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04/03/2015 03:33:17 PM
DEEDS 1/3

<p>Grantor: Leslie B. Siegelman <u>25 Jasmine Circle</u> <u>Seagrave Bch, FL 32459</u> Jacqueline C. Siegelman <u>3377 Overbrook Rd.</u> <u>Mtn. Brook, AL 35213</u></p>	<p>Property Address: Unimproved land on Oak Tree Drive (30 acres +/-) Chelsea, AL 35043 Date of Sale: March 27, 2015 Total Purchase Price: \$415,000.00 Purchase Price Verification: See deed below</p>
<p>Grantee: Russell I. Morgan, II & Megan P. Morgan 5168 Kirkwall Lane Birmingham, AL 35242 Matthew S. Davis, Sr. & Michele P. Davis 3505 Wyngate Trace Birmingham, AL 35242</p>	

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Russell I. Morgan, II & Megan P. Morgan
Matthew S. Davis, Sr. & Michele P. Davis

2718 20th St S
Homewood, AL 35209

STATE OF ALABAMA)
)
SHELBY COUNTY)

STATUTORY WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Fifteen Thousand and No/100, (\$415,000.00) DOLLARS, in hand paid to the undersigned, Leslie B. Siegelman, a single person, and Jacqueline C. Siegelman, a single person, (hereinafter referred to as "GRANTORS"), by Russell I. Morgan, II, and spouse, Megan P. Morgan and Matthew S. Davis, Sr. and spouse, Michele P. Davis, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES, as joint tenants with right of survivorship, the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2015, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
3. Easements, or claims of easements, not shown by the public records.
4. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited, to, oil, gas, sand and gravel in, on and under subject property.
5. Declaration of Protective Covenants recorded in Instrument #1996-04673, in the Probate Office of Shelby County, Alabama.

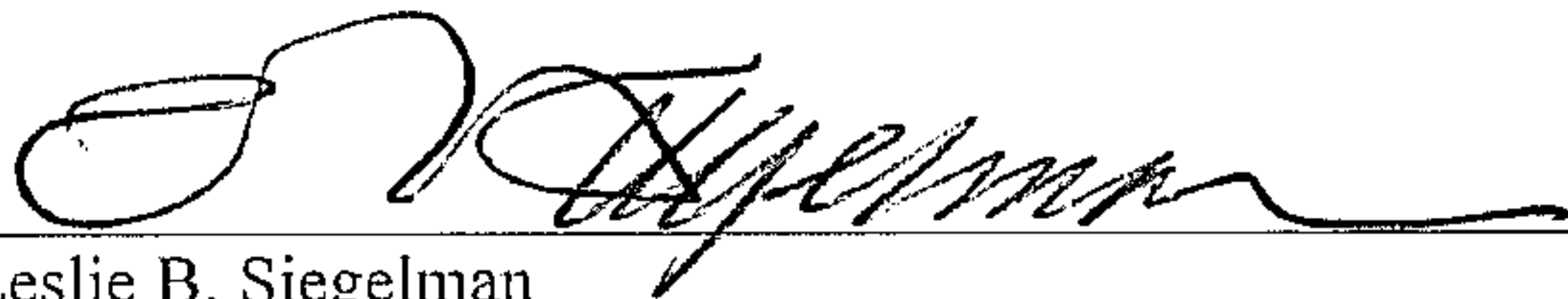
6. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 123, Page 421; Deed Volume 155, Page 108; Deed Volume 176, Page 78; Deed Volume 155, Page 109; Deed Volume 167, Page 392; Deed Volume 167, Page 394 and Deed Volume 176, Page 70, in the Probate Office of Shelby County, Alabama.
7. Agreement for roadway recorded in Deed Volume 179, Page 204; Deed Volume 179, Page 202; Deed Volume 307, Page 407 and Deed Volume 30, Page 193, in the Probate Office of Shelby County, Alabama.
8. Rights of others in and to that easement set out in Instrument 1995-11149, in the Probate Office of Shelby County, Alabama.

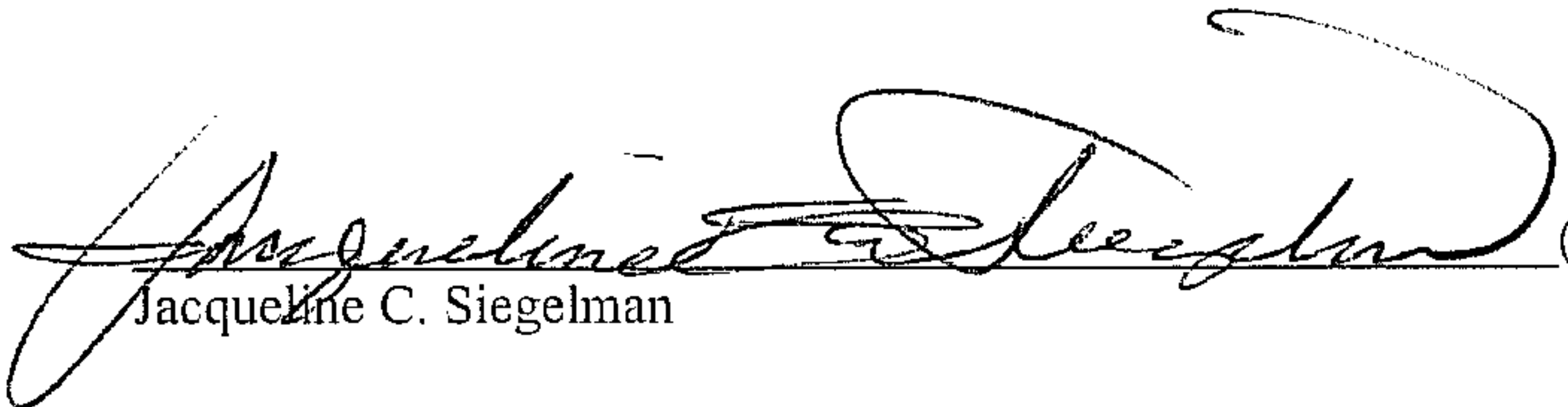
\$332,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 the 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.

GRANTORS make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTORS have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTORS.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of March, 2015.

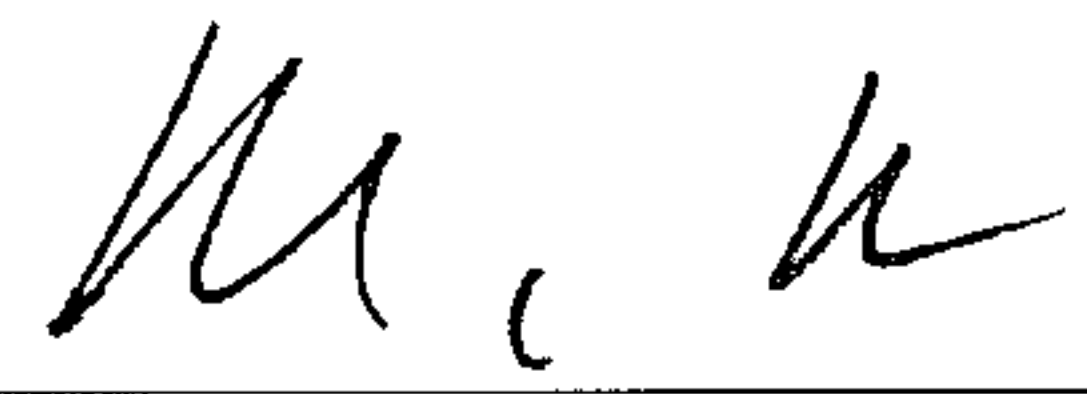

Leslie B. Siegelman (SEAL)


Jacqueline C. Siegelman (SEAL)

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Leslie B. Siegelman, a single person, and Jacqueline C. Siegelman, a single person, 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 27th day of March, 2015.


NOTARY PUBLIC
My commission expires: 5-21-16

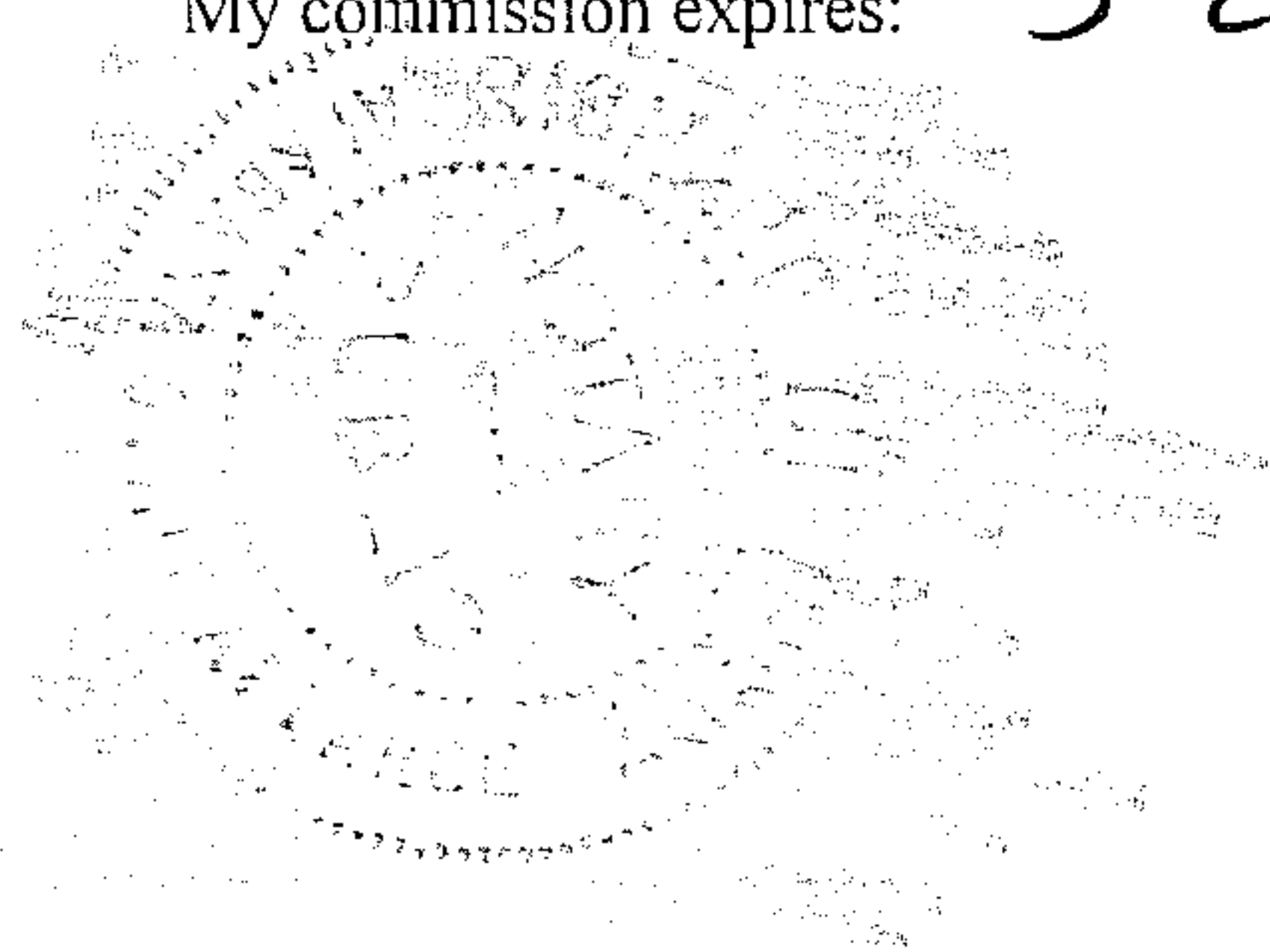


EXHIBIT "A"

Description of Property

PARCEL I:

A parcel of land in the SW 1/4 of the NW 1/4 of Section 29, Township 19 South, Range 1 West described as follows:

From the SE corner of the SW 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land; run thence North along the East boundary of said SW 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress; thence turn 106°33'36" left and run 99.78 feet along said easement centerline and the following courses: 04°22'05" right for 106.57 feet; 08°21'20" right for 126.85 feet; 09°59'10" left for 83.54 feet; 26°22'25" left for 168.42 feet; 17°41'05" right for 210.67 feet; thence turn 18°23'40" right and run 51.93 feet along the centerline of said easement to its point of termination; thence turn 13°48'37" left and run 575.07 feet to a point on the West boundary of aforementioned SW 1/4 of NW 1/4; thence turn 72°24'46" left and run 465.38 feet to the SW corner of said SW 1/4 of NW 1/4; thence turn 91°25'39" left and run 1327.56 feet to the point of beginning of herein described parcel of land.

TOGETHER WITH:

A non-exclusive 60 foot private easement for ingress and egress:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West; run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88°51'16" left and run 789.40 feet along said easement centerline; and the following courses: 23°28'06" right for 56.21 feet; 14°28'11" right for 215.46 feet; 16°39'30" left for 130.57 feet; 25°39'05" right for 228.96 feet; 16°30'50" right for 135.49 feet; 17°37'25" right for 191.92 feet; 28°10'58" left for 129.98 feet; 06°15'37" left for 188.87 feet; 18°58' right for 156.97 feet; 14°23' left for 225.70 feet; 22°35'20" right for 153.54 feet; 04°22'05" right for 106.57 feet; 08°21'20" right for 126.85 feet; 09°59'10" left for 83.54 feet; 26°22'25" left for 168.42 feet; 17°41'05" right for 210.67 feet; thence turn 18°23'40" right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.

PARCEL II:

A parcel of land in the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

From the SW corner of the SE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence North along the West boundary of said SE 1/4 of NW 1/4 a distance of 873.89 feet to a point in the centerline of a 60.0 foot non-exclusive easement for ingress and egress and utilities; thence turn 73°26'24" right and run 53.77 feet along said easement centerline; thence turn 22°35'20" left for 225.70 feet along said easement centerline; thence turn 14°23' right and run 40.0 feet along said easement centerline; thence turn 101°38'16" right and run 1193.24 feet to a point on the North boundary of the Seaboard Coastline Railroad; thence turn 105°30'08" right and run 96.17 feet along said railroad boundary and the following courses: 04°39'10" left for 96.31 feet; 04°33'59" left for 96.35 feet; 04°29'39" left for 94.50 feet; 04°57'38" left for 94.92 feet; thence turn 04°09'33" left and run 65.08 feet along said railroad boundary to a point on the west boundary of the NE 1/4 - SW 1/4 of aforementioned Section 29; thence turn 110°06'34" right and run 192.89 feet to the point of beginning of herein described parcel of land

TOGETHER WITH:

A non-exclusive 60 foot private easement for ingress and egress:

From the NE corner of the NE 1/4 of NW 1/4 of Section 29, Township 19 South, Range 1 West; run thence West along the North boundary of said NE 1/4 of NW 1/4 a distance of 30.0 feet to the point of beginning of the centerline of herein described easement; thence turn 88°51'16" left and run 789.40 feet along said easement centerline; and the following courses: 23°28'06" right for 56.21 feet; 14°28'11" right for 215.46 feet; 16°39'30" left for 130.57 feet; 25°39'05" right for 228.96 feet; 16°30'50" right for 135.49 feet; 17°37'25" right for 191.92 feet; 28°10'58" left for 129.98 feet; 06°15'37" left for 188.87 feet; 18°58' right for 156.97 feet; 14°23' left for 225.70 feet; 22°35'20" right for 153.54 feet; 04°22'05" right for 106.57 feet; 08°21'20" right for 126.85 feet; 09°59'10" left for 83.54 feet; 26°22'25" left for 168.42 feet; 17°41'05" right for 210.67 feet; thence turn 18°23'40" right and run 51.93 feet along said easement centerline to a point of termination.

All being situated in Shelby County, Alabama.



A handwritten signature in dark ink, appearing to read "James W. Fuhrmeister", is written over the bottom right portion of the page.