingent remainder and right or reversion.

The Grantor, her heirs, executors and administrators, covenant with Grantee, his heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances except ad valorem taxes for the current year and subsequent years, and easements and restrictions of record; and that he will warrant and defend said premises to the Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor hereunto sets his hand and seal this the 2nd day of **October, 2011**.

Robert G. Burns

Robert G. "Bob" Burns

COUNTY OF SHELBY)
STATE OF ALABAMA)

Robert G. "Bob" Burns

Robert G. "Bob" Burns

I, the undersigned Notary Public in and for said County and State, hereby certify that **Robert G. "Bob" Burns**, 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, she executed the same voluntarily.

Given under my hand and seal this the 2nd day of October, 2011

Geoffrey L. Vines

Notary Public, ALABAMA AT LARGE
My Commission Expires: 12/04/2013

EXHIBIT A



20111220000385750 2/2 \$25.00
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PARCEL 1:

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM AN EXISTING 3/8 INCH SOLID IRON BAR BEING THE LOCALLY ACCEPTED SOUTHWEST CORNER OF SAID NW 1/4 OF NE 1/4 OF SAID SECTION 12, RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR A MEASURED DISTANCE OF 148.94 FEET TO AN EXISTING 3/8 INCH SOLID IRON BAR; THENCE TURN AN ANGLE TO THE RIGHT OF 90°00'41" AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 313.61 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND AND BEING THE POINT OF BEGINNING; THENCE CONTINUE IN AN EASTERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 661.20 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 90°00'38" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 149.07 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 89°59'22" AND RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 336.15 FEET TO AN EXISTING #5 IRON REBAR; THENCE TURN AN ANGLE TO THE RIGHT OF 89°57'38" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 139.07 FEET TO AN EXISTING IRON REBAR BEING ON THE SOUTH LINE OF AN EXISTING 20 FOOT EASEMENT FOR INGRESS AND EGRESS; THENCE TURN AN ANGLE TO THE LEFT OF 89°59'17" AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID INGRESS/EGRESS EASEMENT FOR A DISTANCE OF 325.05 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 89°59'49" AND RUN IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 288.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM AN EXISTING 3/8 INCH SOLID IRON BAR BEING THE LOCALLY ACCEPTED SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER OF SAID SECTION 12, RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION FOR A MEASURED DISTANCE OF 148.94 FEET TO AN EXISTING 3/8 INCH SOLID IRON BAR BEING THE POINT OF BEGINNING; THENCE CONTINUE IN A NORTHERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 288.14 FEET TO AN EXISTING IRON REBAR SET BY WEYGAND AND BEING ON THE SOUTH LINE OF AN EXISTING 20 FOOT EASEMENT FOR INGRESS AND EGRESS; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 41 SECONDS AND RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID 20 FOOT EASEMENT FOR A DISTANCE OF 313.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART LYING WITHIN THE RIGHT OF WAY OF SHELBY COUNTY ROAD #50, ACCORDING TO THE JANUARY 18, 2005 SURVEY BY LAURENCE D. WEYGAND, REG. PE L.S. #10373, AND RAY WEYGAND, REG L.S. #24973

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

Robert G. "Bob" Burns retains a life estate.

ADDRESS: 74 BROOKSIDE LANE; VANDIVER, AL 35176 TAX MAP
OR PARCEL ID NO.: 04-1-12-0-001-012.001 , TAX MAP OR PARCEL
ID NO.: 04-1-12-0-001-012.001

SUBJECT PROPERTY IS LOCATED IN SHELBY COUNTY

Shelby County, AL 12/20/2011
State of Alabama
Deed Tax: \$10.00