



15-1332

20150406000107150 1/3 \$125.00  
Shelby Cnty Judge of Probate, AL  
04/06/2015 08:49:21 AM FILED/CERT

Send tax notice to: Chad A. Lightsey 401 West Ft. Williams St., Sylacauga, AL 35150

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

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred five thousand and no/100 (\$105,000.00) 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

**Gary B. Wolter and his wife Jean D. Wolter whose mailing address is:**

2201 Lake Heather Cir., Birmingham, AL 35242  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Chad A. Lightsey and Karen S. Lightsey, whose mailing address is:**

401 W. Fort Williams St., Sylacauga, AL 35150

(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: (no street #) Signal Valley Trail, Chelsea, Al. 35043 (#09-6-23-0-000-002.008) 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 04/06/2015  
State of Alabama  
Deed Tax: \$105.00

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 20<sup>th</sup> day of February, 2015.

Gary B. Wolter (SEAL)  
GARY B. WOLTER

Jean D. Wolter (SEAL)  
JEAN D. WOLTER

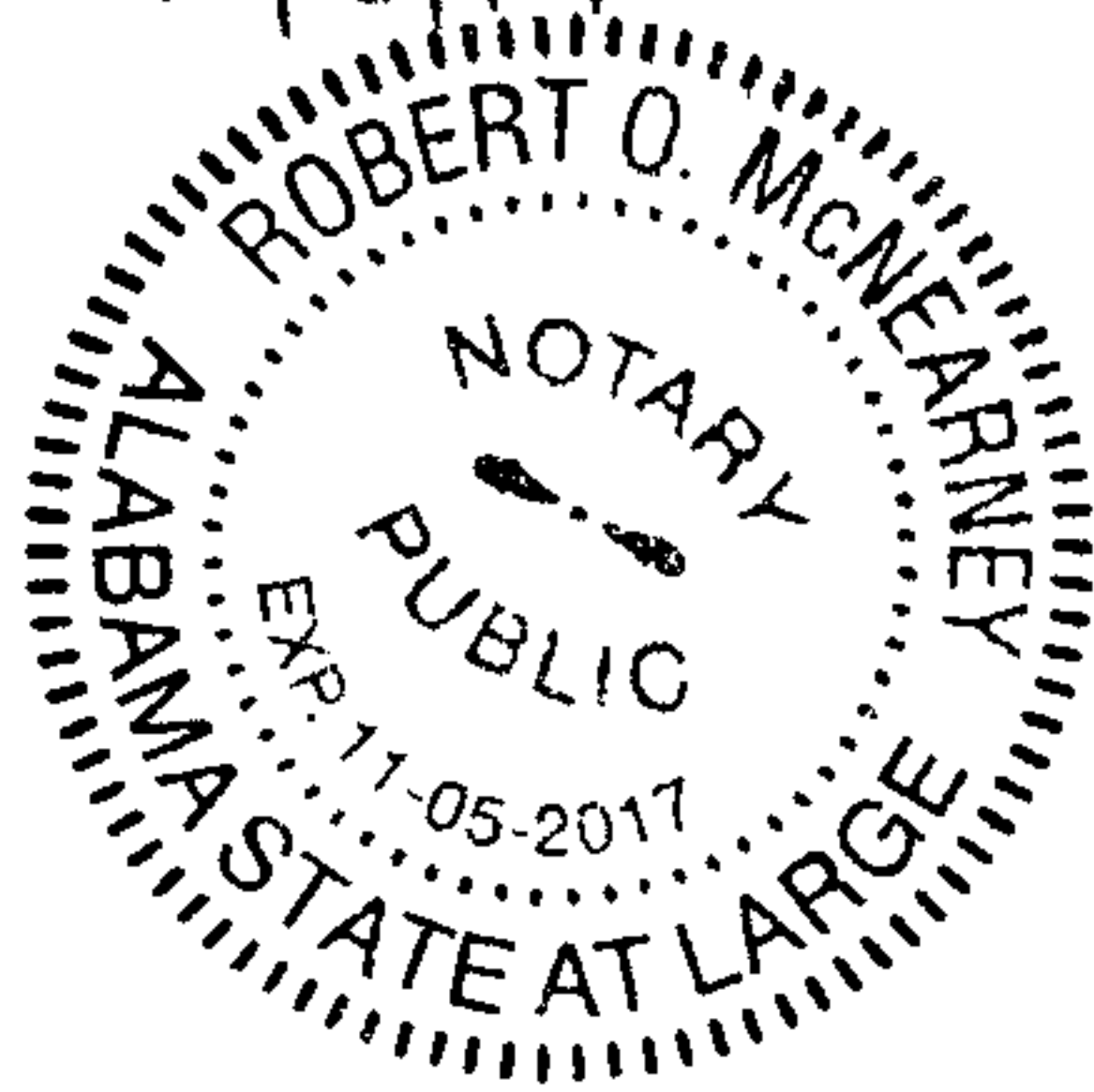
State of ALABAMA  
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary B. Wolter and his wife Jean D. Wolter 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 20<sup>th</sup> day of February, 2015.

[Signature]  
NOTARY PUBLIC

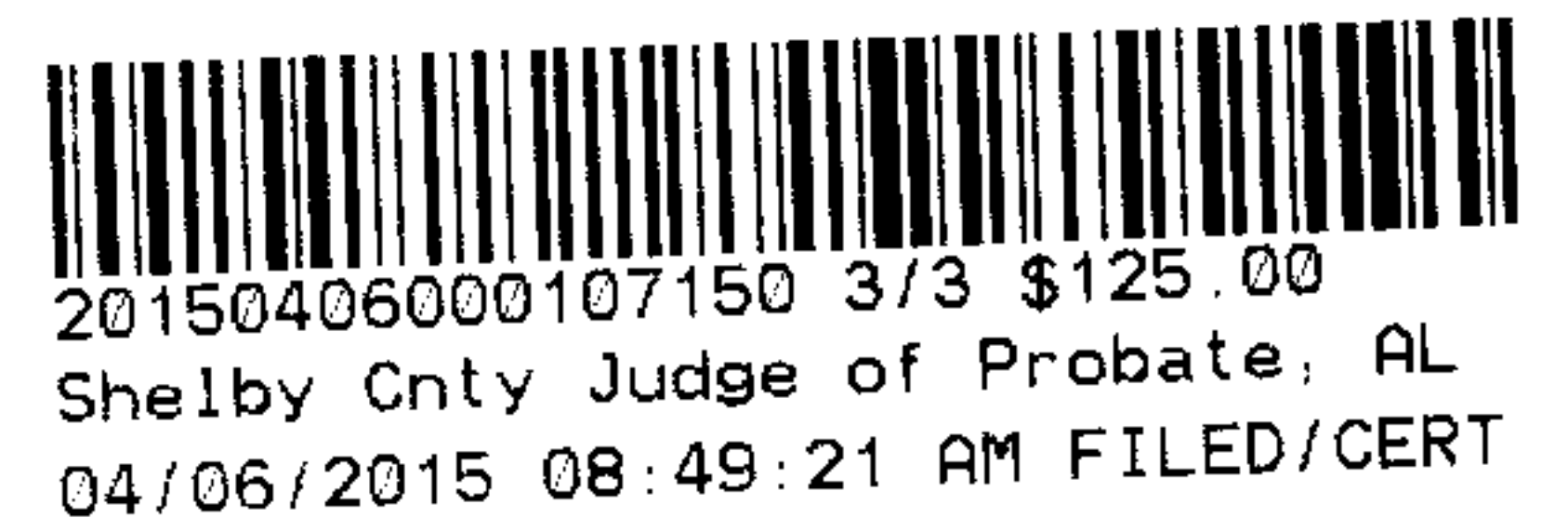
My commission expires: 11/5/17



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 15-1332



Parcel II:

From the true NW corner of the SW 1/4 - NE 1/4 of Section 23, Township 19 South, Range 1 West, being the point of beginning of herein described parcel of land, run thence South along the true West boundary of said SW 1/4 - NE 1/4 a distance of 660.27 feet; thence turn 89 degrees 05' 18" left and run 666.76 feet to the true SE corner of the NW 1/4 of the SW 1/4 - NE 1/4 of said Section 23; thence turn 91 degrees 03' 46" left and run 335.39 feet along the true East boundary of said NW 1/4 - SW 1/4 - NE 1/4 and the centerline of a 60.00 foot easement for ingress and egress and utilities recorded as Instrument #1996-10930, to the P.C. of a curve concave left, having a delta angle of 65 degrees 53' 34" and tangents of 100.00 feet, thence along said curve centerline a distance of 177.45 feet to the P.T.; thence along the tangent a distance of 473.26 feet to a point on the true North boundary of aforementioned SW 1/4 NE 1/4, thence turn 22 degrees 51' 07" left and run 141.52 feet to the point of beginning of herein described parcel of land.

Parcel III:

From the true NW corner of the SW 1/4 - NE 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the true North boundary of said SW 1/4 - NE 1/4 a distance of 141.52 feet to a point in the centerline of a 60.00 foot easement for ingress and egress and utilities, recorded as Instrument #1996-10930, being the point of beginning of herein described parcel of land, thence turn 22 degrees, 51' 07" right and run 473.26 feet along said easement centerline to the P.C. of a curve concave right, having a delta angle of 65 degrees 53' 34" and tangents of 100.00 feet; thence along said curve centerline a distance of 177.45 feet to the P.T.; being a point on the true East boundary of the W 1/2 of said SW 1/4 - NE 1/4, thence North along the true East boundary of said W 1/2 of SW 1/4 - NE 1/4 a distance of 322.68 feet to the true NE corner thereof; thence turn 88 degrees 44' 41" left and run 523.39 feet to the point of beginning of herein described parcel of land.

ALSO: A 60 foot wide access easement situated in Sections 23 and 26, Township 19 South, Range 1 West, the center line of which is described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest Quarter of Section 26, Township 19 South, Range 1 West, and run South along the East line of said Quarter-Quarter a distance of 416.60 feet to the Northern right of way of Old Highway 280; thence turn an angle to the right of 268 degrees 28 minutes 00 seconds and run Westerly along said right of way a distance of 847.60 feet; thence turn an angle to the right of 271 degrees 31 minutes 44 seconds and run 300.00 feet; thence turn an angle to the right of 180 degrees 13 minutes 57 seconds and run 299.95 feet; thence turn an angle to the right of 187 degrees 58 minutes 17 seconds and run 202.40 feet, thence turn an angle to the right of 171 degrees 47 minutes 00 seconds and run 157.85 feet; thence turn an angle to the right of 220 degrees 03 minutes 42 seconds and run 130.92 feet; thence turn an angle to the right of 191 degrees 20 minutes 55 seconds and run 374.05 feet; thence turn angle to the right of 174 degrees 34 minutes 10 seconds and run 332.38 feet; thence turn an angle to the right of 184 degrees 53 minutes 33 seconds and run 179.76 feet; thence turn an angle to the right of 121 degrees 47 minutes 17 seconds and run 121.73 feet to the point of beginning; thence continue same course 148.90 feet, thence turn an angle to the right of 182 degrees 28 minutes 27 seconds and run 194.43 feet; thence turn an angle to the right of 210 degrees 39 minutes 45 seconds and run 637.41 feet, thence turn an angle to the right of 193 degrees 16 minutes 05 seconds and run 352.04 feet, thence turn an angle to the right of 188 degrees 06 minutes 38 seconds and run 399.77 feet to the end of said 60 foot easement