

This Instrument Was Prepared By:

Send tax notice to:


Robert S. Caliento, Esq.
101 Loyola Circle
Helena, Alabama 35080

Frank A. Combs, III
2612 Royal Court
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY



20150224000057760 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
02/24/2015 01:14:11 PM FILED/CERT

Shelby County, AL 02/24/2015
State of Alabama
Deed Tax: \$14.00

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **\$14,000.00**, the amount which can be verified by the Sales Contract, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Dustin Michael Osborn, an unmarried man, whose address is 200 Peacock Dr., Alabaster, AL 35007, and Christopher Edward Osborn, an unmarried man, whose address is 405 Crosscut Rd., Alabaster, AL 35007** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Frank A. Combs, III and Susan Staats Sidwell, whose address is 2612 Royal Court, Pelham, AL 35124**, (herein referred to as grantees), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama the address of which is Forest Land, to wit:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 111.45'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence along a chord of S35°55'30"E, a distance of 41.88' to the POINT OF BEGINNING; thence N81°41'00"W, a distance of 24.63'; thence S80°56'30"W, a distance of 352.19'; thence S64°20'30"W, a distance of 267.50'; thence S57°41'30"W, a distance of 304.13'; thence S32°18'30"E, a distance of 30.00'; thence N57°41'30"E, a distance of 302.39'; thence N64°20'30"E, a distance of 261.38'; thence N80°56'30"E, a distance of 343.23'; thence S81°41'00"E, a distance of 26.48'; thence N78°13'10"E, a distance of 50.11' to a point on the Southerly R.O.W. line of Deer Run Road, 60' R.O.W. and the beginning of a non-tangent curve to the right, having a radius of 250.26, a central angle of 12°37'03", and subtended by a chord which bears N68°14'43"W, and a chord distance of 55.00'; thence along the arc of said curve and said R.O.W. line, a distance of 55.11' to the POINT OF BEGINNING.

Subject to restrictions, reservations, conditions, rights-of-way and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21 day of February, 2015.

D.M. Osborn

Dustin Michael Osborn

**STATE OF ALABAMA
SHELBY COUNTY**


I, MARY R RAINS a Notary Public in and for said county in said state, hereby certify that **Dustin Michael Osborn** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21 day of February, 2015.

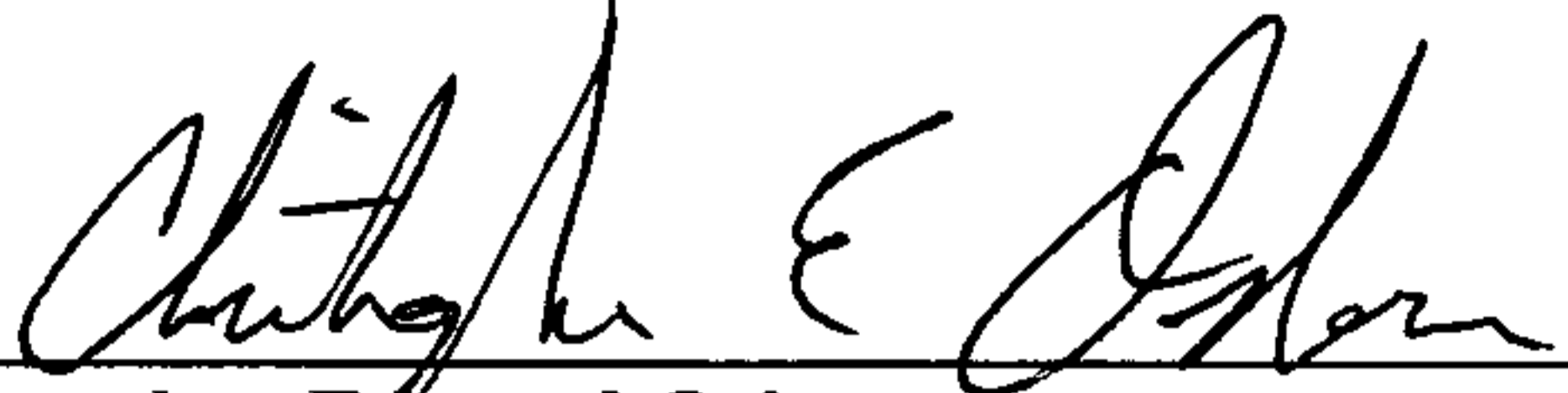
Mary R Rains
Notary Public

My Commission Expires: 2/7/2016

(S E A L)


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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21 day of February, 2015.



Christopher Edward Osborn

STATE OF ALABAMA
SHELBY COUNTY

I, MARY R RAINS a Notary Public in and for said county in said state, hereby certify that **Christopher Edward Osborn** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21 day of February, 2015.



Notary Public

My Commission Expires: 2/7/2016

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