

This instrument was prepared by:

Arthur P. Cline
955 Black Acres Rd.
Cropwell AL 35054

Send Tax Notice To:

Perry Cline
109 Stormy Lane
Sterrett, AL 35147

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WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,



20160304000069120 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
03/04/2016 10:20:25 AM FILED/CERT

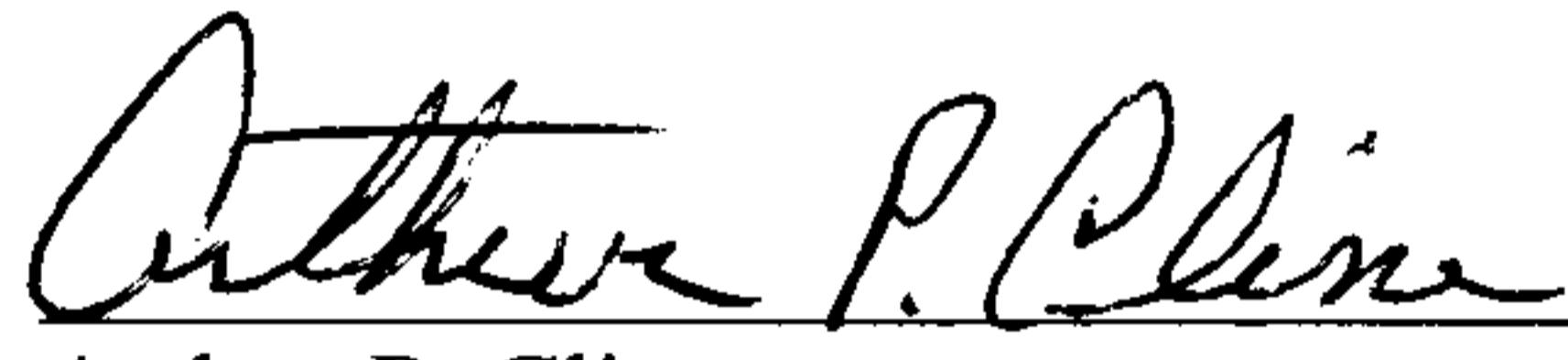
That in consideration of **Ten Thousand dollars and Zero cents (\$10,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Arthur P. Cline and wife, Margie Lee Cline** (herein referred to as grantors) do grant, bargain, sell and convey unto **Perry Cline**, (herein referred to as GRANTEE) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, reservations and restrictions at record
Margie Cline and Margie Lee Cline are one in the same person

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of January 2016.


Arthur P. Cline (Seal)


Margie Lee Cline (Seal)

Shelby County, AL 03/04/2016
State of Alabama
Deed Tax: \$10.00

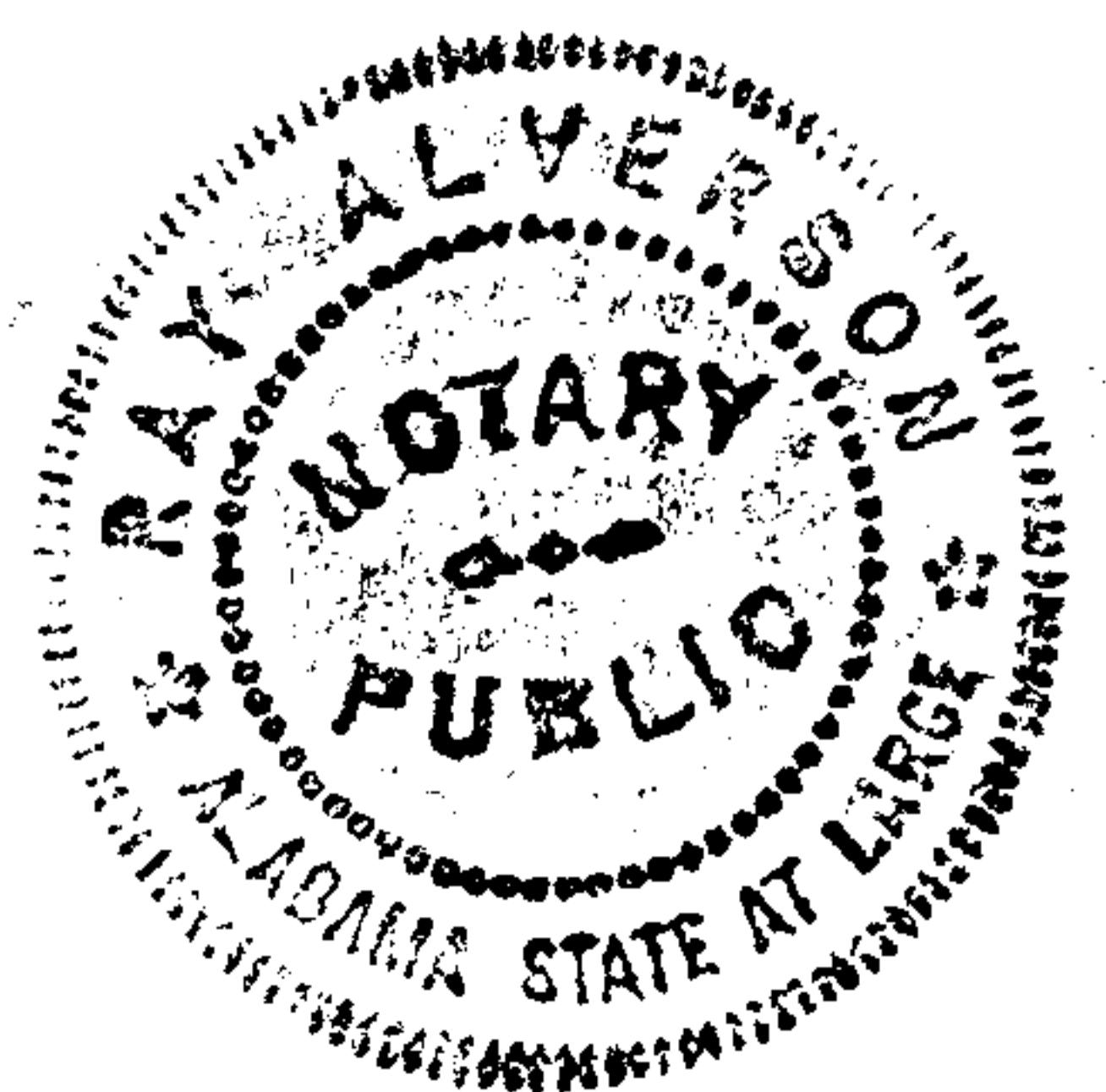
STATE OF ALABAMA

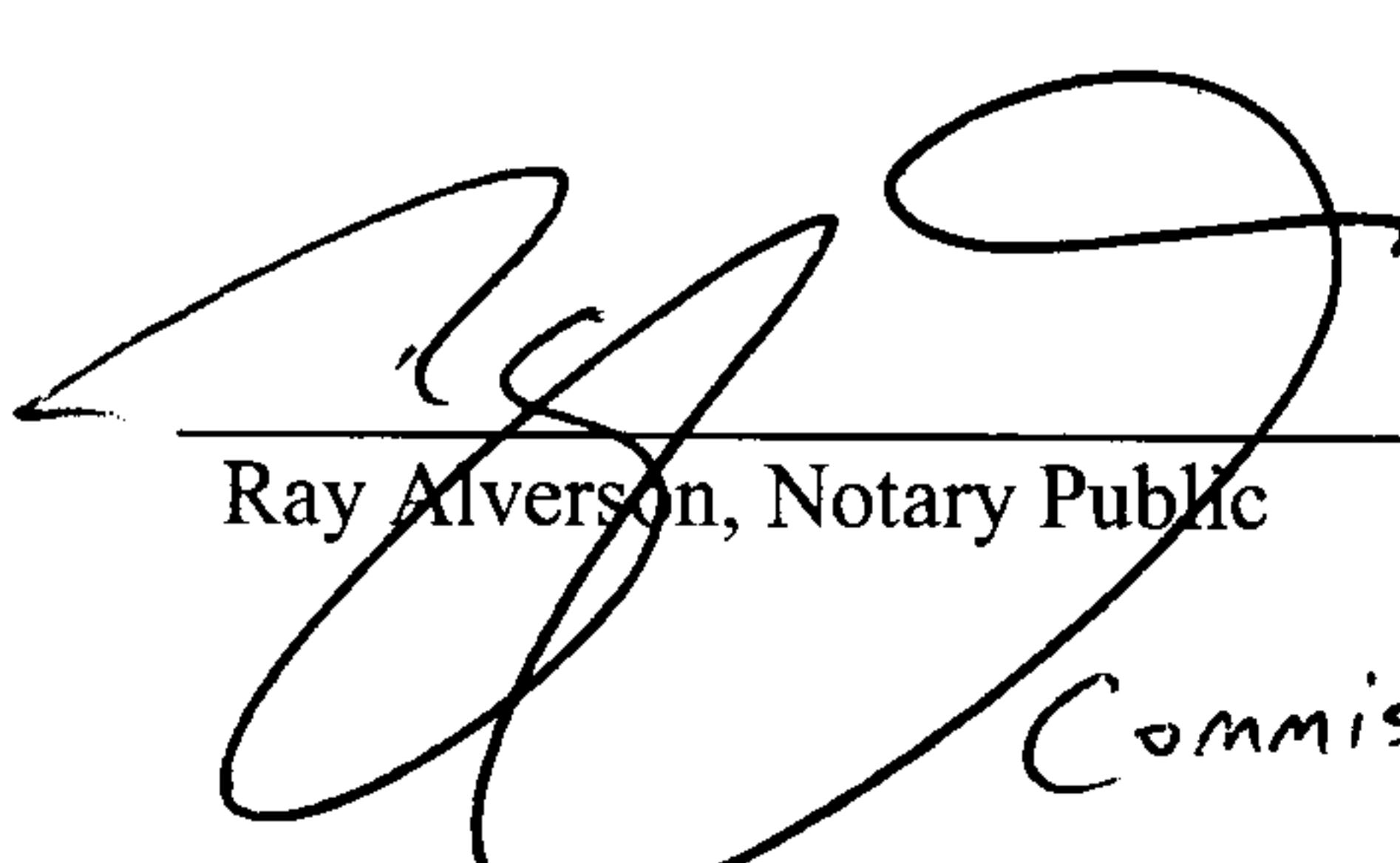
ST. CLAIR COUNTY

} General Acknowledgment

I, **Ray Alverson**, a Notary Public in and for said County, in said State, hereby certify that **Arthur P. Cline and wife, Margie Lee Cline** whose name **s are** signed to the foregoing conveyance, and who **are** known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance **they** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of January, 2016.




Ray Alverson, Notary Public

Commission expires: 10/28/19

Exhibit A

20160304000069120 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
03/04/2016 10:20:25 AM FILED/CERT

Starting at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 24, Township 18 South, Range One East, running along Quarter line East a distance of 330 feet, thence North 3 degrees East 352 feet for a POINT OF BEGINNING, thence continue North 3 degrees East 968 feet, thence East 3 degrees South 247 1/2 feet, thence South 3 degrees West 968 feet, thence 3 degrees North 247 1/2 feet back to POINT OF BEGINNING.

ALSO:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of the NW 1/4 of the SW 1/4, Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, a hex bar, thence Easterly along the North 1/4 1/4 line 330.12 feet to an iron pin and the point of beginning; thence 89 degrees 31 minutes 21 seconds right in a Southerly direction 264.00 feet to an iron pin; thence 90 degrees 28 minutes 39 seconds right in a Westerly direction 77.0 feet to the centerline of Stormy Lane, an unimproved public road, 12 feet in width; thence 99 degrees right in a Northerly direction 40.00 feet along said Stormy Lane Centerline; thence 4 degrees 45 minutes right in a Northerly direction 113.00 feet along said Stormy Lane Centerline; thence 2 degrees 33 minutes 55 seconds left in a Northerly direction 116.94 feet along said Stormy Lane Centerline to a point on the North parcel line; thence turn a left interior angle of 101 degrees 11 minutes 05 seconds and run Easterly 19.0 feet to the Point of Beginning. According to the May 6, 1992 survey of John S. Parks, Ala. Reg. #12579.

ALSO:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northwest corner of the SW 1/4 of the NW 1/4, Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, a hex bar, run South along the west section line 264.00 feet to an iron pin; thence 89 degrees 31 minutes 21 seconds left in an easterly direction a distance of 330.12 feet to an iron pin and the Point of Beginning; thence 89 degrees 31 minutes 21 seconds right in a southerly direction 264.00 feet to an iron pin; thence 90 degrees 28 minutes 39 seconds right in a westerly direction 48.0 feet to the centerline of Stormy Lane, an unimproved public road, 12 feet in width; thence 61 degrees right in a northwesterly direction along said Stormy Lane centerline 40.00 feet; thence 9 degrees right in a northwesterly direction along said Stormy Lane centerline 55.00 feet; thence 14 degrees right in a northerly direction along said Stormy Lane 21.00 feet; thence 9 degrees 21 minutes 54 seconds right in a northerly direction along said Stormy Lane centerline 156.71 feet to a point on the north parcel line; thence turn a left interior angle of 93 degrees 21 minutes 54 seconds and run easterly 77.0 feet to the Point of Beginning. Said parcel contains 0.474 acres, more or less.

ALSO:

Parcel I: A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Huntsville Principle Meridian, Shelby County, Alabama, containing 2.402 acres, more or less, being more particularly described as follows: Commencing at the southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 18 South, Range 1 East, an angle iron; thence East along the south 1/4 1/4 line 331.12 feet to a 5/8" iron pin found; thence left 89° 22' 17" and run northerly 1320.00 feet to a 5/8" iron pin found; thence right 89° 22' 17" and run easterly 247.45 feet (247 1/2 feet deed) to a 5/8" rebar found and the POINT OF BEGINNING; thence turn right 1° 54' 09" and run easterly 257.07 feet (247 1/2 feet deed) to a 5/8" rebar found; thence turn left interior angle of 91° 06' 05" and run southerly 408.00 feet to an iron pin with yellow plastic cap set; thence turn a left interior angle of 88° 53' 34" and run westerly 255.84 feet to an iron pin with yellow plastic cap set; thence turn a left interior angle of 91° 16' 46" and run northerly 408.00 feet to the POINT OF BEGINNING, making a closing left interior angle of 88° 43' 35".

Parcel 2: A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 East, Huntsville Principle Meridian, Shelby County, Alabama, containing 02.06 acres, more or less, being more particularly described as follows: Commencing at the southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 18 South, Range 1 East, an angle iron; thence East along the south 1/4 1/4 line 331.12 feet to a 5/8" iron pin found; thence left 89° 22' 17" and run northerly 292.00 feet to an iron pin with yellow plastic cap set and the POINT OF BEGINNING; thence continue said course and run northerly 60.00 feet to a iron pin with yellow plastic cap set; thence turn a left interior angle of 90° 37' 43" and run easterly 148.57 feet to a point in the center of centerline of Stormy Lane, an unimproved public road 12 feet in width; thence turn a left interior angle of 91° 38' 01" and run southerly along said Stormy Lane centerline 60.02 feet to a point; thence turn a left interior angle of 88° 21' 59" and run westerly 150.94 feet to the POINT OF BEGINNING, making a closing interior angle of 89° 22' 17".

LESS AND EXCEPT:

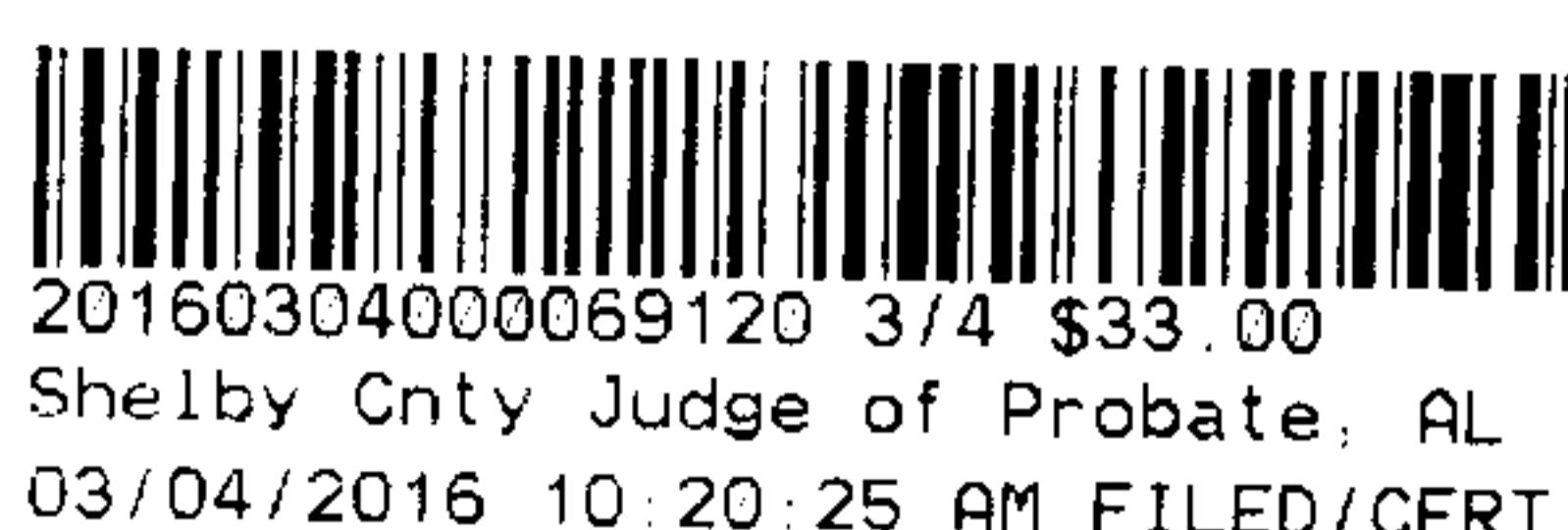
A parcel of land situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Huntsville Principle Meridian, Shelby County, Alabama, containing 1.622 acres, more or less, being more particularly described as follows: Commence at the southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, and angle iron; thence East along the south $\frac{1}{4}$ $\frac{1}{4}$ line 331.12 feet to a 5/8" iron pin found; thence left 89° 22' 17" and run northerly 759.42 feet to a 1/2" iron pin with yellow plastic cap found and the POINT OF BEGINNING; thence turn a left interior angle of 90° 37' 43" and run easterly 247.50 feet to a 1/2" iron pin with yellow plastic cap found; thence turn a left interior angle of 89° 22' 17" and run southerly 407.42 feet to a 1/2" iron pin with yellow plastic cap found; thence turn a left interior angle of 90° 37' 43" and run westerly 98.93 feet to a point in the center of centerline of Stormy Lane, an unimproved public road 12 feet in width; thence turn a left interior angle of 91° 38' 01" and run northerly along said Stormy Lane Centerline 12.29 feet to a point; thence turn left 2° 00' 59" and run northwesterly along said Stormy Lane Centerline 25.20 feet; thence turn left 14° 31' 26" and run northwesterly along said Stormy Lane centerline 33.17 feet; thence turn left 11° 26' 16" and run northwesterly along said Stormy Lane Centerline 47.35 feet; thence turn right 1° 08' 09" and run northwesterly along said Stormy Lane Centerline 41.09 feet; thence turn right 2° 54' 01" and run northwesterly along said Stormy Lane Centerline 44.45 feet; thence turn right 8° 48' 09" and run northwesterly along said Stormy Lane Centerline 48.46 feet; thence turn right 1° 56' 49" and run northwesterly along said Stormy Lane Centerline 70.17 feet; thence turn left 4° 52' 44" and run Northwesterly along said Stormy Lane Centerline 48.36 feet; thence turn left 6° 11' 27" and run northwesterly along said Stormy Lane Centerline 49.38 feet; thence turn right 26° 31' 29" and run northerly, leaving Stormy Lane, 16.88 feet to the POINT OF BEGINNING, making a closing left interior angle of 90° 37' 43".

LESS AND EXCEPT:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Commencing at the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, an angle iron; thence East along the south $\frac{1}{4}$ $\frac{1}{4}$ line 330.12 feet to a 5/8" iron pin found; thence left 89° 22' 17" and run northerly 759.57 feet for a point of beginning, an iron pin set; thence right 89° 22' 17" and run easterly 247.50 feet to an iron pin set; thence turn left 89° 22' 17" and run northerly 277.00 feet to an iron pin set; thence turn left 90° 37' 43" and run westerly 247.50 feet to an iron pin set; thence continue westerly on the previous course 80.22 feet, more or less, to the centerline of Stormy Lane, an unimproved public road 12 feet in width; thence turn left 85° 31' 44" and run southwesterly along said Stormy Lane centerline 110.33 feet; thence turn left 9° 21' 54" and run southeasterly along said Stormy Lane centerline 21.00 feet; thence turn left 14° and run southeasterly along said Stormy Lane centerline 55.00 feet; thence turn left 9° and run southeasterly along said Stormy Lane centerline 40.00 feet; thence turn left 61° and run easterly, leaving Stormy Lane, 48.0 feet, more or less, to an 5/8" iron pin found; thence turn right 89 31 21 and run southerly 57.75 feet to the Point of Beginning.

LESS AND EXCEPT:

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East, more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and proceed East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 330 feet, more or less, to the point of beginning; thence continue East 247.5 feet, more or less to a point; thence run North 352 feet, more or less, to a point; thence run West 247.5 feet, more or less, to a point; thence run South 352 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Arthur P & Margie Lee Cline
Mailing Address 955 Black Acres Rd
Cropwell AL 35054

Grantee's Name Perry Cline
Mailing Address 109 Stormy Lane
Sterrett AL 35147

Property Address 109 Stormy Lane
Sterrett AL 35147

Date of Sale 1-1-16
Total Purchase Price \$ 10,000.00
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 Other
 Closing Statement


20160304000069120 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
03/04/2016 10:20:25 AM FILED/CERT

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 _____

Print JESSICA C PUGH

Unattested

(verified by)

Sign JESSICA C PUGH

(Grantor/Grantee/Owner/Agent) circle one