

This instrument was prepared by:
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LLC
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Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:
B. P. Neighbors Family Trust
113 Hampton Lake Dr.
Pelham, AL 35124

20150512000156270
05/12/2015 10:38:13 AM
DEEDS 1/2

Warranty Deed

STATE OF ALABAMA)
)
) KNOW ALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$115,000.00, 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 the grantee herein, the receipt whereof is acknowledged, I or we Charles W. Earl and Ana Marie Earl, husband and wife, whose mailing address is P.O. Box 621 Pelham, AL 35080 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto B. P. Neighbors Family Trust, whose mailing address is 113 Hampton Lake Dr. Pelham, AL 35124 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 5221 Highway 17, Helena, AL 35080; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$ 0 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Charles W. Earl and Ana Marie Earl, husband and wife has/have hereunto set his/her/their hand(s) and seal(s) , this 11th day of May, 2015.

Charles W Earl
Charles W. Earl
Ana Marie Earl
Ana Marie Earl

State of Alabama
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Charles W. Earl and Ana Marie Earl, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 11th day of May, 2015.

Dana Wright McGowan
Notary Public
Commission Expires: 3/5/17

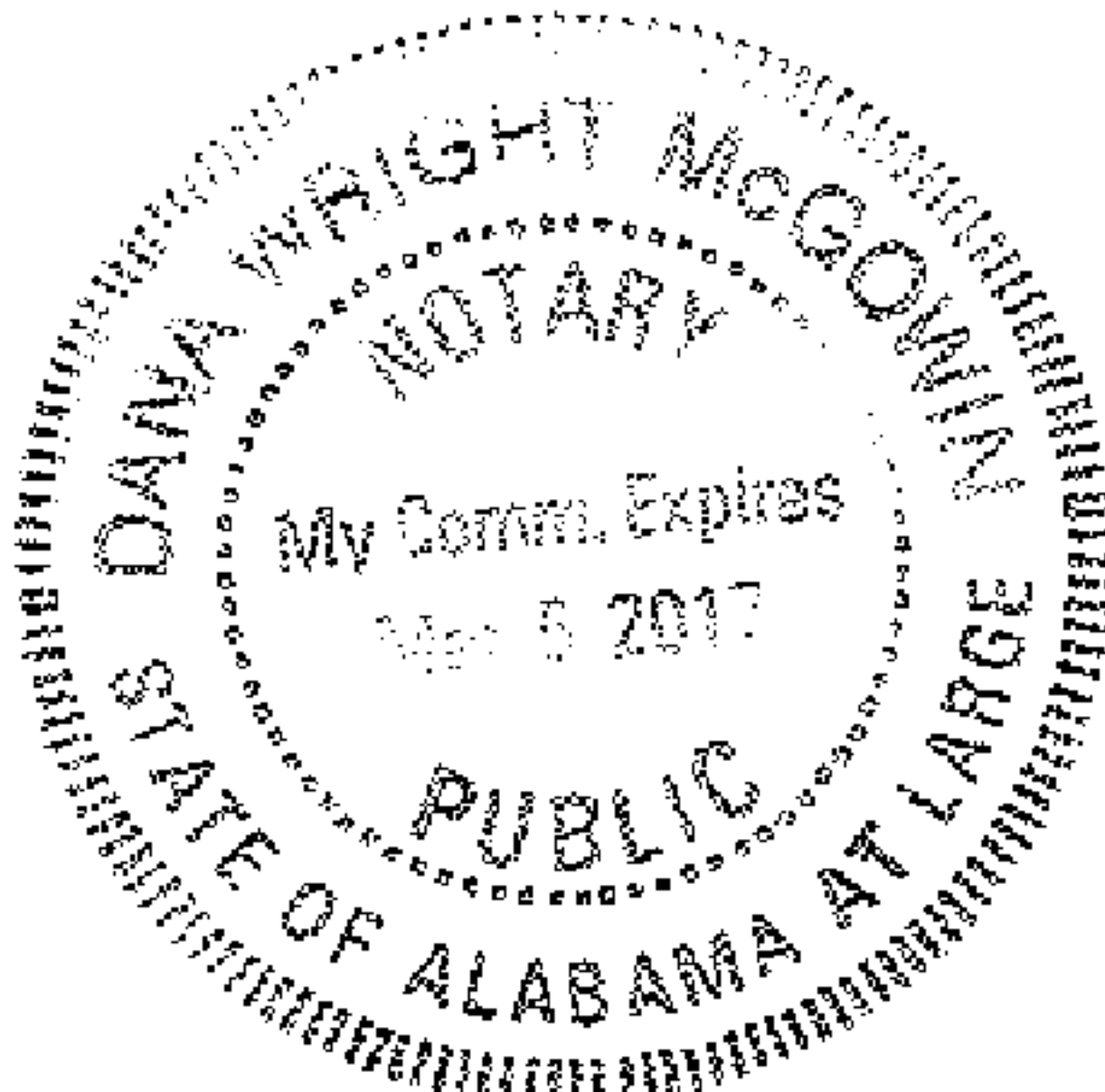


EXHIBIT "A"
Legal Description

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section; thence in a Southerly direction along the East line of said Section a distance of 443.76 feet; thence turn 91° right in a Westerly direction a distance of 899.95 feet to the Point of Beginning; thence continue along last said described course a distance of 207.35 feet to a point on the Easterly right of way line of Helena-Montevallo Highway, said point being on a curve to the right, said curve having a radius of 5769.90 feet and central angle of 0°50'45"; thence 84°26' left to chord of said curve; thence along arc of said curve along right of way in a Southerly direction a distance of 85.19 feet to end of said curve; thence 95°34' left from chord in the Easterly direction a distance of 209.59 feet; thence 85°56' left in a Northerly direction a distance of 85.0 feet to the Point of Beginning.

ALSO, an easement for driveway more particularly described as follows:

Commence at the NE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West; thence in a Southerly direction along the East line of said 1/4-1/4 section a distance of 443.76 feet; thence 91° right in a Westerly direction a distance of 899.95 feet to the Point of Beginning; thence continue along last described course for a distance of 207.35 feet to a point on the Easterly right of way line of the Helena-Montevallo Highway, said point being on a curve to the left, said curve having a radius of 5769.90 feet and a central angle of 00°00'58"; thence 95°08'38" right to tangent of said curve; thence along arc of said curve, along said right of way in a Northeasterly direction a distance of 15.04 feet to the end of said curve; thence 85°00'20" right from tangent of said curve in an Easterly direction a distance of 207.09 feet; thence 94°04' right in a Southeasterly direction a distance of 15.04 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/12/2015 10:38:13 AM
\$132.00 CHERRY
20150512000156270

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.