

STATE OF ALABAMA

COUNTY OF SHELBY


20160204000036620 1/3 \$504.50
Shelby Cnty Judge of Probate, AL
02/04/2016 11:48:30 AM FILED/CERT

Send tax notices to:
Ronnie and Kathy Chesser
P. O. Box 2113
Huntsville, AL 35804-2113

GENERAL WARRANTY DEED

THIS INDENTURE made and entered into on this 22 day of September, 2015, by and between, **RONALD PEARCE CHESSER, a married man**, P. O. Box 2113, Huntsville, Alabama 35804-2113, herein referred to as Grantor, and **SENIOR R.P. CHESSER, LLC, an Alabama limited liability company**, P. O. Box 2113, Huntsville, Alabama 35804-2113, herein referred to as Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee and other good and valuable consideration, receipt of which is acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, the following described real estate located at Old Highway 280, Chelsea, Alabama, having a combined assessed value of \$484,250.00, lying and being situated in the County of Shelby, State of Alabama, to-wit:

PARCEL ONE:

Begin at a gate post and run 393 feet Northeast on Florida Short Route right-of-way line; thence Northwest 234 feet; thence Southwest 325 feet; thence Northwest 234 feet; thence Southwest 325 feet; thence Southeast 264 feet to starting point. Being a part of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section twenty (20) Township Nineteen (19) Range One (1) West, and containing two and one-eight acres more or less.

This is the same property that was deeded to Fred Vogala by F. H. Pearce and wife, Dorothy A. Pearce as per deed dated April 22nd, 1937; and recorded in the Probate Office, Shelby County, Alabama in Vol. 100 and record of deeds at page 398. The property is further identified as the property deeded by Fred Vogala and wife, Nellie V. Vogala to Mary Margaret Chesser by deed dated May 14, 1959.

Address: 12,641 Old Highway 280, Chelsea, Alabama

SOURCE OF TITLE: Book 194, Page 378

PARCEL TWO:

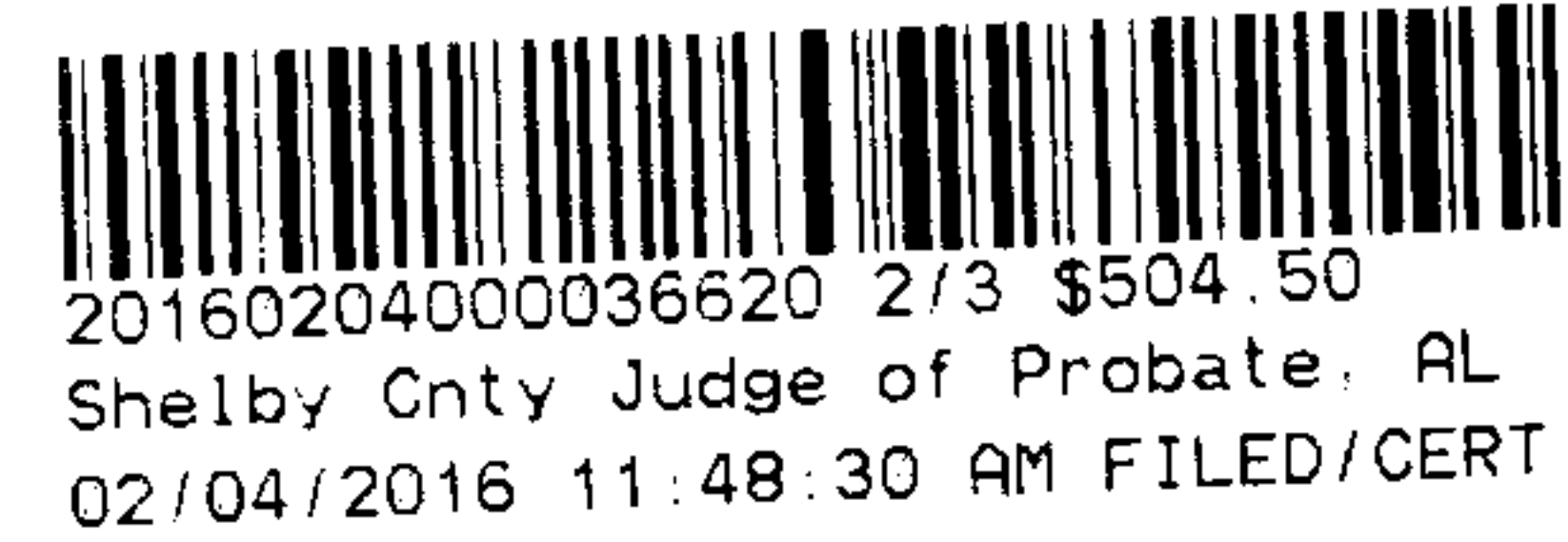
Beginning at a point which is North 2 degrees 45 minutes West 1543.3 feet, South 85 degrees 45 minutes West 463.0 feet, North 14 degrees 15 minutes West 85.0 feet and South 34 degrees 15 minutes West 325.4 feet from the South East corner of Section 20, Township 19, Range 1 West; thence from the point of beginning South 34 degrees 15 minutes West 185.3 feet to a point; thence South 58 degrees 00 minutes East 245.00 feet to a point on the West Right-of-Way of U. S. Highway 91; thence along the West Right-of-Way of U. S. Highway 91, North 25

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Deed Tax: \$484.50

degrees, 20 minutes East 107.0 feet to a point; thence North 20 degrees 20 minutes East 80.54 feet to a point; thence North 58 degrees 00 minutes West 209.02 feet to the point of beginning and containing 0.97 acres more or less.

Address: 12,689 Old Highway 280, Chelsea, Alabama

SOURCE OF TITLE: Box 194, Page 382



PARCEL THREE:

Begin at the SE corner of the SE 1/4 of Section 20, Township 19, Range 1 West and go thence North 2 degrees 45 minutes West, 1543.3 feet along the East line of said Section 20; thence South 85 degrees 45 minutes West, 378.2 feet to the East margin of Alabama Highway No. 91; go thence in a southerly direction along the East margin of said highway to the intersection of said margin with the South line of said Section 20 which bound is more particularly described as follows: South 0 degrees 15 minutes East, 1927.7 feet; thence South 13 degrees 25 minutes West 131 feet; thence South 15 degrees 55 minutes West 62.5 feet; thence South 25 degrees 25 minutes West, 1331 feet to the South line of said section; thence along the South line North 85 degrees 45 minutes East, 1170 feet to the point of beginning. Also a tract of land situated in the E 1/2 of the SE 1/4 of said Section 20 more particularly described as follows: Commence at the SE corner of the SE 1/4 of said Section 20 and go thence along the East line of said section North 2 degrees 45 minutes West 1543.3 feet; thence South 85 degrees 45 minutes West 463 feet more or less, to a point on the West margin of Alabama Highway No. 91 which point is the point of beginning of the property herein described; thence North 14 degrees 15 minutes West 85 feet; thence South 34 degrees 15 minutes West 510.7 feet; thence South 53 degrees 00 minutes East 345 feet to the West margin of Alabama Highway No. 91; thence in a northerly direction along the West margin of said highway to the point of beginning which bound is more particularly described as follows: North 25 degrees 20 minutes East 107 feet; North 20 degrees 20 minutes East 100 feet; North 12 degrees 50 minutes East 98 feet; North 5 degrees 20 minutes East 100 feet; North 3 degrees 50 minutes West 82.5 feet to the point of beginning, situated in Shelby County, Alabama.

Address: No known address but is adjacent to 12,574 Old Highway 280, Chelsea, Alabama as described in Parcel Four below.

SOURCE OF TITLE: Instrument No. 20070315000116920

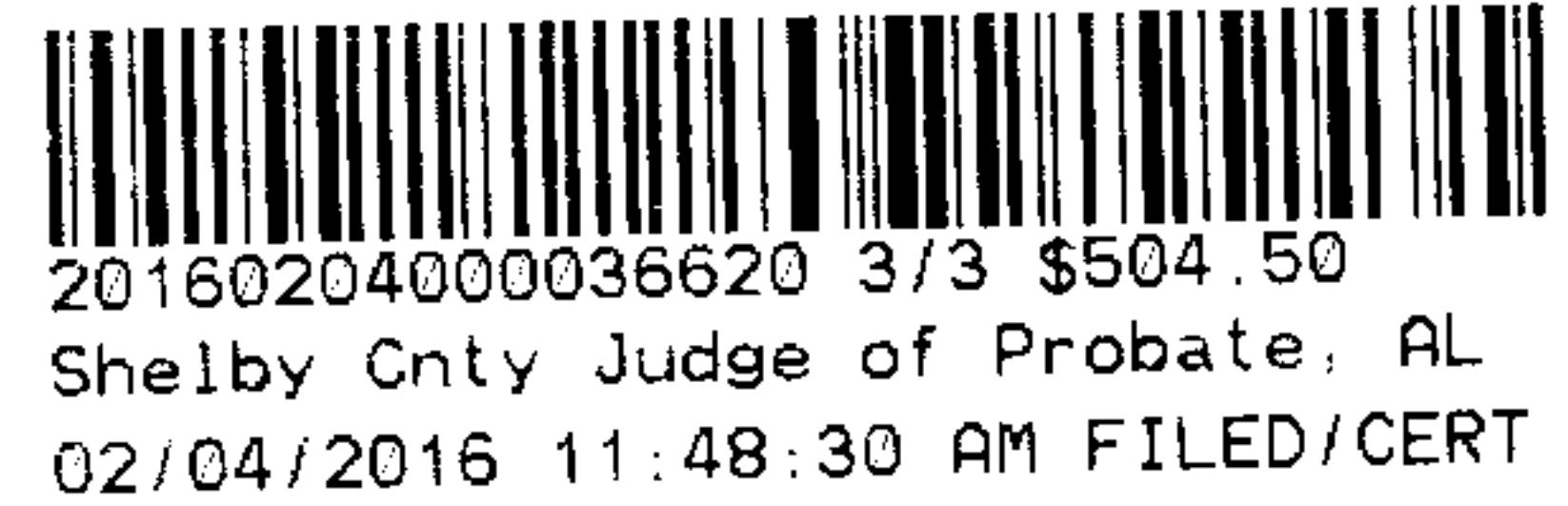
PARCEL FOUR:

The Northeast Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama.

Except road right of way and transmission line permit in favor of Alabama Power Company.

Address: 12,574 Old Highway 280, Chelsea, Alabama

SOURCE OF TITLE: Instrument No. 20070315000116930



TO HAVE AND TO HOLD the real estate above described together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantee, its successors and assigns, forever.

THE SAID GRANTOR does hereby covenant with and represent unto the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of the real estate above described; that it has a good and lawful right to sell and convey the same as aforesaid, that the same is free from all encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that the said Grantor has a good and lawful right to sell and convey the same as aforesaid and that it will warrant and defend the title to same unto the said Grantee and unto Grantee's administrators, successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed on this the day and year first above written.



Ronald Pearce Chesser

STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Ronald Pearce Chesser**, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

GIVEN under my hand this the 22 day of September, 2015.



Notary Public
My Commission Expires: 10/28/17

THIS INSTRUMENT WAS PREPARED BY:

John R. Baggett, Jr.
Sirote & Permutt, P.C.
P.O. Box 18248
Huntsville, Alabama 35804

NO EXAMINATION OF TITLE WAS REQUESTED OR PERFORMED.