

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN, ESQ.
BOARDMAN, CARR, BENNETT,
WATKINS, HILL & GAMBLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
City of Chelsea
P. O. Box 111
Chelsea, AL 35043

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Six Hundred Fifty Thousand and 00/100 (\$650,000.00) DOLLARS, as referenced on sales contract dated June 10, 2013, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Estate of Jewel Taylor, Probate Case No. PR 2010-000648, and Estate of James L. Taylor, Probate Case No. PR 2010-000653**, (hereinafter referred to as GRANTORS), whose address is 11101 Chelsea Road, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **City of Chelsea, a municipality**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Property Address: 11101 Chelsea Road, Chelsea, AL 35043


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 15th day of August, 2013.

Estate of Jewel Taylor


20130816000333850 1/2 \$18.00
Shelby Cnty Judge of Probate, AL
08/16/2013 08:33:00 AM FILED/CERT

By: Johnny Paul Taylor, Personal Representative

Estate of James L. Taylor

By: Johnny Paul Taylor, Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Johnny Paul Taylor, whose name as Personal Representative of the Estate of Jewel Taylor and the Estate of James L. Taylor, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as Personal Representative and with full authority, executed the same voluntarily for and as the act of the Estate of Jewel Taylor and the act of the Estate of James L. Taylor on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of August, 2013.

Dawn Paces
NOTARY PUBLIC
My Commission Expires: 3/26/14

EXHIBIT A

A parcel of land situated in the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows.

Begin at a $\frac{3}{4}$ open top found locally accepted to be the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 34 and run in an easterly direction along the South line of said quarter-quarter section and also along the North line of Lots 10 through 16 in Brookchase Estates Phase I, as recorded in Map Book 21, on Page 49, in the Office of the Judge of Probate, Shelby County, Alabama, and also along the North line of Lots 17 & 18 in Brookchase Estates, Phase II as recorded in Map Book 22 on Page 47, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 1,371.19 feet to an iron pin set; thence turn an angle to the left of 90 degrees 14 minutes 24 seconds and run in a northerly direction for a distance of 758.30 feet to a $\frac{1}{2}$ inch rebar found; thence turn an angle to the right of 78 degrees 58 minutes 41 seconds and run in a northeasterly direction for a distance of 107.14 feet to a nail and cap found on the southwest right of way line of Shelby County Highway No. 47; thence turn an angle to the left of 124 degrees 14 minutes 15 seconds and run in a northwesterly direction along said southwest right of way line for a distance of 46.78 feet to an iron pin set on a curve to the right having a central angle of 01 degree 48 minutes 41 seconds and a radius of 10,139.69 feet; thence run in a northwesterly direction along said southwest right of way line and also along the arc of said curve for a distance of 320.56 feet to an iron pin set; thence turn an angle to the left from the chord of last stated curve of 45 degrees 17 minutes 37 seconds and run in an easterly direction for a distance of 421.87 to a 2 inch open top found; thence turn an angle to the right of 91 degrees 23 minutes 12 seconds and run in a northerly direction for a distance of 299.44 feet to a 2 inch open top found on the North line of said quarter-quarter section; thence turn an angle to the left of 91 degrees, 35 minutes 10 seconds and run in a westerly direction along the North line of said quarter-quarter section for a distance of 755.55 feet to an iron pin set at the northwest corner of said quarter-quarter section; thence turn an angle to the left of 87 degrees 59 minutes 06 seconds and run in a southerly direction along the West line of said quarter-quarter section for a distance of 1,340.04 feet to the point of beginning.

According to the survey of Carl Daniel Moore, Reg. L.S. # 12159.

