

Send tax notice to:

George and Patricia Cleveland

1749 Caravel Cr.  
Vestavia, AL 35216

This instrument prepared by:

Stewart & Associates, P.C.


3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby

**WARRANTY DEED**

  
20120516000174730 1/4 \$281.00  
Shelby Cnty Judge of Probate, AL  
05/16/2012 12:56:46 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00) in hand paid to the undersigned **William J. Christenberry and Kimberly R. Christenberry, husband and wife** (hereinafter referred to as "Grantors"), by **George E. Cleveland and Patricia Cleveland** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land being a portion of that certain tract of land as described in Instrument No.20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East, said Shelby County and being more particularly described as follows:

Commence at a 1" open top found marking the Northwest Corner of the NW 1/4 of the SW 1/4 of said Section 18; thence South 86°44'44" E along the North line of the SW 1/4 of said Section 18 a distance of 409.50 feet to the Point of Beginning; thence continue South 86°44'44" East a distance of 486.05 feet to a 5/8" capped rebar set (SMW LS19753); thence departing said north line South 1°15'08" West a distance of 590.98 feet to a 5/8" capped rebar set (SMW LS 19753); thence South 88°44'52"E a distance of 400.00 feet to a 5/8" capped rebar set (SMW LS 19753); thence South 01°19'22" West a distance of 673.84 feet to a point on the centerline of a creek; thence along said centerline the following courses and distances: North 84°17'45" West a distance of 74.09 feet to a point; South 83°26'42"W a distance of 66.91 feet to a point; North 02°09'10" East a distance of 27.67 feet to a point; North 46°32'01"W a distance of 17.45 feet to a point; North 57°15'28" West a distance of 22.29 feet to a point; North 47°03'22" East a distance of 13.86 feet to a point; North 72°45'50" West a distance of 20.53 feet to a point; South 55°15'56"W a distance of 31.23 feet to a point; North 56°08'14"W a distance of 42.29 feet to a point; North 88°32'46" West a distance of 20.35 feet to a point; South 81°21'29"W a distance of 1.98 feet to a point; North 41°54'47" West a distance of 18.82 feet to a point; North 53°16'24"W a distance of 9.50 feet to a point; North 79°05'45"W a distance of 17.79 feet to a point; South 74°20'31"W a distance of 58.59 feet to a point; South 75°01'52"W a distance of 52.66 feet to a point; South 43°10'21"W a distance of 48.37 feet to a point; South 87°55'05"W a distance of 79.49 feet to a point; North 61°12'12"W a distance of 59.54 feet to a point; South 72°45'01"W a distance of 33.40 feet to a point; South 18°06'06"W a distance of 10.43 feet to a point; South 04°21'01"E a distance of 18.80 feet to a point; South 41°54'21" W a distance of 36.22 feet to a point; South 76°16'32"W a distance of 28.85 feet to a point; North 89°26'53"W a distance of 24.62 feet to a point; North 40°10'37"W a distance of 23.64 feet to a point; South 33°24'49"W a distance of 117.17 feet to a point; South 04°03'58"E a distance of 48.36 feet to a point; South 65°22'07"W a distance of 20.59 feet to a point; North 64°00'48"W a distance of 131.26 feet to a point; North 83°26'22"W a distance of 17.72 feet to a point; South 10D37'22"W a distance of 110.04 feet to a point; South 00°37'50"W a distance of 20.00 feet to a point; South 72°18'09"W a distance of 61.33 feet to a point; North 80°45'43"W a distance of 75.80 feet to a point; South 82°37'03"W a distance of 39.90 feet to a point; North 22°28'47"W a distance of 55.71 feet to a point; North 42°05'52"W a distance of 62.50 feet to a





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point; North 74°44'41"W a distance of 28.88 feet to a point; South 66°04'43"W a distance of 23.71 feet to a point; South 33°10'30"W a distance of 98.08 feet to a point; North 59°23'30"W a distance of 19.50 feet to a point; North 58°58'43"W a distance of 74.96 feet to a point; North 13°18'03"E a distance of 89.56 feet to a point; North 88°44'05"W a distance of 58.13 feet to a point; North 78°07'33"W a distance of 43.72 feet to a point; thence leaving said centerline of creek and continuing along the centerline of an existing dirt road the following courses and distances; North 24°57'02"E a distance of 76.29 feet to a point; thence North 06°14'52"W a distance of 106.75 feet to a point; thence North 23°47'56"W a distance of 66.02 feet to a point; thence North 12°29'47"W a distance of 68.25 feet to a point; thence North 11°26'45"W a distance of 88.80 feet to a point; thence North 33°55'10"W a distance of 35.47 feet to a point; thence North 63°19'56"W a distance of 79.17 feet to a point; thence North 42°54'34"W a distance of 59.20 feet to a point; thence North 22°19'54"W a distance of 57.42 feet to a point; thence North 17°16'44" East a distance of 112.67 feet to a point; thence North 71°34'18"E a distance of 51.09 feet to a point; thence North 68°05'58"E a distance of 34.86 feet to a point; thence North 29°50'58"E a distance of 205.59 feet to a point; thence leaving said centerline of existing dirt road and continuing along the proposed centerline of a road the following courses and distances; North 52°44'49" East a distance of 289.89 feet to a point; thence North 53°51'28" East a distance of 350.78 feet to a point; thence North 42°25'04"E a distance of 67.77 feet to a point; thence North 03°15'16" East a distance of 53.42 feet to the intersection of said proposed centerline and the north line of the SW 1/4 of Section 18, said intersection marking the point of beginning.

#### EXISTING INGRESS/EGRESS & UTILITY EASEMENT "A"

An Easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the NE 1/4 of Section 24, Township 19 South, Range 1 East and being more particularly described as follows:

Commence at a 1" open top found in place at the southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence North 90°00'00"W a distance of 2508.34 feet to a 2" open top found in place and the Point of Beginning; thence South 02°52'53"W a distance of 1050.98 feet to a point; thence South 86°57'34"E a distance of 49.90 feet to a point; thence South 03°23'29"W a distance of 1292.42 feet to the northerly right-of-way of Westover Road; thence along said right-of-way North 79°48'37"W a distance of 100.27 feet; thence leaving said right-of-way North 03°22'32"E a distance of 1280.03 feet to a point; thence North 02°52'30"E a distance of 1051.46 feet to a 1/2" open top found in place at the Southwest corner of the SE 1/4 of Section 13; thence North 2°09'45"W along the West line of said SE 1/4 a distance of 75.61 feet to a point on the centerline of a creek; thence South 74°20'51"E along said centerline 55.03 feet to a point; thence South 00°04'59"W a distance of 63.94 feet to the Point of Beginning.

#### INGRESS/EGRESS & UTILITY EASEMENT "B"

An Easement being a portion of that certain tract of land as described in Instrument No. 20071228000583290 in the Judge of Probate Office, Shelby County, Alabama lying in the SE 1/4 of Section 13, Township 19 South, Range 1 East and the SW 1/4 of Section 18, Township 19 South, Range 2 East said Shelby County and being more particularly described as follows:

Commence at a 1" open top found in place at the Southeast corner of SE 1/4 of Section 13, Township 19 South, Range 1 East; thence North 90°00'00"W a distance of 2508.34 feet to a 2" open top found; thence North 00°04'59"E a distance of 25.00 feet to the Point of Beginning of an Ingress/Egress & Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence South 89°55'01" East a distance of 1510.87 feet to a point; thence North 42°44'37"E a distance of 99.53 feet to a point; thence North 62°02'29"E a distance of 251.31 feet to a point; thence North 53°47'07"E a distance of 181.06 feet to a point; thence North 45°10'41" East a distance of 229.78 feet to a point; thence North 33°15'26" East a distance of 85.00 feet to a point; thence North 34°59'01"E a distance of 105.62 feet to a point; thence North 52°09'05"E a distance of 65.55 feet to a point; thence North 42°30'04"E a distance of 116.85 feet to a point; thence North 53°00'17"E a distance of 189.48 feet to a point; thence North 64°36'47"E a distance of 288.93 feet to a point; thence North 67°59'49" East a distance of 336.73 feet to a point; thence North 80°23'44"E a distance of 93.78 feet to a point; thence South 82°47'47" East a distance of 68.78 feet to a point; thence South 63°26'42" East a distance of 129.14 feet to a point; thence North 88°39'43" East a distance of 50.21 feet to a point; thence South 81°24'47"E a distance of 79.01 feet to a point; thence North 56°47'35"E a distance of 43.76 feet to a point; thence North 26°26'46" East a distance of 75.78 feet to a point;



thence North 10°01'16"E a distance of 12.99 feet to a point; thence North 24°57'02" East a distance of 76.29 feet to a point; thence North 06°14'52"W a distance of 106.75 feet to a point; thence North 43°47'56"W a distance of 66.02 feet to a point; thence North 12°29'47"W a distance of 68.25 feet to a point; thence North 11°26'46"W a distance of 88.80 feet to a point; thence North 33°55'10"W a distance of 35.47 feet to a point; thence North 63°19'56"W a distance of 79.17 feet to a point; thence North 42°54'34"W a distance of 59.20 feet to a point; thence North 22°19'54"W a distance of 57.42 feet to a point; thence North 17°16'44" East a distance of 112.67 feet to a point; thence North 71°34'18"East a distance of 51.09 feet to a point; thence North 68°05'58" East a distance of 34.86 feet to a point; thence North 29°50'58"E a distance of 205.59 feet to a point; thence North 52°44'49"E a distance of 289.89 feet to a point; thence North 53°51'28"East a distance of 350.78 feet to a point; thence North 42°25'04"East a distance of 67.77 feet to a point; thence North 03°15'16"E a distance of 53.42 feet to the Point of Ending lying on the Northern line of that certain tract of said land. Said above described parcel is for Ingress/Egress & Utility Purposes.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2011 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

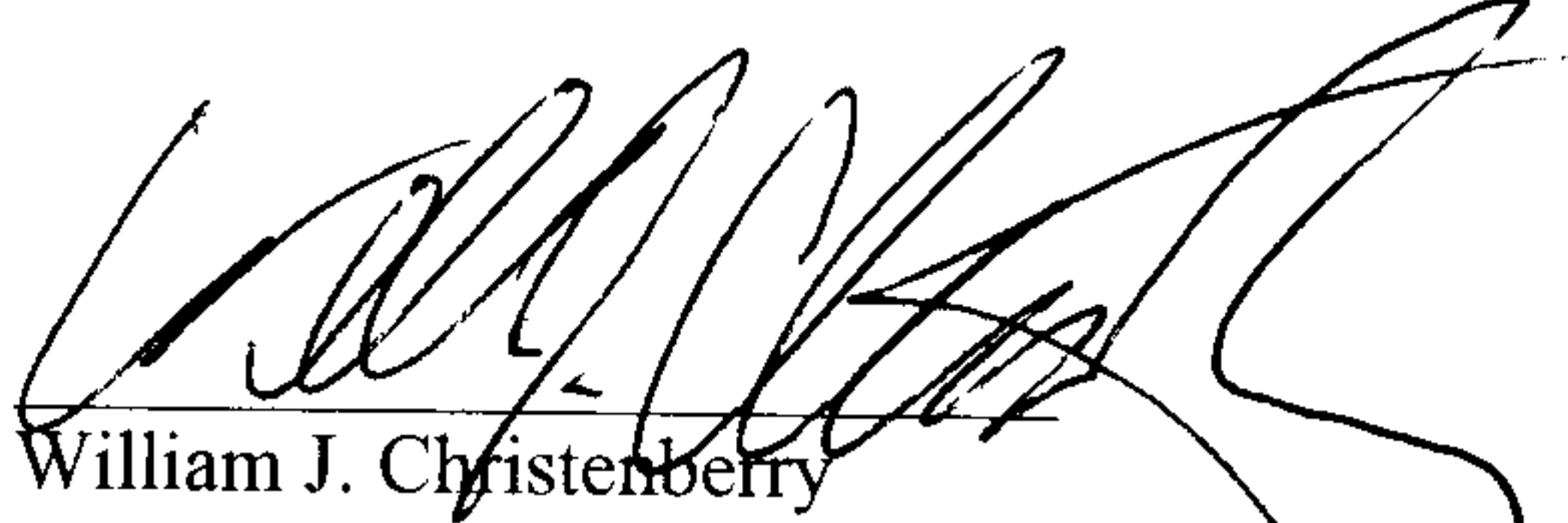
OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

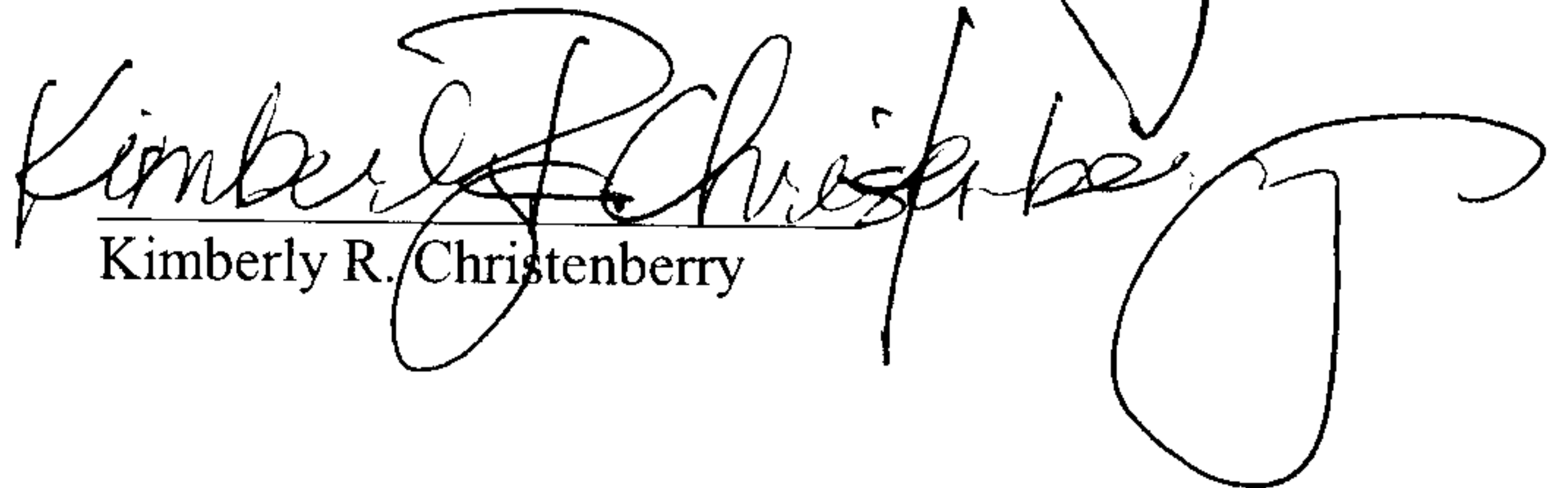
TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

  
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IN WITNESS WHEREOF, Grantors William J. Christenberry and Kimberly R. Christenberry have hereunto set their signatures and seals on April 30, 2012.

  
William J. Christenberry

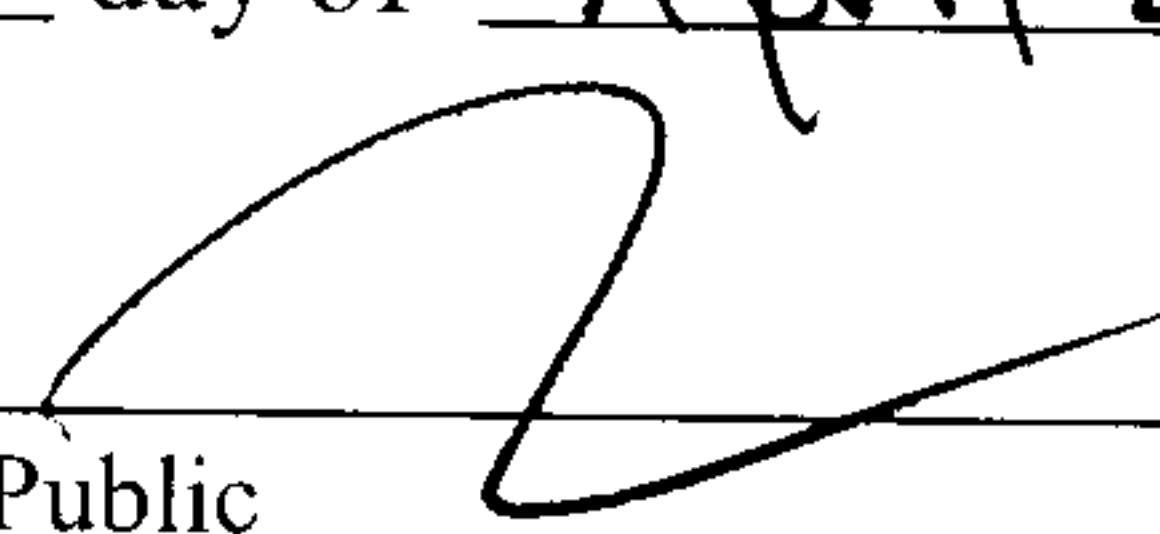
  
Kimberly R. Christenberry


STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William J. Christenberry and Kimberly R. Christenberry, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of April 2012

(NOTARIAL SEAL)

  
Notary Public  
Print Name:  
Commission Expires:

  
20120516000174730 4/4 \$281.00  
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Shelby County, AL 05/16/2012  
State of Alabama  
Deed Tax: \$260.00

