

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
Dennis Polley
Lori Estes Polley
6014 4th Terrace
Pleasant Grove, AL
35217

GENERAL JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 04/20/2015
State of Alabama
Deed Tax: \$28.50

KNOW ALL MEN BY THESE PRESENTS: That in consideration One Hundred Eighty-Nine Thousand and 00/100 Dollars (\$189,000.00) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, Brain L. Smith a married man, **Grantor (herein referred to as Grantor, whether one or more) whose mailing address is 60 Chelsea Corners, Suite 121, Chelsea, AL 35043**, grant, bargain, sell and convey unto **Dennis Polley and Lori Estes Polley (herein referred to as Grantees) whose mailing address is 601 4th Terrace, Pleasant Grove, AL 35127**, for and during their joint lives 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 all property in Saddle Ridge Estates North of Saddle Ridge Drive, Columbiana, AL 35051** to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2015 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) All matter involving Saddle Ridge Estates Homeowners Association, Inc; (4) Mineral and mining rights not owned by the Grantor.

The property conveyed herein is not the homestead of the Grantor or his spouse.

\$160,650.00 of the consideration cited herein was derived from a Purchase Money Mortgage executed simultaneously with the delivery of this deed.

The Grantor represents and warrants that there are no unpaid dues owing any governmental or quasi-governmental entity including, without limitation Saddle Ridge Estates Homeowners Association, Inc.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor 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 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, the undersigned, Brian L. Smith, has hereunto set his hand and seal, this the 14 day of April, 2015.



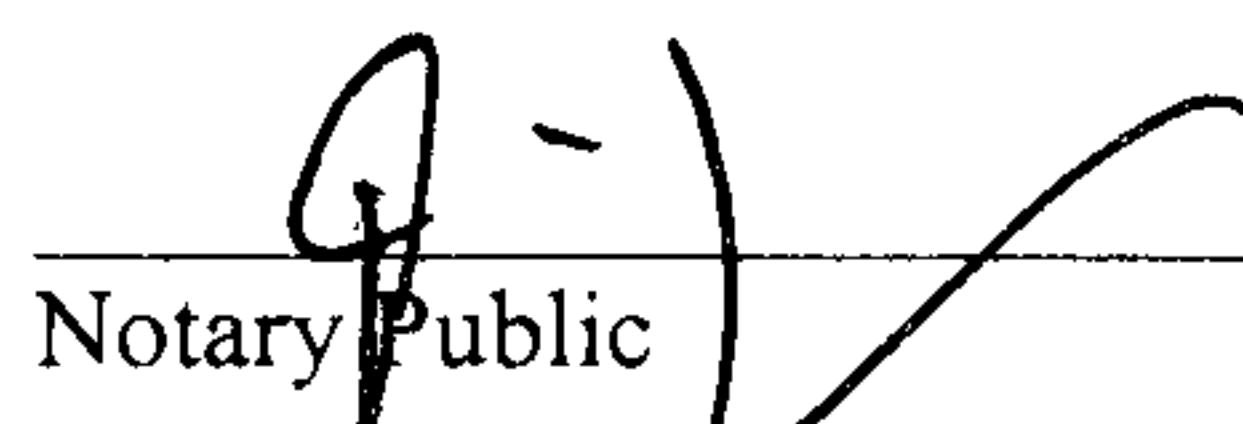
Brian L. Smith

STATE OF ALABAMA)
JEFFERSON COUNTY)


20150420C00126120 1/2 \$45.50
Shelby City Judge of Probate, AL
04/20/2015 10:50:31 AM FILED/CERT

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Brian L. Smith, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2015.



Notary Public

LEGAL DESCRIPTION
EXHIBIT A

A parcel of land situated in the Southwest Quarter of Section 30, Township 20 South, Range 1 East which also contains lots 1, 5, 6, 7, 8, and 20 of Saddle Ridge Estates 1 Sector as recorded in Map Book 39, Page 97 in the office of the Judge of Probate of Shelby County, Alabama, Columbiana, Alabama and which is more particularly described as follows:

Commence at the southwest corner of Section 30, Township 20 South, Range 1 East and run along the west line of said Section N 01 degrees 24'48" W 1228.76 ft. to the point of beginning; thence continue along said west line N 01 degrees 24'48" W 98.59 ft. to the northwest corner of the South Half of the Southwest Quarter of said Section; thence run along the north line of said South Half S 89 degrees 49'23" E 1661.56 ft.; thence run S 02 degrees 00'45" E 111.78 ft.; thence run N 83 degrees 35'46" E 758.52 ft. to the westerly right-of-way (60.00 ft.) of Hughes Road, said point being on a curve to the left having a delta of 21 degrees 15'54" and a radius of 354.83 ft.; thence run along the arc of said curve 131.69 ft. (chord bearing = S 03 degrees 52'27" W, chord = 130.94 ft.) to the point of a reverse curve to the right having a delta of 28 degrees 15'13" and a radius of 519.09 ft.; thence run along the arc of said curve 255.97 ft. (chord bearing = S 07 degrees 19'31" W, chord = 253.39 ft.); thence continue along said right-of-way S 21 degrees 30'52" W 56.34 ft. to the point of a curve to the left having a delta 21 degrees 32'09" and a radius of 445.00 ft.; thence run along the arc of said curve 167.26 ft. (chord bearing = S 10 degrees 44'47" W, chord = 166.28 ft.); thence continue along said right-of-way S 00 degrees 01'18" E 70.14 ft. to the intersection with the northerly right-of-way (100.00 ft.) of Saddle Ridge Drive, said point being on a curve to the right having a delta of 90 degrees 41'12" and a radius of 24.30 ft.; thence run along the arc of said curve 38.46 ft. (chord bearing = S 45 degrees 19'18" W, chord = 34.57 ft.) to the point of a curve to the right having a delta of 09 degrees 41'01" and a radius of 424.44 ft.; thence run along the arc of said curve 71.74 ft. (chord bearing N 84 degrees 29'56" W, chord = 71.65 ft.); thence continue along said right-of-way N 79 degrees 39'26" W 112.88 ft. to the point of a curve to the left having a delta of 03 degrees 16'18" and a radius of 288.43 ft.; thence run along the arc of said curve 19.83 ft. (chord bearing = N 81 degrees 39'02" W, chord = 19.82 ft.) to the point of a right-of-way change (100.00 ft. to 60.00 ft.); thence continue along said right-of-way S 06 degrees 22'49" W 20.00 ft. to the point of a curve to the left having a delta 09 degrees 37'35" and a radius of 268.43 ft.; thence run along the arc of said curve 45.10 ft. (chord bearing = N 88 degrees 25'57" W, chord = 45.05 ft.); thence continue along said right-of-way S 86 degrees 45'14" W 356.48 ft. to the point of a curve to the right having a delta of 36 degrees 16'46" and a radius of 705.00 ft.; thence run along the arc of said curve 446.40 ft. (chord bearing = N 75 degrees 06'16" W, chord = 438.98 ft.); thence continue along said right-of-way N 56 degrees 57'53" W 234.71 ft. to the point of a curve to the left having a delta 57 degrees 25'14" and a radius of 280.00 ft.; thence run along the arc of said curve 280.61 ft. (chord bearing = N 85 degrees 40'28" W, chord = 269.01 ft.) to the point of a reverse curve to the right having a delta of 57 degrees 54'59" and a radius of 325.00 ft.; thence run along the arc of said curve 328.52 ft. (chord bearing = N 85 degrees 25'29" W, chord = 314.71 ft.); thence continue along said right-of-way N 56 degrees 28'00" W 41.91 ft. to the point of beginning of a cul-de-sac, said point being on a curve to the right having a delta of 46 degrees 32'52" and a radius of 25.00 ft.; thence run along the arc of said curve 20.31 ft. (chord bearing = N 33 degrees 11'56" W, chord = 19.76 ft.) to the point of a reverse curve to the left having a delta of 130 degrees 59'08" and a radius of 55.00 ft.; thence run along the arc of said curve 125.74 ft. (chord bearing = N 75 degrees 23'38" W, chord = 100.09 ft.); thence leaving said right-of-way run N 50 degrees 53'10" W 449.50 ft. to the point of beginning.



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Shelby Cnty Judge of Probate, AL
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