


STATE OF ALABAMA )  
COUNTY OF SHELBY )

  
20120807000289200 1/4 \$603.00  
Shelby Cnty Judge of Probate, AL  
08/07/2012 10:21:06 AM FILED/CERT

**WARRANTY DEED**

THIS INDENTURE made this 21 day of JUNE, 2012, between JOHNNY L. PADGETT AND SHERRY M. PADGETT, ("Grantor") and JOHNNY L. PADGETT AND SHERRY M. PADGETT, as TRUSTEES for THE JOHNNY L. PADGETT AND SHERRY M. PADGETT REVOCABLE TRUST, ("Grantee"):

WITNESSETH, That for and in consideration of the sum of Ten and NO/100 (\$10.00) and other valuable consideration, to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantee the following described real estate situated in Shelby County, State of Alabama, to-wit:

TRACT 1:

FROM THE SW CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, RUN NORTH ALONG THE WEST BOUNDARY OF SAID ¼-¼ SECTION A DISTANCE OF 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE A DISTANCE OF 805.03 FEET; THENCE RIGHT 131° 21' A DISTANCE OF 408.49 FEET; THENCE LEFT 131° 21' A DISTANCE OF 71.45 FEET; THENCE RIGHT 142° 05' A DISTANCE OF 35 FEET; THENCE RIGHT 37° 55' A DISTANCE OF 318.22 FEET; THENCE RIGHT 51° 02' A DISTANCE OF 422.11 FEET TO THE POINT OF BEGINNING.

TRACT 2:

ALL OF THE SW ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

TRACT 3:

A PART IF THE SE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ¼-¼ A DISTANCE OF 665.08 FEET TO A POINT; THENCE TURN AN ANGLE OF 88 DEG. 13 MIN. TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 1,387.28 FEET TO A POINT ON THE NORTH LINE OF SAID ¼-¼; THENCE TURN AN ANGLE OF 92 DEG. 06 MIN. 52 SEC. TO THE LEFT AND RUN WESTERLY ALONG THE NORTH LINE OF SAID ¼-¼ A DISTANCE OF 737.45 FEET TO A POINT; THENCE TURN AN ANGLE OF 90 DEG. 52 MIN. 42 SEC. TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 1,382.84 FEET TO THE POINT OF BEGINNING.

TRACT 4:

A RIGHT-OF-WAY ACCESS EASEMENT 30 FEET IN WIDTH WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE SW CORNER OF THE NE ¼ OF THE SW ¼ OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID ¼-¼ SECTION A DISTANCE OF 378.66 FEET TO THE POINT OF BEGINNING OF THE DESCRIBED EASEMENT FOR ACCESS AND RIGHT-OF-WAY; THENCE TURN AN ANGLE OF 87 DEG. 10 MIN. 0 SEC. TO

THE LEFT AND RUN NORTHERLY A DISTANCE OF 720.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 61; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 40.68 FEET; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHERLY DIRECTION PARALLEL WITH THE WEST LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  SECTION A DISTANCE OF 670 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  SECTION; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  SECTION A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING OF THE SAID DESCRIBED EASEMENT AND RIGHT-OF-WAY FOR ACCESS.

TRACT 5:

A PART OF THE NW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NW  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE WESTERLY ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  A DISTANCE OF 438.0' TO A POINT, THENCE TURN AN ANGLE OF 153° 25' 06" TO THE RIGHT AND RUN NORTHEASTERLY A DISTANCE OF 502.21' TO A POINT ON THE EAST LINE OF SAME SAID  $\frac{1}{4}$ - $\frac{1}{4}$ , THENCE TURN AN ANGLE 119° 24' 54" TO THE RIGHT AND RUN SOUTHERLY ALONG SAID EAST LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  A DISTANCE OF 225.0' TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES AND SUBJECT TO ALL AGREEMENTS, EASEMENTS AND/OR RESTRICTIONS OF PROBATED RECORD.

TRACT 6:

A PART OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$  OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE SOUTH LINE OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  A DISTANCE OF 378.66' TO A POINT, THENCE TURN AN ANGLE OF 87° 10' 00" TO THE LEFT AND RUN NORTHERLY A DISTANCE OF 720.49' TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 61, THENCE TURN AN ANGLE OF 37° 55' 00" TO THE LEFT AND RUN NORTHWESTERLY ALONG THE SAID RIGHT-OF-WAY LINE OF SAID HIGHWAY A DISTANCE OF 81.37' TO A POINT, THENCE TURN AN ANGLE OF 142° 05' 00" TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 312.95' TO A POINT, THENCE TURN AN ANGLE OF 51° 02' 00" TO THE RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 422.11' TO A POINT, THENCE TURN AN ANGLE OF 51° 02' 00" TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 225.0' TO THE POINT OF BEGINNING, CONTAINING 3.5 ACRES AND SUBJECT TO ALL AGREEMENTS, EASEMENTS AND/OR RESTRICTIONS OF PROBATED RECORD.

TRACT 7:

FROM THE SE CORNER OF THE NE  $\frac{1}{4}$  OF THE SW  $\frac{1}{4}$ , SECTION 25, TOWNSHIP 20 SOUTH, RANGE 1 EAST, RUN NORTH ALONG THE WEST BOUNDARY OF SAID  $\frac{1}{4}$ - $\frac{1}{4}$  SECTION A DISTANCE OF 1,030.03 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN CONVEYED;

THENCE CONTINUE A DISTANCE OF 200 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 61; THENCE TURN AN ANGLE TO THE RIGHT AND RUN IN A SOUTHEASTERLY DIRECTION ALONG THE WEST RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY NUMBER 61 480 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 37 DEGREES 55 MINUTES AND RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 71.45 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 131 DEGREES 21 MINUTES AND RUN IN A NORTHWESTERLY DIRECTION A DISTANCE OF 408.49, MORE OR LESS, TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN CONVEYED.

DESCRIPTION PROVIDED BY GRANTOR, AND DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY; THEREFORE, THERE ARE NO WARRANTIES.

TO HAVE AND TO HOLD to the said Grantee, it's successors or assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, it's successors or assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, it's successors or assigns forever against the lawful claim of all persons.

Paul J. Garner  
Witness

Johnny L. Padgett  
JOHNNY L. PADGETT

Patricia O. Lawley  
Witness

Sherry M. Padgett  
SHERRY M. PADGETT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that JOHNNY L. PADGETT AND SHERRY M. PADGETT, whose names are signed to the foregoing agreement and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing Agreement, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of June, 2012.

SEAL

[Signature]

Notary Public  
My Commission Expires: My Commission Expires  
**February 12, 2016**

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216

Johnny L. Padgett and Sherry  
M. Padgett Revocable Trust  
11929 Highway 61, North  
Wilsonville, AL 35186

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Johnny L. & Sherry M. Padgett
Mailing Address 11929 Hwy 61
Wilsonville AL 35786

Grantee's Name PADGETT Family TRUST
Mailing Address 11929 Hwy 61
Wilsonville AL 35786

Property Address 11929 Hwy 61
Wilsonville AL
35786

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 582,000.00

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
Other TAX OFFICE

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 8-7-12

Print Johnny L. PADGETT

Unattested

(verified by)

Sign Johnny L. Padgett (Grantor/Grantee/Owner/Agent) circle one



20120807000289200 4/4 \$603.00
Shelby Cnty Judge of Probate, AL
08/07/2012 10:21:06 AM FILED/CERT

Form RT-1