


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ECO CREDIT UNION
POST OFFICE BOX 2385
BIRMINGHAM, AL 35201

WARRANTY DEED


20150604000185260 1/3 \$115.00
Shelby Cnty Judge of Probate, AL
06/04/2015 10:49:56 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, EVELYN BEERS, a married woman, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto ECO CREDIT UNION, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land situated in the N.W. ¼ of the S.E. ¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, said parcel being more particularly described as follows:

Commence at the S.E. corner of the N.W. ¼ of the S.E. ¼ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; thence proceed northerly along the East line of said N.W. ¼ of S.E. ¼ for 1324.33 feet to the N.E. corner of said N.W. ¼ of S.E. ¼; thence turn a deflection angle left of 146°52'15" and proceed southwesterly for 602.00 feet to the S.E. corner of the "Don and Helen Bunn" property as described in Deed Book 251, Page 762 and recorded in the office of the Judge of Probate, Shelby County, Alabama; thence turn a deflection angle right of 90° and proceed northwesterly along the Southwest property line of said "Bunn" property for approximately 509.27 feet to a point on the Westerly right of way margin of 4th. Place S.W.; thence turn a deflection angle left of 89°34'10" and proceed southwesterly along said Westerly right of way margin of 4th. Place S.W. for 291.48 feet to the **POINT OF BEGINNING**; thence continue southwesterly along the last described course and along said Westerly right of way margin of 4th. Place S.W. for 50.00 feet to a point at the Northeast corner of that property belonging to Siluria Baptist Church and described in that certain mortgage document written by Siluria Baptist Church to The First Bank of Alabaster and dated April 12, 1966; thence leaving said Westerly right of way margin of 4th. Place S.W., turn a deflection angle right of 90°00'33" and proceed northwesterly along the Northeasterly boundary line of said property belonging to Siluria Baptist Church for 171.70 feet to a point on the Southeast right of way margin of Alabama Highway #119, said Southeast right of way margin being in a curve to the right, said curve having a central angle of 02°34'59" and a radius of 1110.25 feet; thence turn a deflection angle right of 86°11'21" to tangent of said curve and proceed northeasterly along said Southeast right of way margin of Alabama Highway #119 and along the arc of said curve for 50.05 feet to a point; thence leaving said Southeast right of way margin of Alabama Highway #119, turn a deflection angle right of 91°13'40" from tangent of last described curve and proceed southeasterly for 173.89 feet to the **POINT OF BEGINNING**.

Containing 0.199 acres more or less.

SUBJECT TO:

1. Taxes for the year 2015, which are a lien but not yet due and payable until October 1, 2015.

2. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
3. Permits to Alabama Power Company recorded in Deed Book 121, Page 255; Deed Book 225, Page 273 and Deed Book 226, Page 1, in Probate Office.
4. Easement to South Central Bell recorded in Deed Book 285, Page 508, in Probate Office.
5. Title to mineral and mining rights and privileges belonging thereto.
6. Easement to Alabama Water Company recorded in Deed Book 146, Page 211, in Probate Office.
7. Rights acquired by State of Alabama in Inst. No. 2001-11306, in Probate Office.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HER SPOUSE.

TO HAVE AND TO HOLD Unto the said GRANTEE(S), its successors and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

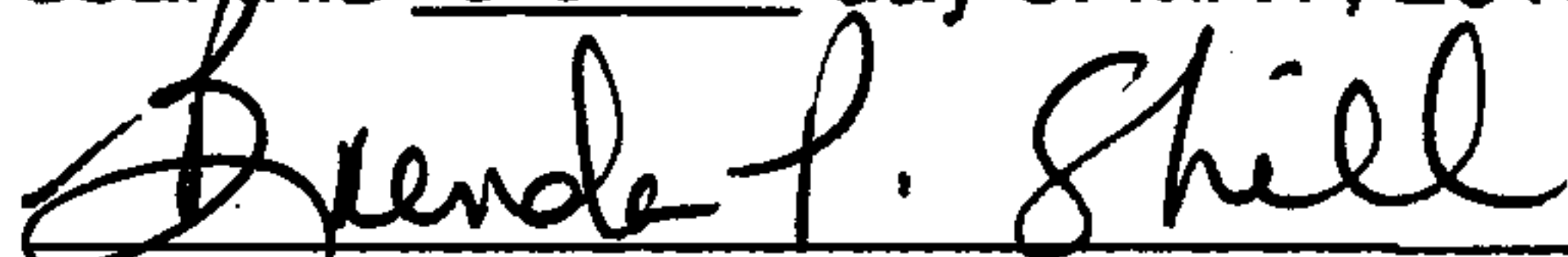
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22 day of MAY, 2015. This deed will be effective on May 27, 2015.

 (L.S.)
EVELYN BEERS

STATE OF ALABAMA)
COUNTY OF JEFFERSON


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that EVELYN BEERS, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of MAY, 2015.


Notary Public

My Commission Expires: ✓

Brenda P. Shill
Notary Public
Alabama State at Large
My Commission Expires
January 6th, 2019


20150604000185260 2/3 \$115.00
Shelby Cnty Judge of Probate, AL
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Grantor's Name:
EVELYN BEERS
Mailing Address:
2100 Data Park Drive-Suite 105
Birmingham, AL 35244


Property Address:
West 50 feet of property on Hwy. 119 between 4th PI SW
Alabaster, AL 35007

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

Grantee's name:
ECO CREDIT UNION
Mailing Address:
POST OFFICE BOX 2385
BIRMINGHAM, AL 35201

Date of Sale: MAY 27, 2015
Total Purchase Price: \$95,000.00
or
Actual Value
or
Assessor's Market Value

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____


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