

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20150807000272330 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
08/07/2015 10:09:40 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Charles A. Cairo, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Anthony Britt Cairo (herein referred to as GRANTEE) all of his undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the Northeast Quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 14; thence run East along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South for 1437.79 feet to the Point of Beginning; thence turn left 21 degrees 30 minutes 15 seconds and run Southeast for 553.10 feet; thence turn left 77 degrees 10 minutes 51 seconds and run Northeasterly for 286.90 feet to Bulley Creek; thence run North along the meander of said creek; thence turn left 81 degrees 52 minutes 08 seconds a chord distance of 622.91 feet along said creek; thence turn left 07 degrees 10 minutes 34 seconds a chord distance of 106.06 feet along said creek; thence turn right 03 degrees 47 minutes 39 seconds a chord distance of 290.69 along said creek to the Southeast right of way of Shelby County Highway #61; thence turn left 140 degrees 26 minutes 36 seconds from last chord and run Southeasterly along said right of way for 343.36 feet to the point of clockwise curve having a delta angle of 08 degrees 26 minutes 32 seconds and a radius of 2532.05 feet; thence run along the arc of said curve 373.08 feet to the Point of Beginning.

Also an Easement for ingress and egress and utilities described as follows:

15 feet wide, 7.5 feet on each side of the following described centerline: Commence at the Northwest corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama; thence run East along the North Section line for 4072.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 1925.92 feet to the Point of Beginning of said centerline; thence turn right 170 degrees 43 minutes 16 seconds and run Northwesterly 205.97 feet; thence turn left 05 degrees 04 minutes 45 seconds and run Northwesterly for 57.09 feet; thence turn left 14 degrees 48 minutes 10 seconds and run Northwesterly for 60.51 feet; thence turn left 10 degrees 19 minutes 01 seconds and run Northwesterly for 246.72 feet to the Southeasterly right of way of Shelby County Highway #61 and the End of said centerline.

LESS AND EXCEPT:

Commence at the Northwest corner of said Section 14; thence run East along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South for 1437.73 feet; thence run South 21 degrees 30 minutes 15

seconds East for a distance of 553.10 feet to a point; thence run North 81 degrees 19 minutes 02 seconds East for 143.42 feet to a steel rebar corner and the Point of Beginning of the property herein described; thence run North 81 degrees 19 minutes 02 seconds East for 143.48 feet to a corner within the waters of the Bully Creek slough of Lay Lake; thence run North 00 degrees 33 minutes 16 seconds West for a distance of 172.64 feet to a corner of the bank of said Lake; thence South 88 degrees 07 minutes 23 seconds West for a distance of 262.40 feet to a rebar corner on the East edge of an existing gravel roadway; thence run South 06 degrees 30 minutes 32 seconds East along said roadway for a distance of 131.06 feet to a rebar corner; thence run South 62 degrees 38 minutes 27 seconds East for a distance of 120.75 feet to the Point of Beginning.

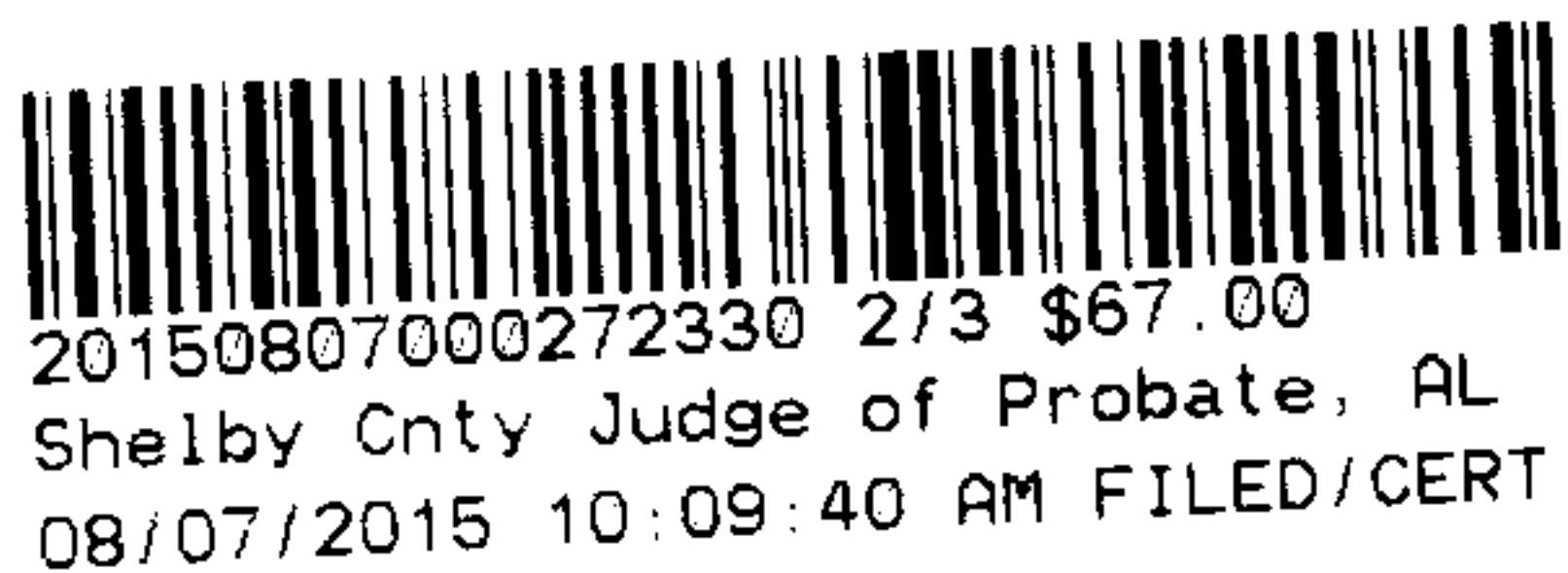
Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

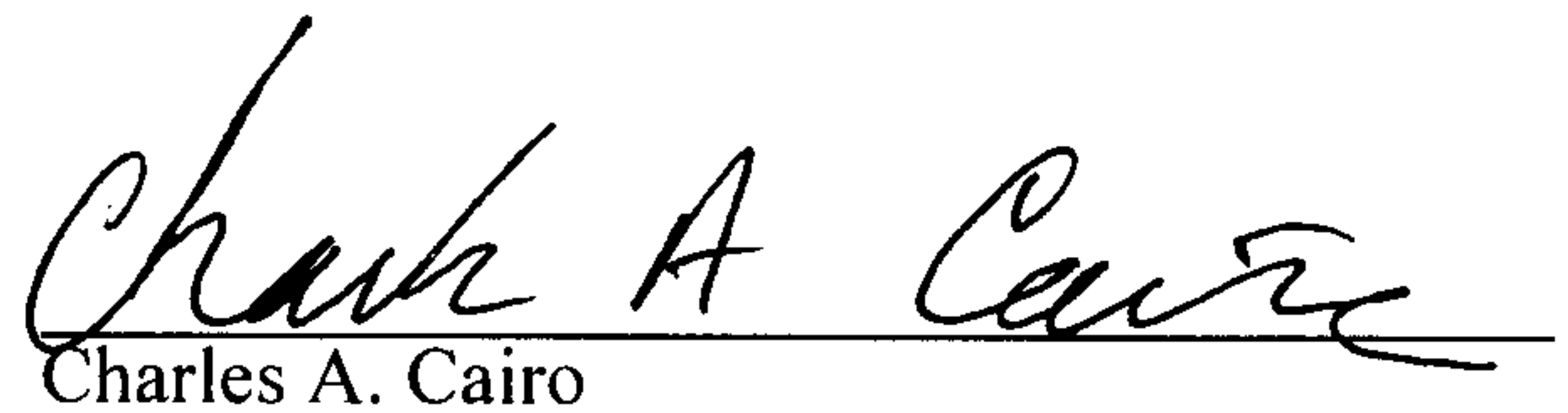
GRANTOR and GRANTEE are the children and sole heirs at law of Martha Ann Whitfield who died May 8, 2015.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 7th day of August, 2015.

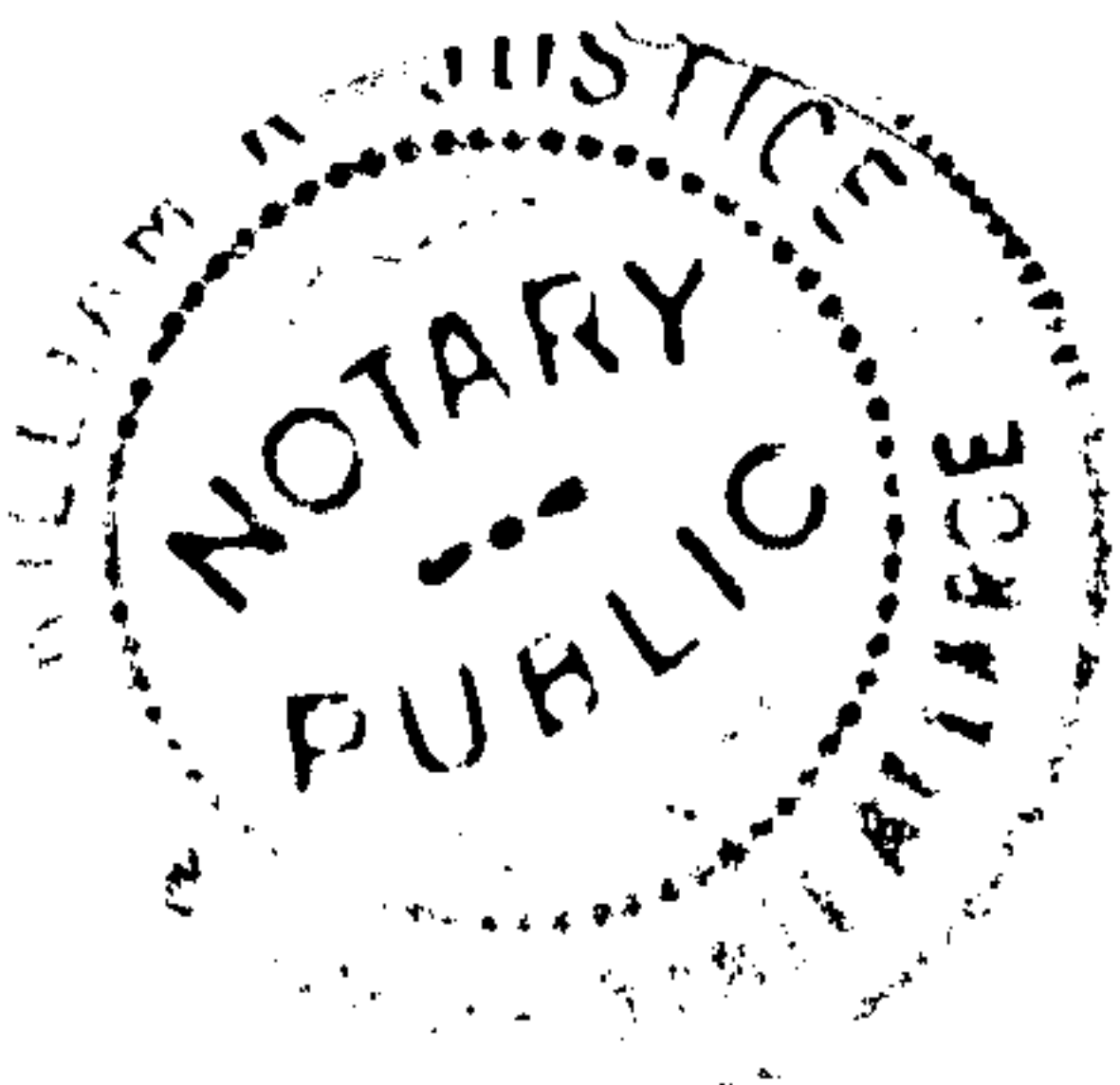


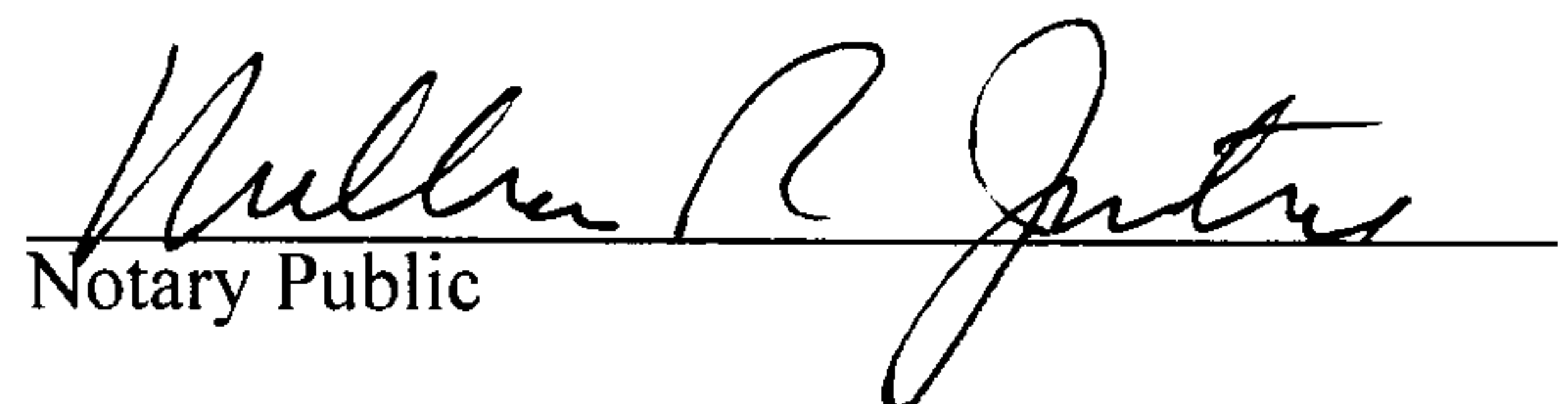

Charles A. Cairo

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles A. Cairo, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, 2015.




Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Charles A. Cairo
Mailing Address 7497 Hwy 61
Wilsonville, AL 35186

Grantee's Name Anthony Britt Cairo
Mailing Address 7279 Hwy 61
Wilsonville, AL 35186


Property Address 7 Bullet Lane
Wilsonville, AL 35186

Date of Sale 8-7-15
Total Purchase Price \$
or
Actual Value \$
or
 $\frac{1}{2}$ Assessor's Market Value \$ ~~43,112~~ 46,715

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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

Instructions

Grantor's 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 8-7-15

Print Charles A. Cairo

☐ Unattested

Sign Charles A. Cairo

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1