


SEND TAX NOTICE TO:
Edith Piper Renneker Anderson
5198 Cahaba Beach Lane
Birmingham, AL 35243

This instrument was prepared by
A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20140806000244620 1/4 \$90.50
Shelby Cnty Judge of Probate, AL
08/06/2014 02:20:44 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Edward T. Anderson** and spouse, **Edith Piper Renneker Anderson** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Dee's Land, L.L.C.**, an Alabama limited liability company, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record and those restrictions shown on Exhibit "B" attached hereto and incorporated herein by reference.

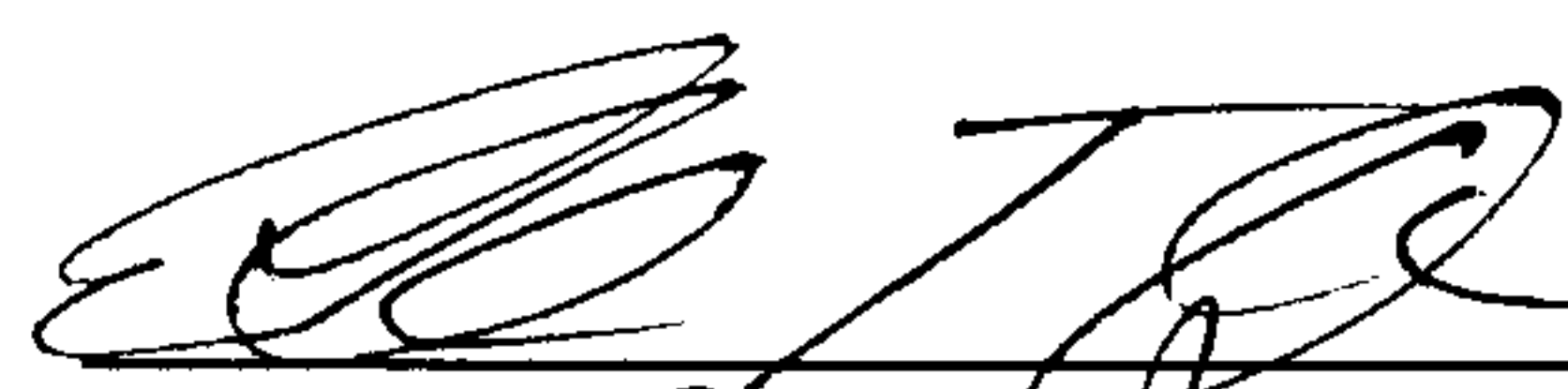
This is not the homestead of the Grantor.


TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 6th day of August, 2014.

Shelby County, AL 08/06/2014
State of Alabama
Deed Tax: \$67.50



Edward T. Anderson


Edith Piper Renneker Anderson

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward T. Anderson and Edith Piper Renneker Anderson, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2014.



Notary Public

Print Name: A. Eric Johnston

My Commission Expires: 2.3.14



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EXHIBIT "A"

PARCEL 1

A description of a parcel of land situated in the northeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Beginning at the northwest corner of said northeast quarter of the northeast quarter; run thence in an easterly direction along the north line of said quarter-quarter section for a distance of 82.00 feet more or less to the centerline of the Little Cahaba River; said point being the point of beginning of the parcel herein described; from the point of beginning thus obtained; continue in an easterly direction along the same course as before and along the north line of said quarter-quarter section for a distance of 376.21 feet; thence turn an angle to the right of $88^{\circ}-14'-59''$ and run in a southerly direction for a distance of 250.34 feet; thence turn an angle to the left of $88^{\circ}-14'-59''$ and run in an easterly direction for a distance of 400.00 feet; thence turn an angle to the right $88^{\circ}-14'-59''$ and run in a southerly direction for a distance of 65.00 feet; thence turn an angle to the right of $91^{\circ}-45'-01''$ and run in a westerly direction for a distance of 792.00 feet more or less to the centerline of the Little Cahaba River; thence run in a northerly direction along the centerline of said Little Cahaba River for a distance of 315.00 feet more or less to the point of beginning. Said parcel contains 3.37 acres more or less.



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EXHIBIT "B"

ITEM A: Also an easement for access to the above property, being more particularly described as follows: Commence at the Northeast corner of the NW1/4-SE1/4 of Section 25, T18S, R2W, which corner is the POINT OF BEGINNING of the real estate described herein; thence South along the East line of said NW1/4-SE1/4 for a distance of 585.48, more or less, to the intersection of said East line with the Northerly right-of-way line of the existing County Road (Cahaba Beach Road); thence in a Northwesterly direction along the Northerly right-of-way line of said road to the point on said road which is 50 feet West of the East line of said NW1/4-SE1/4; thence in a Northerly direction and parallel to said East line to the South line of the SW1/4-NE1/4 of said Section 25; thence continue on the same course for a distance of 50 feet to a point; thence 90°00'00" right in an Easterly direction and parallel with said South line for a distance of 50 feet, more or less, to the point on the East line of said SW1/4-NE1/4 of Section 25 which is 50 feet North of the POINT OF BEGINNING; thence 90°00'00" to the right and along said East line for a distance of 50.00 feet to the POINT OF BEGINNING.

ITEM B: Also an easement for access to the above property, being 25 feet on each side of the following described center line: Commence at the Southwest corner of SE1/4-NE1/4 of Section 25, T18S, R2W; thence in a Northerly direction along the Westerly line of said 1/4-1/4 section, a distance of 25.02 feet to the beginning of herein described easement; thence 92°04'30" right, in an easterly direction, parallel to the Southerly line of said 1/4-1/4 section, a distance of 67.00 feet to the beginning of a curve to the left, having a radius of 148.70; thence in a Northeasterly direction along said curve, a distance of 114.06 feet to the end of said curve; thence in a Northeasterly direction along a tangent to said curve, a distance of 464.66 feet to the beginning of a curve to the right, having a radius of 110.70 feet; thence in a Northeasterly direction along said curve, a distance of 117.55 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 101.39 feet; thence in a Northeasterly direction along said curve, a distance of 123.01 feet to the end of said curve; thence in a Northeasterly direction along a line tangent to said curve, a distance of 257.46 feet to the beginning of a curve to the left having a radius of 390.30 feet; thence in a Northeasterly direction along said curve, a distance of 148.19 feet to the end of said curve, thence in a Northeasterly direction along a line tangent to said curve, a distance of 550.66 feet to a point on the Northerly line of said 1/4-1/4 section, said point being 184.00 feet West, more or less, of the Northeast corner of said 1/4-1/4 section, said point also being the end of herein described easement.

ITEM C: Also an easement for access to the above property, being 25 feet on each side of the following described center line: From the Southeast corner of the NE1/4-NE1/4 of Section 25, T18S, R2W proceed West along the South boundary of said 1/4-1/4 section line for a distance of 184.00 feet, more or less, to the beginning of a curve to the right, having a radius of 600.66 feet; thence in a Northeasterly direction along said curve a distance of 203.03 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 280.00 feet; thence in a Northerly direction and Northwesterly direction along said curve a distance of 360.36 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 170.00 feet; thence in a Northwesterly direction along said curve a distance of 208.99 feet to the end of said curve, and the beginning of a curve to the right, having a radius of 80.00 feet; thence in a Northwesterly direction along said curve a distance of 100.00 feet, more or less, to a point on the South boundary of a parcel of land conveyed to James G. Henderson in Deed Book 342, at Page No. 619, said point also being the end to said easement.

The property and easements being contained on this plat or map are located in the NE1/4-NE1/4, SE1/4-NE1/4, SW1/4-NE1/4 and the NW1/4-SE1/4 in Section 25, Township 18 South, Range 2 West, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Edward T. Anderson and spouse,

Grantor's Name Edith Piper Renneker Anderson
Mailing Address 5198 Cahaba Beach Lane
Birmingham, AL 35243

Grantee's Name Dee's Land, L.L.C.
Mailing Address 5198 Cahaba Beach Lane
Birmingham, AL 35243

Property Address
Cahaba Beach Road
Birmingham, AL 35243

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 67,400.00



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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 Assessor's Notice

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 8.6.14

Print A. Eric Johnston

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1