

Send tax notice to:

RANDALL REAL
104 Paradise Isle
Riverside, AL 35135

STATE OF ALABAMA
Shelby COUNTY

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

2015360

20150616000200350
06/16/2015 08:03:26 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand and 00/100 Dollars (\$20,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, MARK D. BYERS and DANA H. BYERS, HUSBAND AND WIFE whose mailing address

is: 290 Signal Cv, Chelsea AL 35043

(hereinafter referred to as "Grantors") by RANDALL REAL whose mailing address is: 104 Paradise Isle, Riverside, AL 35135 (hereinafter referred to as Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2014 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2015.
2. EASEMENT RECORDED IN INSTRUMENT 1996-10930 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN INSTRUMENT 20040630000358510, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENT FOR INGRESS/EGRESS AS RECORDED IN INSTRUMENT 1996-38626 IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 11th day of June, 2015.


MARK D. BYERS


DANA H. BYERS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARK D. BYERS and DANA H. BYERS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

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

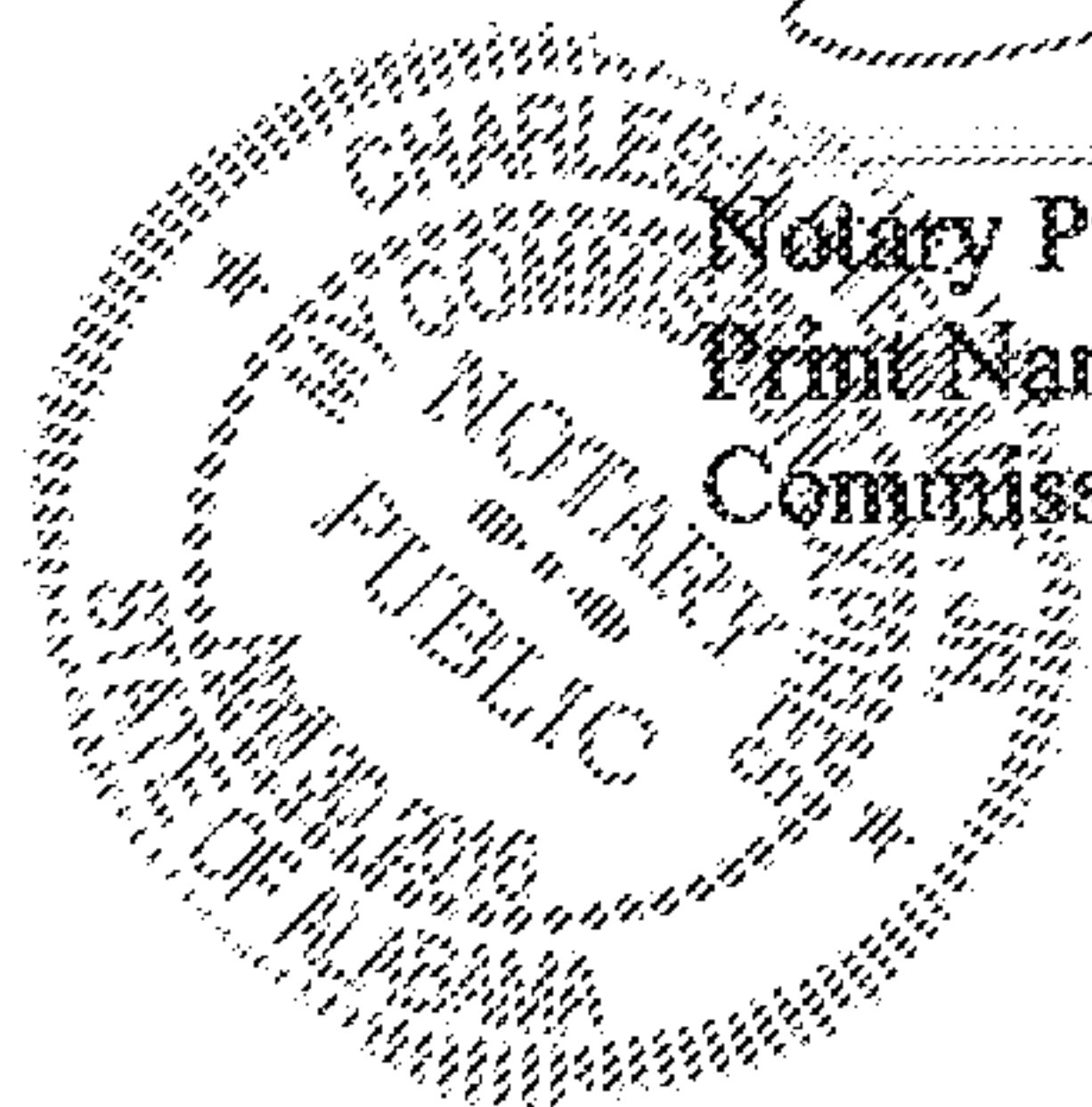

Notary Public
Print Name: Charles D. Byers
Commission Expires: 06/16/2016

EXHIBIT "A" - LEGAL DESCRIPTION

20150616000200350 06/16/2015 08:03:26 AM DEEDS 3/3

From a ½" rebar at the SE corner of the NW ¼ - NE ¼ of Section 23, T19S, R1W, run thence West along the South boundary of said NW ¼ - NE ¼ for a distance of 182.91 feet to a ½" rebar that is 1146.91 feet East of a ½" rebar at the SW corner of said NW ¼ - NE ¼; thence turn 124°20'09" right and run a distance of 315.19 feet to a ½" rebar; thence turn 08°16'01" right and run a distance of 211.56 feet to a ½" rebar; thence 135°38'33" right and run a distance of 416.18 feet to a ½" rebar; thence turn 91°45'17" right and run a distance of 150.82 feet to the Point of Beginning of herein described parcel of land.

Together with the following described easement:

From the S.W. corner of the NE 1/4- NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4-NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55° 25' 49" left and run 99.24 feet along said easement centerline and the following courses; 06° 03' 54" left for 104.89 feet; 12° 24' 30" left for 175.59 feet 10° 38' right for 201.28 feet; 12° 54' 55" right for 165.02 feet; 05° 37' 50" left for 255.89 feet; 15° 35' 30" right for 323.69 feet; 13° 58' 30" left for 188.54 feet; 08° 44' right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180° 00' right and run along said easement centerline a distance of 50.72 feet; thence turn 92° 06' 49" left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54° 49' 11" right for 141.23 feet; 12° 33' 27" left for 110.76 feet; 20°34' 50" left for 169.50 feet; 15° 05' 36" right for 86.16 feet; 36° 33' 41" right for 166.53 feet; 29° 09' 29" left for 97.38 feet; 14° 44' 38" left for 198.02 feet; 16° 40' 30" left for 276.22 feet; 34° 30' 41" left for 274.24 feet to a point on the South boundary of the NW 1/4 - NE 1/4 of aforementioned Section 23; thence turn 02° 14' 58" right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65° 53' 34" and tangents of 100.0 feet and a centerline arc of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122° 12' 30" left and run 760.84 feet along said centerline to a point on the North boundary of the SW 1/4 - NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180° 00' right and run 760.84 feet along the said easement centerline; thence turn 57°47' 30" left and run 338.44 feet along said easement centerline; thence turn 02° 42' 42" right and run 588.77 feet to the PC of a curve concave left having a delta angle of 46° 35' 43" and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116° 34' 50" left and run 68.62 feet along said easement centerline; thence turn 180° 00' right and run 211.45 feet along said easement centerline to the PC of a curve concave to the right having a delta angle of 17° 17' 51" and tangent of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27° 09' 45" and tangents of 80.0 feet and a centerline arc distance of 166.89 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30° 36' 35" and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left having a delta angle of 27° 45' 20" and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 306.97 feet; thence turn 154° 51' 35" left and run 278.49 feet along said easement centerline; thence turn 06° 48' right and run 213.47 feet along said easement centerline; thence turn 00° 50' 46" right and run 321.84 feet along said easement centerline; thence turn 180° 00' right and run 321.84 feet along said easement centerline; thence turn 00° 50' 46" left and run 213.47 feet along said easement centerline; thence turn 06° 48' left and run 278.49 feet along said easement centerline; thence turn 09° 12' left and run said easement center line a distance of 261.83 feet to a point on the East boundary of the SE 1/4 - SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 64° 03' 57" and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right having a delta angle of 74° 40' 50" and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48° 19' 01" and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy # 280 (80 feet R.O.W.), and further from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of SE 1/4 - SW 1/4 of Section 23, Township 19 South, 1 West, tracks in close proximity that certain easement centerline described in Book 184, at Page 89; said property being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/16/2015 08:03:26 AM
\$40.00 CHERRY
20150616000200350

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name and title of the County Clerk.