

Send tax notice to: Kyle Andrew Woodfin, 665 Scurlock Ranch Rd., Vincent, Al. 35178

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham Al. 35242

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby



20150220000054370 1/3 \$109.00
Shelby Cnty Judge of Probate, AL
02/20/2015 01:04:36 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-nine thousand and no/100 (\$89,000.00) Dollars the amount of which can be verified by the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Billy Scurlock and his wife Karen Scurlock, whose mailing address is:

447 Karen Dr. Vincent, Al 35178

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kyle Andrew Woodfin and Elizabeth Adams , whose mailing address is: 665 Scurlock Ranch Rd., Vincent, Al. 35178

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 665 Scurlock Ranch Rd., Vincent, Al. 35178 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

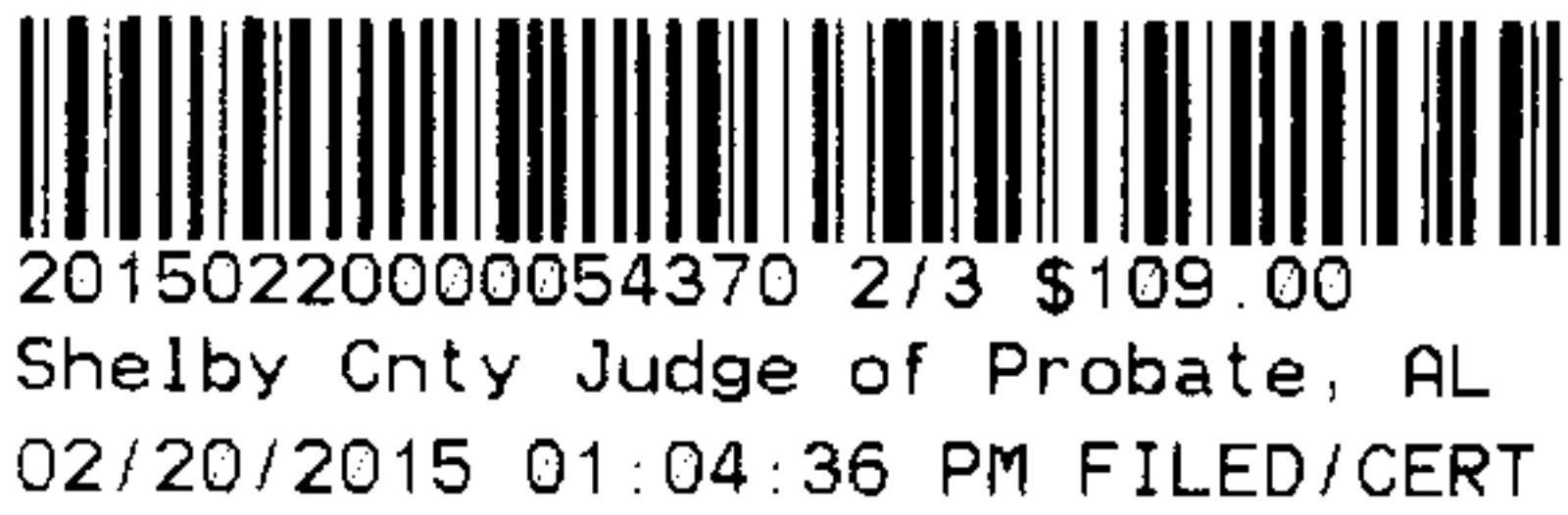
Subject to: All easements, restrictions and rights of way of record.

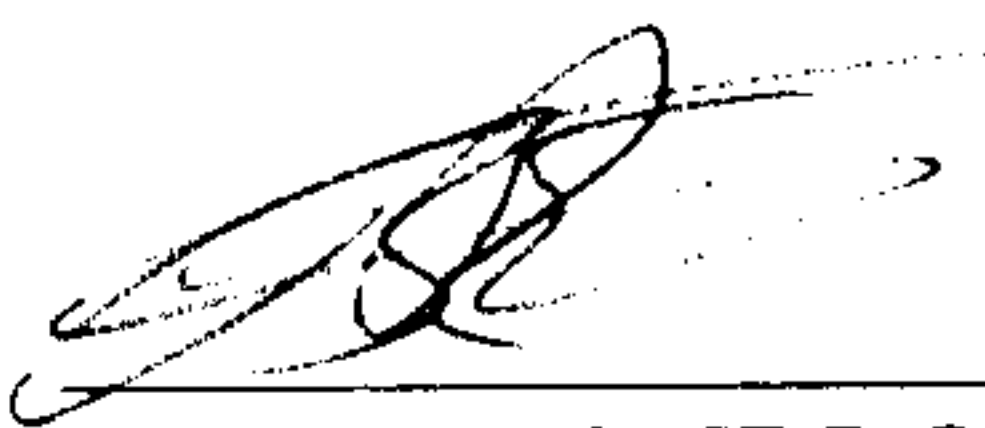
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

Shelby County, AL 02/20/2015
State of Alabama
Deed Tax: \$89.00

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 13 day of February, 2015.



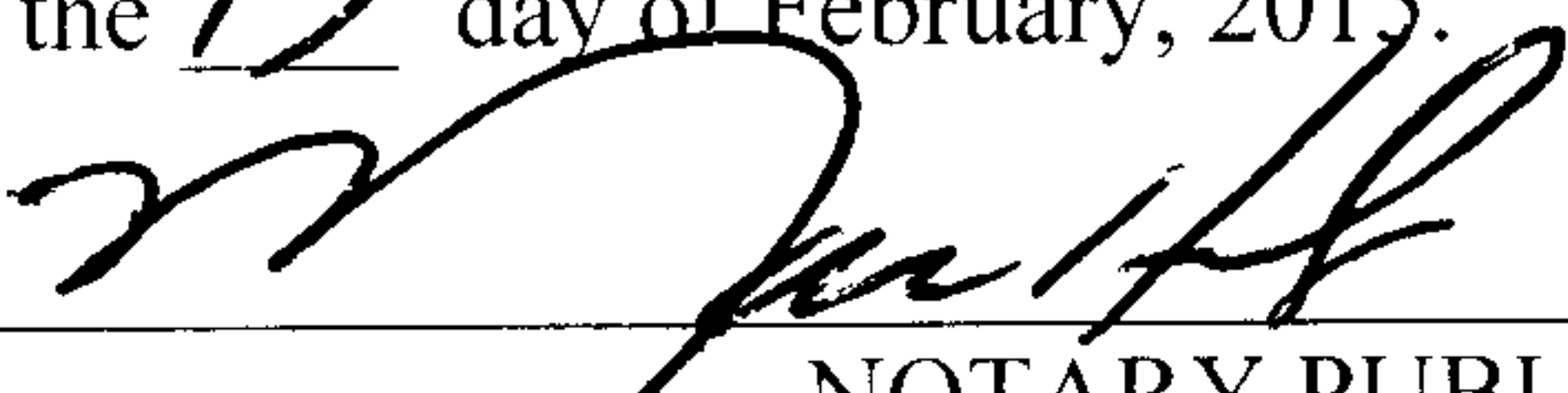

_____(SEAL)
BILLY SCURLOCK


_____(SEAL)
KAREN SCURLOCK

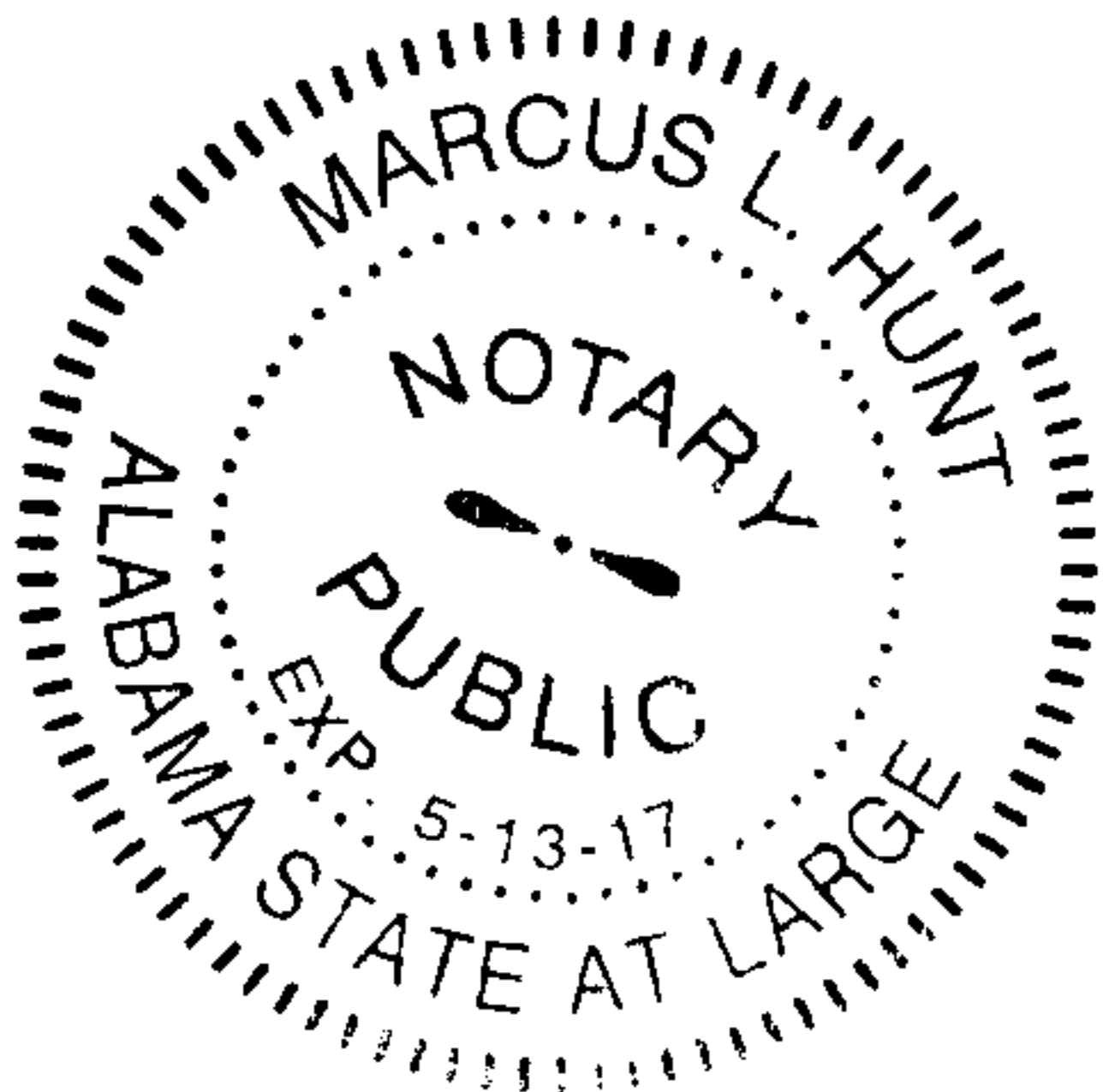
State of ALABAMA
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Scurlock and his wife Karen Scurlock whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13 day of February, 2015.

My commission expires: 5/13/17 

NOTARY PUBLIC





20150220000054370 3/3 \$109.00
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EXHIBIT "A" - LEGAL DESCRIPTION

A Parcel of land situated in Section 22 and 27, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at an axle found at the SW Corner of the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 02°00'04" West, a distance of 1327.89 feet to a cap rebar being the SE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 87°26'26" West, a distance of 330.10 feet to a cap rebar; thence North 02°34'27" West, a distance of 1329.07 feet to a RCF cap; thence North 87°25'06" East, a distance of 329.92 feet to the NE Corner of above said SW 1/4 of the SE 1/4 of Section 22 to a RCF cap; thence continue along the last described course, a distance of 678.53 feet to an iron pin set; thence South 01°52'52" East, a distance of 2657.45 feet to an iron pin set; thence South 87°26'17" West, a distance of 659.48 feet to the POINT OF BEGINNING.

Together with and subject to a 20' Wide Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SW 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 87°25'06" West, a distance of 329.92 feet; thence South 02°34'27" East, a distance of 412.07 feet; thence North 87°26'26" East, a distance of 343.24 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence North 17°29'44" East, a distance of 278.50 feet; thence North 23°02'10" East, a distance of 266.77 feet; thence North 31°18'48" East, a distance of 501.96 feet; thence North 21°25'30" East, a distance of 632.27 feet; thence North 32°55'49" East, a distance of 112.49 feet; thence North 66°33'42" East, a distance of 547.85 feet; thence North 87°19'39" East, a distance of 334.21 feet; thence North 89°01'31" East, a distance of 574.57 feet; thence South 81°59'33" East, a distance of 81.93 feet; thence North 88°53'53" East, a distance of 1034.01 feet to the Westerly R.O.W. line of Shelby County Highway 85 and the POINT OF ENDING OF SAID CENTERLINE.