


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

GRANTEE'S ADDRESS:  
KEITH LAWAYNE DAVIS  
DEER MEADOW DRIVE  
CHELSEA, AL 35043

  
20140627000194740 1/3 \$190.00  
Shelby Cnty Judge of Probate, AL  
06/27/2014 09:17:42 AM FILED/CERT

STATE OF ALABAMA )

STATUTORY WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) DOLLARS, and other good and valuable consideration as referenced in the sales contract dated April 17, 2014, this day in hand paid to the undersigned GRANTOR, **Estate of Ray H. Moore**, (hereinafter referred to as GRANTOR), whose address is 153 Kristi Lane, Harpersville, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Keith LaWayne Davis**, (hereinafter referred to as GRANTEE), his heirs 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: Deer Meadow Drive, Chelsea, AL 35043

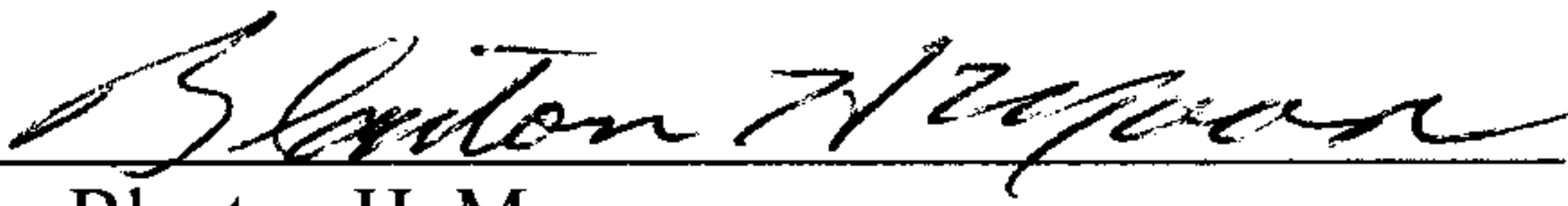
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$136,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, his heirs and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 26th day of June, 2014.


Estate of Ray H. Moore

  
By: Blanton H. Moore,  
Personal Representative

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Blanton H. Moore, whose name as Personal Representative of Estate of Ray H. Moore, 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 said Estate of Ray H. Moore on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of June, 2014.

  
NOTARY PUBLIC  
My Commission Expires: 8/14/17



**EXHIBIT "A"**

SW 1/4 of SW 1/4 of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

Less and except that property known as Lot 1, according to the survey of Moore's Farm, as recorded in Map Book 21, page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. .

ALSO, Less and except that property sold to Adam Daniel Massey and Stacey Anne Massey more particularly described as follows:

Commence at a Concrete monument in place being the Southwest corner of Section 19, Township 19 South, Range I East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South boundary of said section and along a fence for a distance of 1011.39 feet (set 1/2" rebar) to the point of beginning, From this beginning point proceed North 00 degrees 43 minutes 19 seconds East for a distance of 840.0 feet (set W' rebar); thence proceed South 88 degrees 45 minutes 15 seconds East for a distance of 308.0 feet (set 1 1/2" rebar) to a point on the East boundary of the Southwest one-fourth of the Southwest one-fourth of said section; thence proceed South 87 degrees 37 minutes 48 seconds East for a distance of 215.90 feet to a 2" pipe in place; thence proceed South 00 degrees 25 minutes 26 seconds West along a white painted line for a distance of 833.45 feet to a 1 W' pipe in place being located on the South boundary of the Southeast one-fourth of the Southwest one-fourth; thence proceed North 89 degrees 22 minutes 06 seconds West along the South boundary of said Southeast one fourth of the Southwest one-fourth for a distance of 220.15 feet to a 3/4" crimp top pipe in place being the Southeast corner of said Southwest one-fourth; thence proceed North 88 degrees 45 minutes 15 seconds West along the South boundary of said Southwest one-fourth of the Southwest one-fourth for a distance of 0008.0 feet to the point of beginning.

Containing 10.13 acres more or less.

The above described land is located in the Southwest one-fourth of the Southwest one-fourth and the Southeast one-fourth of the Southwest one-fourth of Section 19, Township 19 South, Range 1 East, Shelby County, Alabama.

ALSO AN INGRESS, EGRESS AND UTILITIES EASEMENT IS GRANTED along the centerline of an existing drive said centerline being described as follows: Commence at a concrete monument in place being the Southwest corner of Section 19, Township 19 south, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South Boundary of said section and along a fence for a distance of 1011.39 feet (set 1/2" rebar); thence proceed North 00 degrees 43 minutes 19 seconds East for a distance of 684.32 feet to the centerline of said easement and the point of beginning. From this beginning point proceed South 85 degrees 36 minutes 50 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 296.43 feet; thence proceed North 81 degrees 20 minutes 30 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 62.49 feet; thence proceed North 72 degrees 34 minutes 56 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 204.52 feet; thence proceed South 87 degrees 09 minutes 44 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 70.84 feet; thence proceed South 81 degrees 39 minutes 22 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 141.79 feet; thence proceed North 83 degrees 13 minutes 34 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 76.12 feet; thence proceed North 74 degrees 26 minutes 49 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 123.65 feet; thence proceed North 66 degrees 07 minutes 04 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 143.06 feet; thence proceed North 54 degrees 16 minutes 23 seconds West along the centerline of said easement for a distance of 63.51 feet; thence proceed North 27 degrees 29 minutes 42 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 236.61 feet to its point of intersection with the centerline of Shelby County Road 440 and the termination of said easement.





AND ALSO AN INGRESS, EGRESS AND UTILITIES EASEMENT IS GRANTED along the centerline of an existing drive said centerline being described as follows:

Commence at a concrete monument in place being the Southwest corner of Section 19, Township 19 south, Range 1 East, Shelby County, Alabama; thence proceed South 88 degrees 45 minutes 15 seconds East along the South Boundary of said section and along a fence for a distance of 1319.39 feet to a W' crimp top pipe in place being the Southeast corner of said Southwest one-fourth of the Southwest one-fourth: thence proceed North 00 degrees 43 minutes 19 seconds East for a distance of 684.32 feet to the centerline of said easement and the point of beginning. From this beginning point proceed South 89 degrees 34 minutes 32 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 307.92 feet: thence proceed South 85 degrees 36 minutes 50 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 296.43 feet: thence proceed North 81 degrees 20 minutes 30 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 62.49 feet; thence proceed North 72 -degrees 34 minutes 56 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 204.52 feet: thence proceed South 87 degrees 09 minutes 44 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 70.84 feet; thence proceed South 81 degrees 39 minutes 22 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 141.79 feet: thence proceed North 83 degrees 13 minutes 34 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 76.12 feet; thence proceed North 74 degrees 26 minutes 49 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 123.65 feet; thence proceed North 66 degrees 07 minutes 04 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 143.06 feet: thence proceed North 54 degrees 18 minutes 23 seconds West along the centerline of said easement for a distance of 63.51 feet; thence proceed North 27 degrees 29 minutes 42 seconds West along the centerline of said easement and along the centerline of said drive for a distance of 236.61 feet to its point of intersection with the centerline of Shelby County Road 440 and the termination of said easement.

Seller grants to purchasers the perpetual easement for ingress, egress and utilities along the existing road or driveway including ditches and shoulder, as described herein above.

The purchasers shall have the perpetual right to improve the driveway and ditches as they deem necessary.

Situated in Shelby County, Alabama.

Shelby County, AL 06/27/2014  
State of Alabama  
Deed Tax: \$170.00

