

THIS INSTRUMENT PREPARED BY:
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341 SOUTH CHESTNUT STREET
PRATTVILLE, ALABAMA 36067
PH: (334) 365-2686
FILE #2015-89

SEND TAX NOTICE TO:
MRS. CAROLE L. BIRCHFIELD
12 SOUTH TURKEY TROT
DADEVILLE, AL 36853

THERE HAS BEEN NO CERTIFICATION OF THE TITLE TO THE PROPERTY DESCRIBED BELOW OR THE LEGAL DESCRIPTION CONTAINED BELOW. THE PREPARER OF THIS DOCUMENT IS MERELY SERVING AS SCRIVENER FOR THE PARTIES NAMED BELOW, AND NO CLOSING HAS BEEN PERFORMED BY THE PREPARER. THE PREPARER IS NOT RESPONSIBLE FOR ANY MATTER THAT WOULD HAVE BEEN REVEALED BY A REVIEW OF A SURVEY OR THE TITLE TO THE PROPERTY DESCRIBED HEREIN.

STATE OF ALABAMA

COUNTY OF SHELBY



20150616000200490 1/3 \$84.50
Shelby Cnty Judge of Probate, AL
06/16/2015 08:15:47 AM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars (\$100.00), and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, LEON D. ADAMSON, a widow who has not remarried, whose address is 4133 Highway 18, Montevallo, Alabama 35115 (herein referred to as GRANTOR) do grant, bargain, sell and convey unto CAROLE L. BIRCHFIELD, whose address is 12 South Turkey Trot, Dadeville, Alabama 36853 and JAYNE GAINES, whose address is 5 College Street, Newnan, Georgia 30263 (herein referred to as GRANTEES), as Tenants in Common and not as Joint Tenants With Right of Survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See "Exhibit A," which is attached hereto and incorporated herein by reference.

This conveyance is made subject to restrictions, reservations, rights of way, and easements appearing of record which affect said property.

RESERVATION OF LIFE ESTATE BY GRANTOR: Grantor grants and conveys ownership of the above-described property to Grantees, along with all of her rights and appurtenances, including any right, title, and interest of Grantor in adjacent streets, alleys and rights-of-way. It is expressly provided, however, that Grantor reserves, and it is hereby expressly agreed that Grantor shall have, for Grantor, and Grantors' assigns, the full possession, benefit and use of the above-described property, as well as of the rents, issues, and profits from it, for and during the Grantor's natural life.

The property described above has an assessor's market value of \$64,180.00 according to the Shelby County Revenue Commissioner's Office.

For ad valorem tax purposes only, the address of the above-described property is 4133 Highway 18, Montevallo, Alabama 35115.

Shelby County, AL 06/16/2015
State of Alabama
Deed Tax: \$64.50

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEES, as Tenants in Common and not as Joint Tenants With Right of Survivorship, their heirs, administrators, executors, successors and assigns FOREVER.

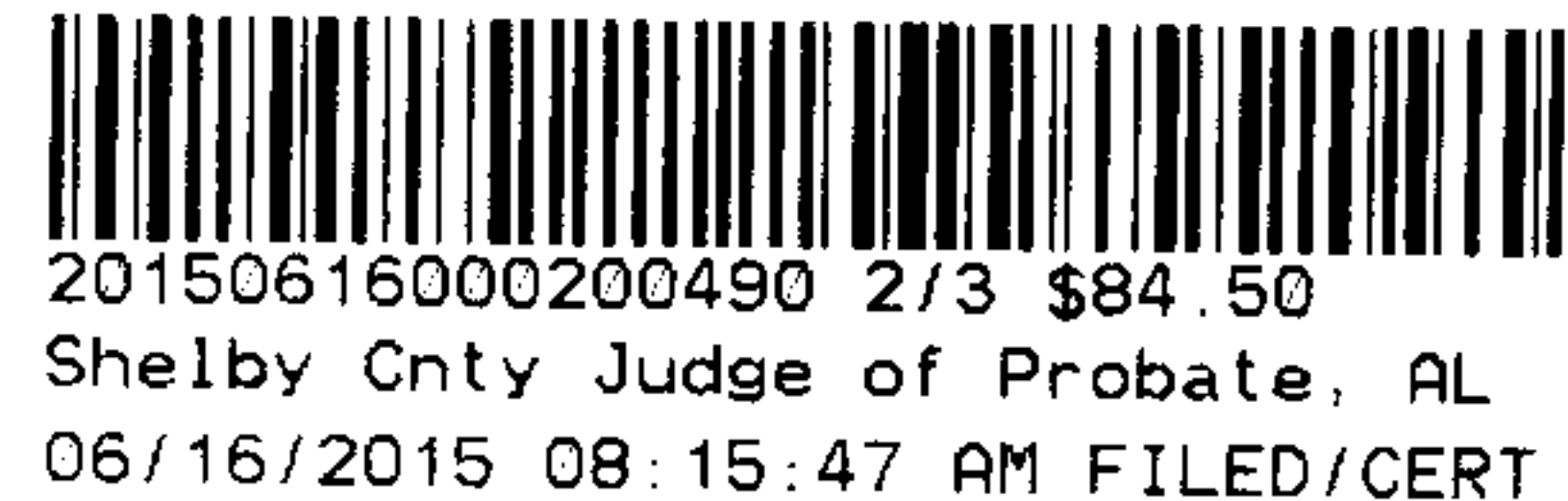
And I do for myself and for my heirs, executors, administrators, successors and assigns covenant with the said GRANTEES, their heirs, administrators, executors, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of MAY, 2015.

Leon Adamson
LEON D. ADAMSON

STATE OF ALABAMA

COUNTY OF AUTAUGA



I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that LEON D. ADAMSON, 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 executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 13th day of MAY, 2015.

SEAL

[Signature]
NOTARY PUBLIC
My Commission Expires: 6/3/2016.

EXHIBIT A

20150616000200490 3/3 \$84.50
Shelby Cnty Judge of Probate, AL
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A parcel of land being and lying in the South $\frac{1}{2}$ of Fraction B of Fractional Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described, as follows:

Commence at the NE corner of the S $\frac{1}{2}$ of Fraction B of Fractional Section 12, Township 24 North, Range 12 East in Shelby County, Alabama; thence run North 70 degrees 30 minutes West a distance of 538 feet to a point on the West right of way of Shelby County Paved Road No. 18; thence run South a distance of 122 feet along the West right of way of said road to the point of beginning which is on the West right of way of said road; thence continue along the West right of way of said road and a curve to the right with a cord bearing point to point of South 11 degrees 00 minutes West a distance of 203 feet to a point on the West right of way of said road; thence run North 53 degrees 30 minutes West a distance of 175 feet to a point; thence run North 23 degrees 00 minutes East a distance of 32 feet to a point; thence run North 70 degrees 30 minutes West a distance of 228 feet to a point; thence run North 8 degrees 30 minutes East a distance of 107 feet to a point; thence run South 73 degrees 30 minutes East a distance of 378 feet to the point of beginning.

THE LEGAL DESCRIPTION OF THE ABOVE-REFERENCED PROPERTY IS BASED UPON SURVEY OF HORACE RAY EDWARDS, PROFESSIONAL ENGINEER AND LAND SURVEYOR (ALABAMA REGISTRATION NUMBER 9132), PERFORMED IN NOVEMBER, 1984.

LESS AND EXCEPT:

That portion of the above-described real property, more specifically described as follows:

Commence at the N.E. Corner of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East, Shelby County Alabama; thence run South 53 degrees 47 minutes 30 seconds East for 761.99 feet to an Iron Pin at fence post as the POINT OF BEGINNING; thence run South 73 degrees, 30 minutes 00 seconds East a distance of 178.00 feet to an Iron Pin Set; thence run South 9 degrees 15 minutes 30 seconds West a distance of 116.20 feet to an Iron Pin Set; thence run North 70 degrees 30 minutes 00 seconds West a distance of 178.00 feet to an Iron Pin Set; thence run North 8 degrees 30 minutes 00 seconds East a distance of 107.00 feet to the

POINT OF BEGINNING; said parcel is lying in the S.E. $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East, Shelby County Alabama.

THE LEGAL DESCRIPTION OF THE EXCEPTED PARCEL IS BASED UPON THAT CERTAIN SURVEY OF FRANK B. GARRETT, JR., PROFESSIONAL ENGINEER (ALABAMA REGISTRATION NUMBER 9500), SAME OF WHICH IS UNDATED, BUT IS SUBSEQUENT TO THE ABOVE-REFERENCED EDWARDS SURVEY.

SOURCE OF TITLE: Warranty Deed recorded in the Office of the Probate Judge, Shelby County, Alabama, at Deed Book 026, Page 380. Said Source of Title was subject to life estates reserved by Louise A. Stone and Edwin E. Stone. Edwin E. Stone deceased on or about August 13, 1997, and Louise A. Stone deceased on or about December 13, 2002.

SUBJECT TO

~~RESERVATION OF EASEMENT:~~ DESCRIBED AS FOLLOWS:

~~Grantors herein do hereby specifically reserve~~ an Easement appurtenant for ingress, egress and utilities, upon and across the South side of the property herein conveyed to Grantee; said Easement consisting of twenty (20) feet of uniform width, with the center line of said easement being more particularly described, as follows: Commence at the SE corner of the property hereinabove conveyed to Grantee; thence proceed Northeasterly along the Westerly right of way of Shelby County Paved Road No. 18 for 10 feet; thence run North 53 degrees, 30 minutes West, a distance of 165 feet to a point; thence run North 23 degrees, 00 minutes East a distance of 32 feet to a point; thence run North 70 degrees, 30 minutes West a distance of 50 feet, more or less, to the Easterly boundary of the property herein excepted from the conveyance to Grantee, constituting the end of the centerline of said easement.