

STATE OF ALABAMA

## Warranty Deed

COUNTY OF SHELBY

**Know all Men by these Presents:** That, in consideration of Two Hundred Twenty Thousand and No/100ths Dollars (\$220,000.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JOEL E. WARREN, a married man** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **CARL SHORY** (herein referred to as “Grantee”) as sole owner, the following described real estate situated in Pelham, Shelby County, Alabama, to-wit:

### Parcel 1

Begin at the Southwest corner of the SE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama and run Northerly along the West line of the said 1/4-1/4 section for 305.14 feet to the point of beginning; thence turn an angle of 51 deg. 17 min. to the right and run 105.27 feet; thence turn an angle of 0 deg. 49 min. to the right and run 200 feet; thence turn an angle of 90 deg. 00 min. to the right and run 273.49 feet; thence turn an angle of 85 deg. 03 min. 30 sec. to the left and run 453.09 feet; thence turn an angle of 5 deg. 14 min. to the left and run 186.42 feet; thence turn an angle of 15 deg. 17 min. 30 sec. to the left and run 410.2 feet; thence turn an angle of 3 deg. 39 min. 30 sec. to the left and run 102.23 feet; thence turn an angle of 21 deg. 10 min. to the right and run 103.58 feet; thence turn an angle of 54 deg. 12 min. to the left and run 157.00 feet to the Northeast corner of the said 1/4-1/4 section; thence continue along the same line running Northerly along the East line of the NE 1/4 of the NW 1/4 of the said Section 10 for 1318.35 feet to the Northeast corner of the NE 1/4 of the NW 1/4; thence turn an angle of 87 deg. 50 min. to the left and run along the North line of the said NE 1/4 of the NW 1/4 for 439.59 feet; thence turn an angle of 92 deg. 10 min. 20 sec. to the left and run 1318.19 feet to the North line of the SE 1/4 of the NW 1/4; thence turn an angle of 92 deg. 11 min. 20 sec. to the right and run Westerly along the North line of the said SE 1/4 of the NW 1/4 for 878.98 feet to the Northwest corner of the SE 1/4 of the NW 1/4; thence turn an angle of 92 deg. 00 min. to the left and run 142.83 feet; thence turn an angle of 97 deg. 45 min. 30 sec. to the right and run 106.35 feet; thence turn an angle of 63 deg. 07 min. 30 sec. to the left and run 117.44 feet; thence turn an angle of 53 deg. 09 min. to the left and run 81.87 feet; thence turn an angle of 66 deg. 03 min. to the left and run 146.73 feet to a point on the West line of the SE 1/4 of the NW 1/4; thence turn an angle of 84 deg. 34 min. to the right and run Southerly along the West line of the SE 1/4 of the NW 1/4 for 271.12 feet; thence turn an angle of 12 deg. 04 min. to the right and run 164.3 feet; thence turn an angle of 5 deg. 27 min. to the left and run 201.77 feet; thence turn an angle of 19 deg. 38 min. to the right and run 207.18 feet; thence turn an angle of 154 deg. 58 min. to the left and run 191.29 feet back to the point of beginning.



## LESS AND EXCEPT

1. All of Lake Warren and a 15 foot strip of land running continuous around the perimeter of said Lake Warren.
2. Part of the South 1/2 of the NW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, being further described as follows:

Commence at the SE corner of the SW 1/4 of the NW 1/4 of said Section 10 and run in a Northerly direction along the East line of said 1/4-1/4 section for a distance of 448.34 feet to the point of beginning; thence turn an angle to the right of 93 deg. 27 min. 46 sec. and run in an Easterly direction for a distance of 115.80 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 59 deg. 06 min. 49 sec. and run in a Northeasterly direction for a distance of 100.48 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 51 deg. 43 min. 53 sec. and run in a Northwesterly direction for a distance of 74.69 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 2 deg. 04 min. 24 sec. and run in a Northwesterly direction for a distance of 53.28 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 72 deg. 09 min. 58 sec. and run in a Westerly direction for a distance of 152.4 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 80 deg. 32 min. 12 sec. and run in a Southwesterly direction for a distance of 83.82 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 5 deg. 27 min. and run in a Southerly direction for a distance of 121.27 feet to an existing iron rebar set by Weygand; thence turn an angle to the left of 93 deg. 04 min. 32 sec. and run in an Easterly direction for a distance of 47.66 feet, more or less, to the point of beginning.

Subject to a 20 foot easement for ingress/egress and public utilities along the existing driveway servicing the above described property as shown on the survey of Laurence D. Weygand dated August 13, 2010.

## PARCEL 2

The following described parcel of land situated in the NE 1/4 of the NW 1/4 of Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the NE 1/4 of the NW 1/4 of Section 10; thence run Easterly along the South line of said 1/4-1/4 section for 439.49 feet to the POINT OF BEGINNING; thence continue along the same line for 439.49 feet; thence turn an angle of 92 deg. 11 min. 20 sec. to the left and run 1318.19 feet to the North boundary of said 1/4-1/4 section; thence turn an angle of 87 deg. 49 min. 40 sec. to the left and run 439.59 feet along the North boundary of said 1/4-1/4 section; thence turn an angle of 92 deg. 10 min. 40 sec. to the left and run 1318.04 feet back to the point of beginning.

## PARCEL 3

A parcel of land located in the SE 1/4 of the NW 1/4, Section 10, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Beginning at a point approximately 75 feet Northwest of the Southeast corner of Parcel "D" as shown on the survey of the Warren Family plat as recorded in Map Book 6, page 110, in the Probate Office of Shelby County, Alabama, said point of beginning being located along the easterly boundary of a 20 foot easement for ingress/egress and public utilities referenced in Parcel 1 above, and further

described in the survey of Laurence D. Weygand dated August 13, 2010; thence continue in a northwesterly direction along the easterly boundary of parcel D to the northeast corner of said parcel D; thence turn an angle of 90 deg. to the left and run 50 feet more or less to the easterly boundary of the easement as described above; thence turn left and run along the easterly boundary line of said easement back to the point of beginning. Subject parcel being all that part of Parcel "D" lying east of the 20 foot easement as described in the survey of Laurence D. Weygand dated August 13, 2010.

**Subject property does not constitute the homestead of the grantor nor that of his respective spouse.**


This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

**1. Rights of others in and to use the easement as set out in Exhibit A herein.**

**\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.**

**To Have and To Hold** the aforegranted premises to the said Grantee as sole owner.

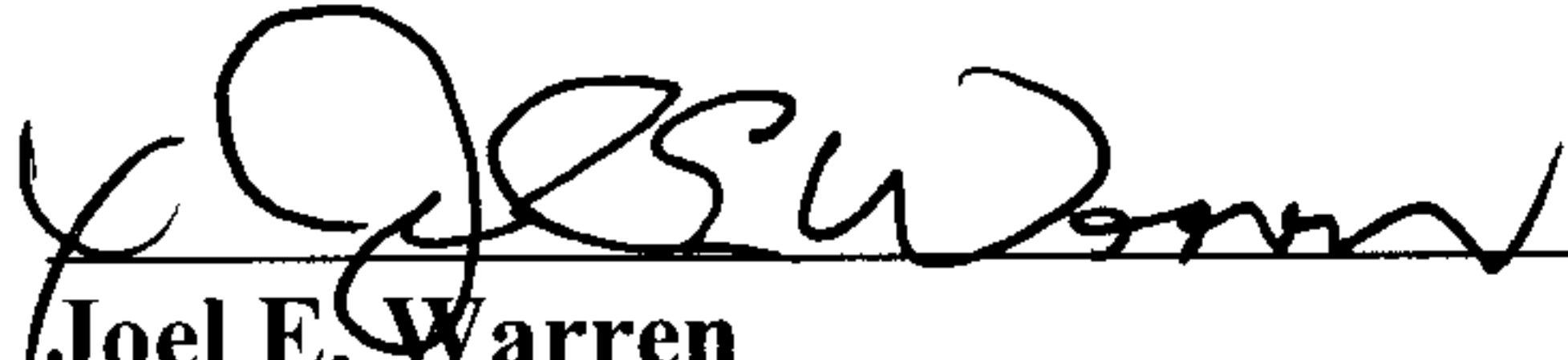
And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

  
20120927000368380 3/5 \$244.00  
Shelby Cnty Judge of Probate, AL  
09/27/2012 09:23:02 AM FILED/CERT



In Witness Whereof, the said Grantor has set his hand and seal this 12th day of September, 2012.

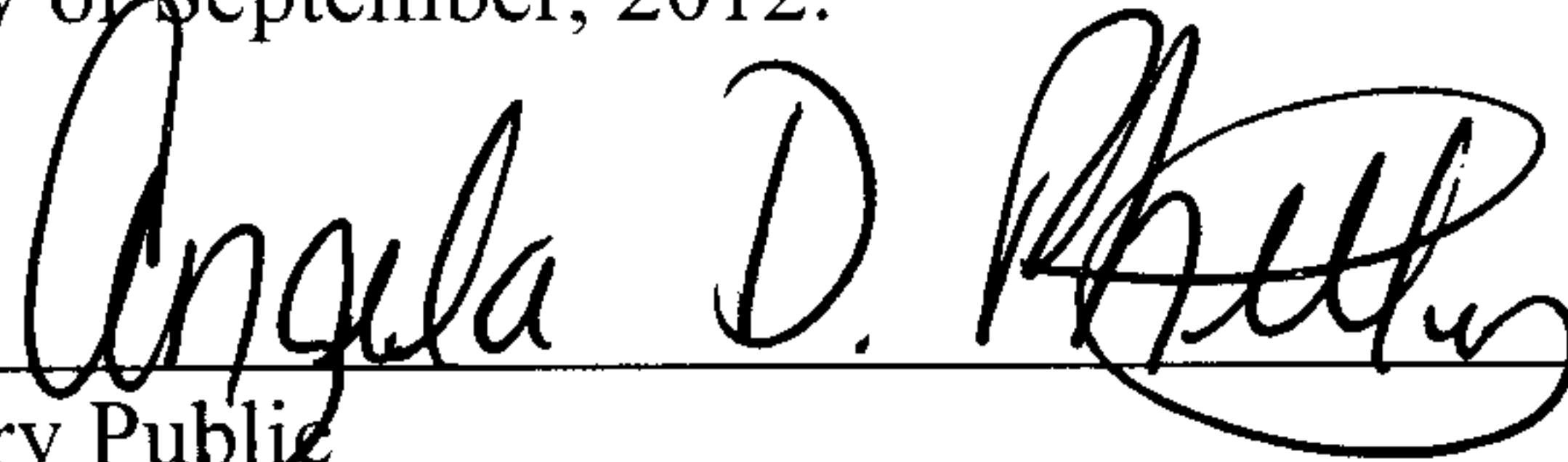
  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
Joel E. Warren {L.S.}

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Joel E. Warren**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 12<sup>th</sup> day of September, 2012.

  
\_\_\_\_\_  
Notary Public  
My commission expires 01/12/2016

**Send tax notice to:**  
Carl Shory  
3797 Highway 11  
Pelham, AL 35124

**THIS INSTRUMENT PREPARED BY:**

Rodney S. Parker  
Attorney at Law  
300 Vestavia Parkway, Suite 2300  
Birmingham, AL 35216  
File # 2012-07-1978



20120927000368380 4/5 \$244.00  
Shelby Cnty Judge of Probate, AL  
09/27/2012 09:23:02 AM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Joel E. Warren  
Mailing Address 1427 Arrowhead Dr.  
Brentwood TN 37027

Grantee's Name Carl Shory  
Mailing Address 3797 Hwy 11  
Pelham, AL 35124

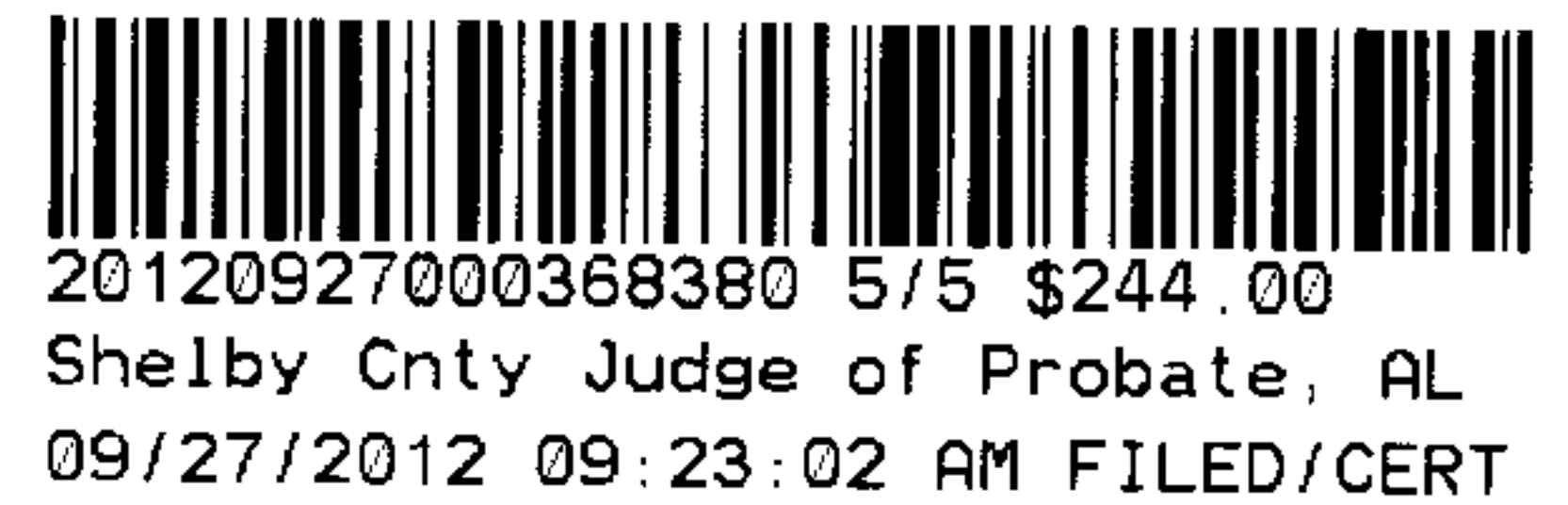
Property Address Highway 11  
Pelham AL 35124

Date of Sale 9/12/12  
Total Purchase Price \$ 220,000.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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



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 9/12/12

Print Joel E Warren

☐ Unattested

[Signature]  
(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one