

## WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Ninety Five Thousand and no/100 Dollars (\$95,000.00)** and other good and valuable consideration to the undersigned grantor,

**Jon Thomas Pesek, as Executor of the Estate of Susan C. Pesek, deceased in Case No. PR-2012-000341 in the Probate Court of Shelby County, Alabama.**

in hand paid by the grantee,

**Jon Thomas Pesek**

the receipt whereof is hereby acknowledged the said grantor does grant, bargain, sell and convey unto the said grantee the following described real estate situated in Shelby County, Alabama, to-wit:

From a 4"x4" Concrete monument accepted as the Southeast corner of the Northeast of Section 20, Township 24 North, Range 12 East, run thence West along the accepted South boundary of said Northeast  $\frac{1}{4}$  for a distance of 1667.24 feet to a W rebar that is 2221.33 East of a W rebar accepted as the Southwest corner of the Southeast  $\frac{1}{4}$ - Northwest  $\frac{1}{4}$  of said Section 16, being the point of beginning of herein described parcel of land, said point being in the center of a 60' easement for ingress and egress; thence continue along said course for a distance of 175.00 feet to a W' rebar; thence turn 65°12'44" right and run 484.34 feet to a W rebar; thence turn 23°23'58" right and run 889.59 feet to a W rebar; thence turn 91°00'51" right and run 175.00 feet to a W rebar; thence turn 37°31'26" left and run 300.00 feet to a point; thence turn 65°07'30" right and run 326.65 feet to a W rebar in the center of a 50' easement for ingress and egress; thence turn 61°21'45" right and run 1133.74 feet along said easement centerline to a W rebar at a point of intersection with the centerline of aforementioned 60' easement for ingress and egress, said point being on a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 56°01'05" right and run a chord distance of 81.83 feet to a W rebar at the P.T.; thence turn 02°52'35" left and run 184.87 feet along said easement centerline to a W rebar at the PC of a curve concave right, having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°49'15" right and run a chord distance of 137.60 feet to the point of beginning of herein described parcel of land, situated in the Southwest  $\frac{1}{4}$  Northeast  $\frac{1}{4}$  of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama. Subject to right-of-way and easement of record.

Easement "B" (Bibb, Chilton and Shelby County, Alabama)  
Description to-wit:

From a 4"x4" concrete monument accepted as the S.E. corner of the SW $\frac{1}{4}$ -NW $\frac{1}{4}$  of Section 21,



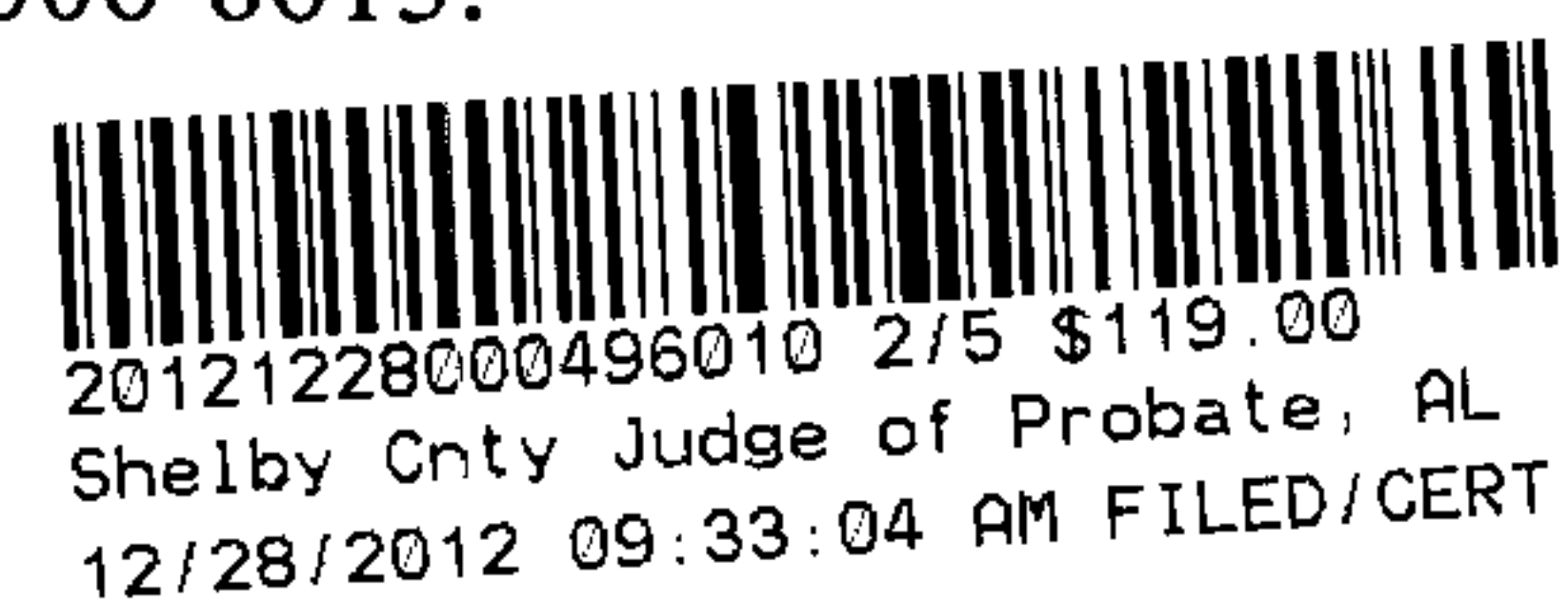
20121228000496010 1/5 \$119.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 09:33:04 AM FILED/CERT



T24N-R12E, run thence North along the accepted East boundary of said SW¼-NW¼ for a distance 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' R.O.W.) thence turn 88°01'34" left and run 224.64 feet to a W rebar, being the point of beginning of the centerline of herein described 60' easement for ingress and egress, said point being on a curve concave right, having a delta angle of 27°41'57" and tangents of 100.00 feet; thence turn 66°05'07" left and run a chord distance of 191.75 feet to a ½" rebar at the P.T.; thence turn 13°40'20" right and run 182.27 feet along said easement centerline to a ½" rebar at the P.C. of a curve concave left, having a delta angle of 43°05'54" and tangents of 100.00 feet; thence turn 21°32'57" left and run a chord distance of 186.02 feet to a W rebar at the P.T.; thence turn 21°3'57" left and run 50.83 feet along said easement centerline to a W rebar at the P.C. of a curve concave right, having a delta angle of 73°55'43" and tangents of 100.00 feet; thence turn 36°5'52" right and run a chord distance of 159.80 feet to a W rebar at the P.T.; thence turn 36°5'52" right and run 72.16 feet along said easement center line to a W rebar at the P.C. of a curve concave left, having a delta angle of 14°5'02" and tangents of 100.00 feet; thence turn 07°27'31" left and run a chord distance of 198.31 feet to a W rebar at the P.T.; thence turn 07°2'31" left and run 43.60 feet along said easement centerline to a W rebar at the P.C. of a curve concave right, having a delta angle of 47°12'58" and tangents of 180.00 feet; thence turn 23°36'29" right and run a chord distance of 329.87 feet to a W rebar at the P.C. of a curve concave left having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 22°52'16" right and run a chord distance of 144.41 feet to a W rebar on said curve boundary; thence turn 01°1'53" left and run a chord distance of 109.90 feet to a W rebar at the P.T.; thence turn 00°33'39" left and run 317.19 feet along said easement centerline to a W rebar at the P.C. of a curve concave left having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 15°34'26" left and run a chord distance of 150.54 feet to a W rebar on said curve boundary; thence turn 19°3'53" left and run a chord distance of 39.67 feet to a W rebar at the P.C. of a curve concave right, having a delta angle of 18°05'32" and tangents of 125.44 feet; thence turn 04°59'19" right and run a chord distance of 247.76 feet to a W rebar at the P.T.; thence turn 09°02'46" right and run 212.63 feet along said easement centerline to a W rebar at the P.C. of a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 13°46'53" left and run a chord distance of 388.48 feet to a W rebar at the P.T.; thence turn 13°46'53" left and run 184.87 feet along said easement centerline to a W rebar at the P.C. of a curve concave right having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°4'15" right and run a chord distance of 137.60 feet to a W rebar on said curve boundary; thence turn 11°11'15" right and run a chord distance of 59.39 feet to a W rebar at the P.C. of a curve concave left, having a delta angle of 16°42'20" and tangents of 123.73 feet; thence turn 04°59'08" left and run a chord distance of 244.83 feet to a W rebar at the P.T.; thence turn 08°21'10" left and run 272.98 feet along said easement centerline to a W rebar; thence turn 10°46'39" right and run 815.38 feet along said easement centerline to a W rebar; thence turn 11°0'26" left and run 1165.52 feet to a point of termination of herein described 60' easement for ingress and egress in the center of a cul-de-sac 50' radius.

Subject to:

1. 2012 and subsequent years ad valorem taxes.
2. Easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property.
3. Restrictions, covenants and conditions set out in Instrument 2006-8613.





4. Right of way granted to Alabama Power Company in Instrument 2006-61284.
5. Mineral and mining rights.
6. Subject to easement on the north and south for ingress and egress.

Mary S. Pesek, the grantee in that deed recorded on November 1, 2011 in Instrument 20111101000326420 in the Office of the Judge of Probate of Shelby County, Alabama is one and the same person as Susan C. Pesek.

No title opinion was requested of the Preparer of this deed and none is offered by the Preparer of this deed.

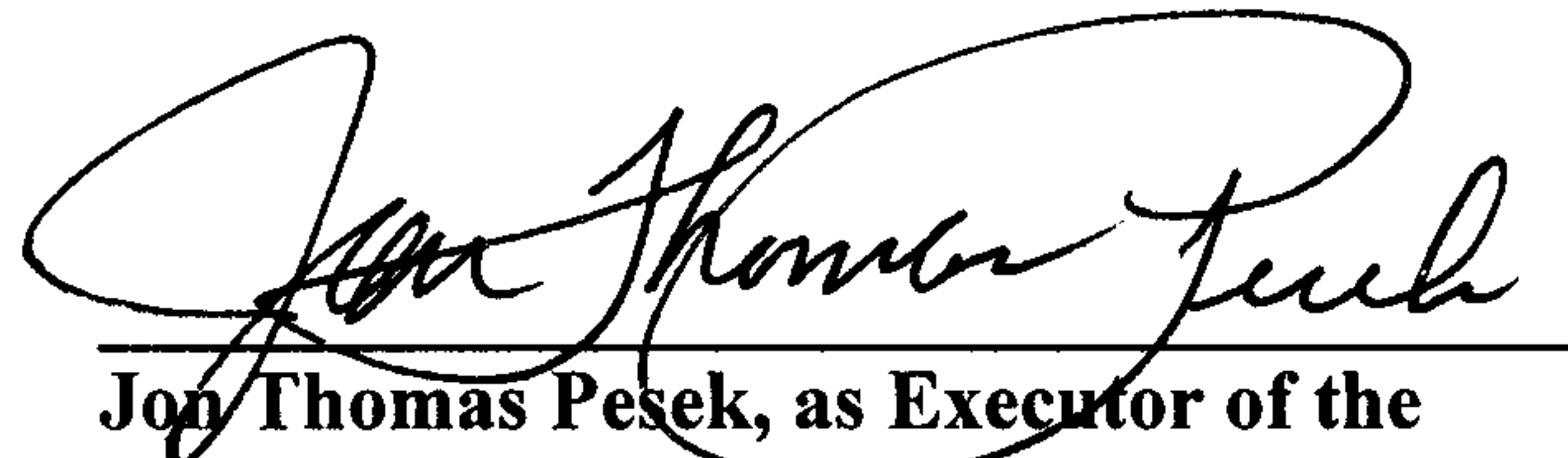
TO HAVE AND TO HOLD, to the said grantee, **Jon Thomas Pesek** and his heirs, successors and assigns forever.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantee, his heirs, successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free of 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 grantee, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 30th day of August, 2012.


WITNESS:

---



**Jon Thomas Pesek, as Executor of the  
Estate of Susan C. Pesek, deceased in  
Case No. PR-2012-000341 in the Probate  
Court of Shelby County, Alabama.**

*Notary on the next page*

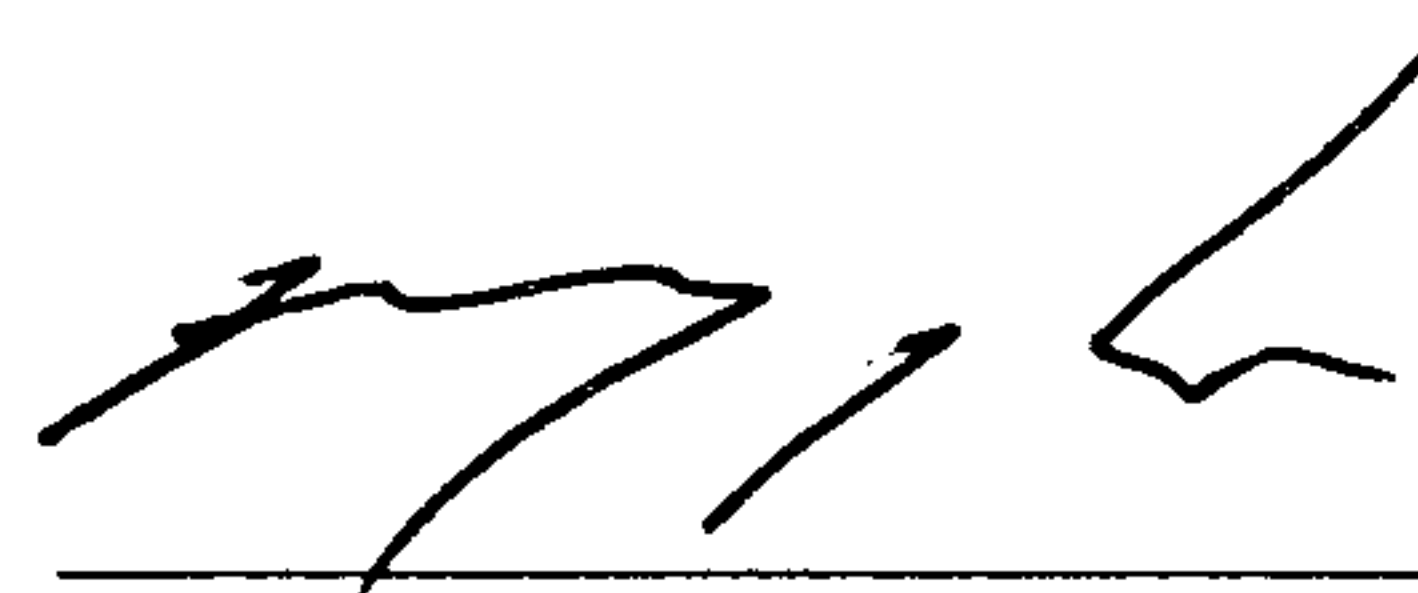


20121228000496010 3/5 \$119.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 09:33:04 AM FILED/CERT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Jon Thomas Pesek, whose name as Executor of the Estate of Susan C. Pesek, deceased, in Case No. PR-2012-000341 in the Probate Court of Shelby County, Alabama is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he as Executor of the Estate of Susan C. Pesek, deceased in Case No. PR-2012-000341 in the Probate Court of Shelby County, Alabama executed the same voluntarily and as the act of Executor of the Estate of Susan C. Pesek, deceased in Case No. PR-2012-000341 in the Probate Court of Shelby County, Alabama on the day the same bears date.

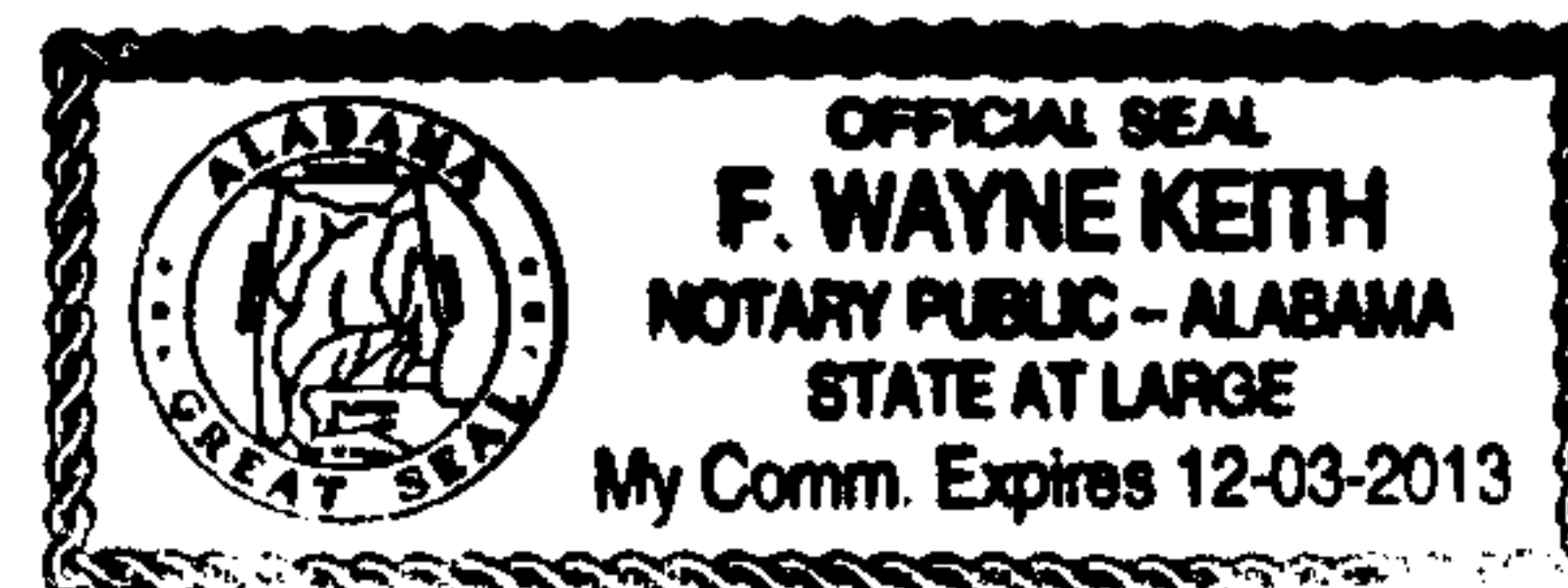
Given under my hand and seal this the 30<sup>th</sup> day of August, 2012.



Notary Public

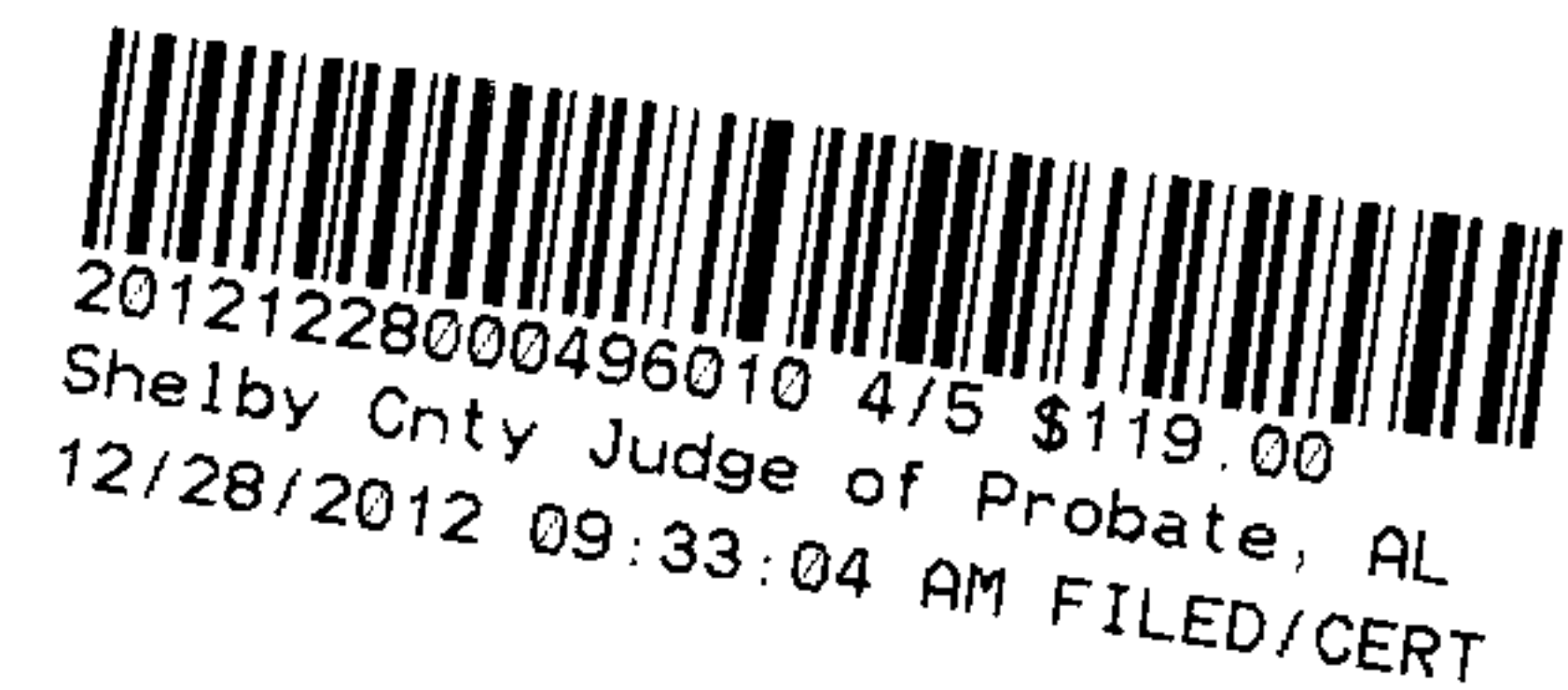
THIS INSTRUMENT WAS PREPARED BY:

F. Wayne Keith, Attorney  
120 Bishop Lane  
Pelham, Alabama 35124



SEND TAX NOTICE TO:

Jon Thomas Pesek  
1424 Royalty Drive  
Alabaster, Alabama 35007





## Real Estate Sales Validation Form

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

Grantor's Name Estate of Susan C. Pesek Grantee's Name Jon Thomas Pesek

Mailing Address 1424 Royalty Drive  
Alabaster, AL 35007

Mailing Address 1424 Royalty Drive  
Alabaster, AL 35007

Property Address: acreage Bridlewood Farms Date of Sale: 08-30-12

Total Purchase Price \$95,000.00

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 ☒ Appraisal  
\_\_\_\_\_ Sales Contract \_\_\_\_\_ Other  
\_\_\_\_\_ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

1. Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
2. Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
3. Property address - the physical address of the property being conveyed, if available.
4. Date of Sale — the date on which interest to the property was conveyed.
5. 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.
6. 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 assessors current market value.
7. 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 August 30, 2012

\_\_\_\_\_ Unattested


x

Print: Jon Thomas Pesek

Sign \_\_\_\_\_  
(verified by) (Grantee)

Form RT-1

Shelby County, AL 12/28/2012  
State of Alabama  
Deed Tax: \$95.00

  
20121228000496010 5/5 \$119.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 09:33:04 AM FILED/CERT