

**THIS INSTRUMENT PREPARED BY:**

ELIZABETH S. PARSONS  
Blair and Parsons, P. C.  
1711 Cogswell Avenue  
Pell City, Alabama 35125

**Send Tax Notice To:**

RIGHTWAY PROPERTIES, LLC  
1621 HIGHWAY 440  
CHELSEA, AL 35043

**WARRANTY DEED**



20150806000270670 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
08/06/2015 10:38:47 AM FILED/CERT

Shelby County, AL 08/06/2015  
State of Alabama  
Deed Tax: \$35.00

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Five Thousand and 00/100 (\$35,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JAMIE RENEE WILLIAMSON, an unmarried woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RIGHTWAY PROPERTIES, LLC, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**BEGIN AT A POINT 400 FT. NORTH OF SOUTH LINE OF SW ¼ OF SE ¼ OF SECTION 24, TOWNSHIP 19, RANGE 1 WEST, ON WEST SIDE OF ROAD LEADING FROM HIGHWAY 91 TO W. D. OSBORN'S RESIDENCE. RUN WEST 220 FEET; THENCE NORTH 200 FT.; THENCE EAST 220 FT.; THENCE SOUTH 200 FT. TO POINT OF BEGINNING. THE AFORESAID ROAD FORMING EAST BOUNDARY. THIS BEING THE SAME PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 137, PAGE 242 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.**

**(PARCEL 1-A)**

**COMMENCE AT THE SOUTHEAST CORNER OF THE SW ¼ OF SE ¼, SECTION 24, T-19S, R-1W; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID SW ¼ OF SE ¼ A DISTANCE OF 610.79 FEET TO A POINT; THENCE TURN AN ANGLE OF 101° 53' 44" TO THE RIGHT AND RUN NORTHEASTERLY A DISTANCE OF 400.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE OF DIRECTION A DISTANCE OF 200.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 101° 53' 44" TO THE LEFT AND RUN WESTERLY A DISTANCE OF 46.25 FEET TO A POINT; THENCE TURN AN ANGLE OF 91° 28' 15" TO THE LEFT AND RUN SOUTHERLY A DISTANCE OF 195.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN THE SW ¼ OF SE ¼, SECTION 24, T-19S, R-1W.**

**(PARCEL 1-B)**

**COMMENCE AT THE SOUTHEAST CORNER OF THE SW ¼ OF SE ¼, SECTION 24, T-19S, R-1W; THENCE RUN WESTERLY ALONG THE SOUTH LINE OF SAID SW ¼ OF THE SE ¼, A DISTANCE OF 390.79 FEET TO A POINT ON THE WESTERN 25 FOOT RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 440; THENCE TURN AN ANGLE OF 101° 53' 44" TO THE RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 345.75 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE BUT CONTINUING ALONG THE SAME LINE OF DIRECTION, RUN A DISTANCE OF 185.04 FEET TO A POINT; THENCE TURN AN ANGLE OF 154° 01' 21" TO THE RIGHT AND RUN SOUTHEASTERLY A DISTANCE OF 65.35 FEET TO A POINT ON THE ABOVE MENTIONED 25 FOOT RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 440; THENCE TURN AN ANGLE OF 51° 31' 35" TO THE RIGHT AND RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE LEFT (CONCAVE**

**SOUTHEASTERLY AND HAVING A RADIUS OF 292.82 FEET AND A CENTRAL ANGLE OF 25° 32' 56") FOR AN ARC DISTANCE OF 130.57 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN THE SW ¼ OF SE ¼, SECTION 24, T-19S, R-1W.**

**SUBJECT TO:**

**1. MINING AND MINERAL RIGHTS NOT OWNED BY GRANTORS.**

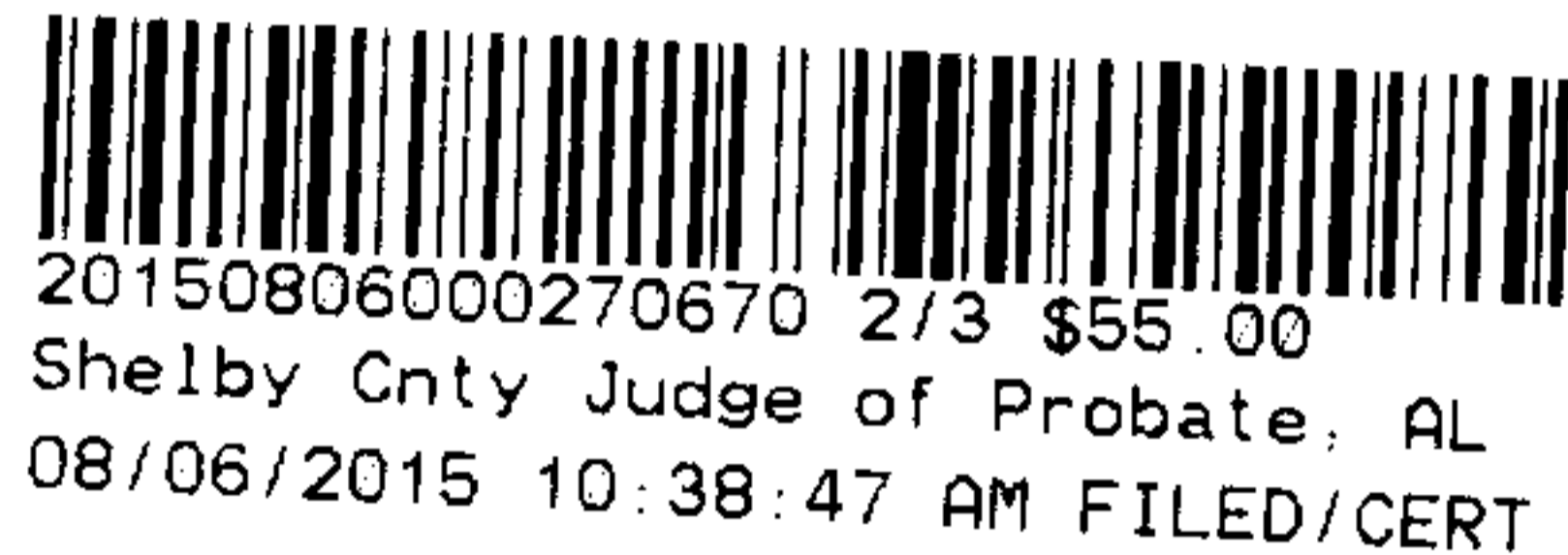
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

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

4<sup>th</sup> IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this day of August, 2015.

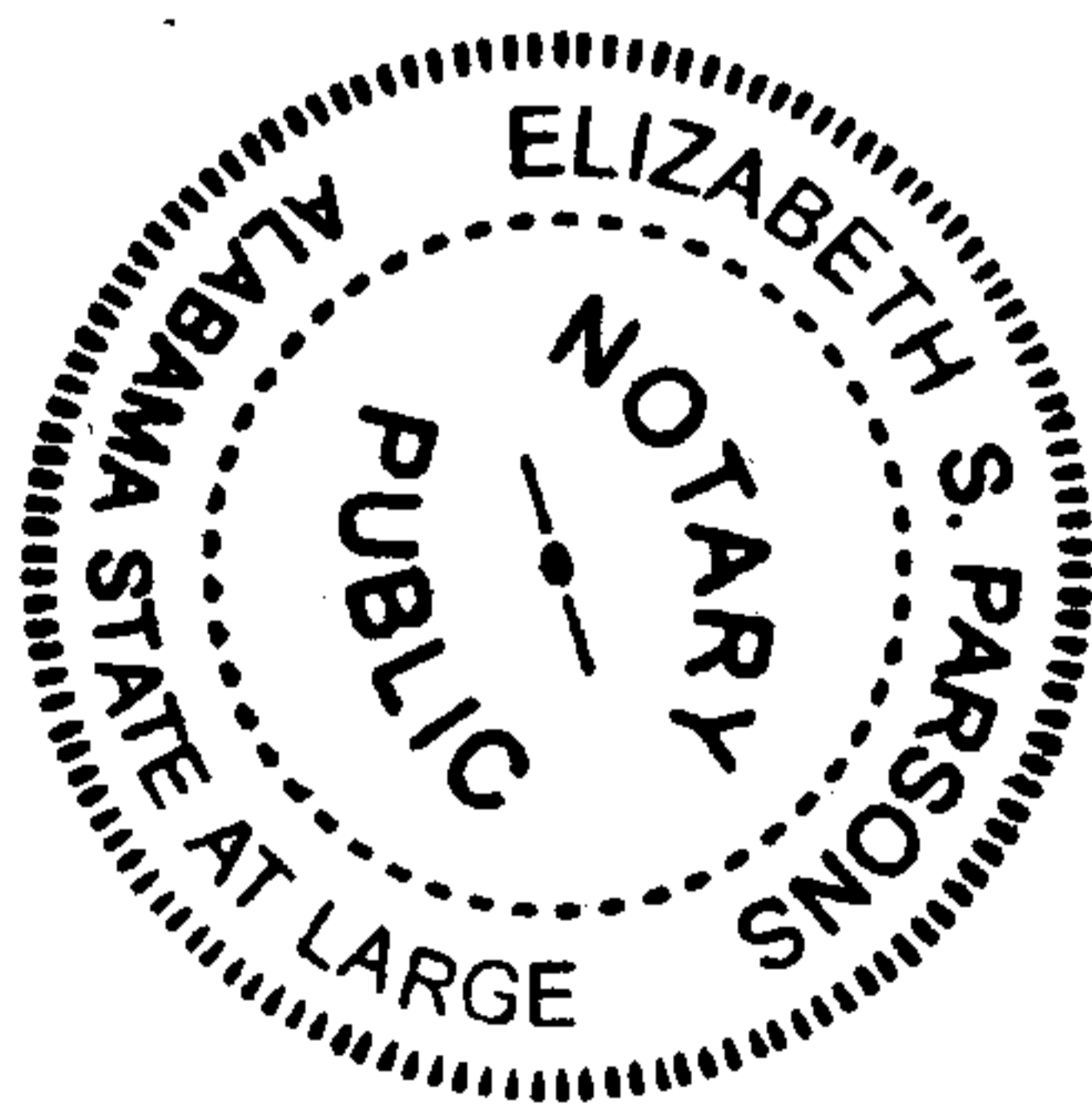
Jamie Renee Williamson  
JAMIE RENEE WILLIAMSON

STATE OF ALABAMA  
ST. CLAIR COUNTY



I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMIE RENEE WILLIAMSON, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of August, 2015.



Elizabeth S. Parsons  
Notary Public  
My Commission Expires: 01/09/19

**Real Estate Sales Validation Form**  
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: JAMIE RENEE WILLIAMSON

Grantee's Name: RIGHTWAY PROPERTIES, LLC

Mailing Address: 1985 TWIN CHURCHES ROAD  
MUNFORD, AL 36268

Mailing Address: 100 ASTOR CIRCLE  
CHELSEA, AL 35043

Property Address: 1593 HIGHWAY 440  
CHELSEA, AL 35043

Date of Sale 08/04/15

Total Purchase Price (\$35,000.00)

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale     Appraisal     Sales Contract     Closing Statement     Other:

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantors name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal. being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 08/04/15

Print: JAMIE RENEE WILLIAMSON

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Sign Jamie Renee Williamson  
(Grantor/Grantee/Owner/Agent) circle one

