

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
BLAIR and PARSONS, P.C.
1711 Cogswell Avenue
Pell City, Al 35125

SEND TAX NOTICE TO:
ROBERT LESTER WHITMORE
RUTH E. WHITMORE
20990 HWY 55
STERRETT, AL 35147

**STATUTORY WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP**

STATE OF ALABAMA
SHELBY COUNTY



20160422000132490 1/3 \$330.00
Shelby Cnty Judge of Probate, AL
04/22/2016 12:54:43 PM FILED/CERT

Shelby County, AL 04/22/2016
State of Alabama
Deed Tax:\$310.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Ten Thousand and 00/100 (\$310,000.00) Dollars and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, ADAIR PROPERTIES, LLC, a Limited Liability Company, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto ROBERT LESTER WHITMORE AND RUTH E. WHITMORE, as joint tenants, with right of survivorship, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby, Alabama, to-wit:

COMMENCE AT A SCRIBE IN BRIDGE BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED SOUTH 00° 19' 09" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST FOR A DISTANCE OF 1294.82 FEET TO AN AXLE IN PLACE BEING THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE PROCEED NORTH 89° 35' 44" WEST ALONG THE SOUTH BOUNDARY OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 1339.13 FEET TO AN AXLE IN PLACE BEING THE SOUTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE PROCEED NORTH 01° 13' 54" EAST ALONG THE WEST BOUNDARY OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 1306.20 FEET (SET 1/2" REBAR), SAID POINT BEING THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE PROCEED NORTH 89° 22' 15" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 FOR A DISTANCE OF 548.87 FEET TO A FLAT IRON IN PLACE; THENCE PROCEED NORTH 13° 06' 39" WEST FOR A DISTANCE OF 334.29 FEET TO A 1/2" PIPE IN PLACE; THENCE PROCEED NORTH 75° 52' 33" EAST FOR A DISTANCE OF 70.95 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 55; THENCE PROCEED NORTH 14° 07' 27" WEST ALONG THE RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 10.0 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD, SAID POINT BEING ALSO BEING THE P.C. OF A CONCAVE CURVE LEFT HAVING A DELTA ANGLE OF 09° 08' 21" AND A RADIUS OF 1820.64 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD AND ALONG THE CURVATURE OF SAID CURVE FOR A CHORD BEARING AND DISTANCE OF NORTH 74° 02' 42" EAST, 290.10 FEET TO A 5/8" REBAR IN PLACE; THENCE PROCEED SOUTH 24° 08' 31" EAST FOR A DISTANCE OF 193.19 FEET TO A FENCE POST; THENCE PROCEED NORTH 59° 02' 30" EAST FOR A DISTANCE OF 233.17 FEET TO A FENCE POST BEING LOCATED ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF

SECTION 5; THENCE PROCEED NORTH 01° 01' 44" WEST ALONG THE EAST BOUNDARY OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 179.85 FEET TO A 5/8" REBAR IN PLACE BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD; THENCE PROCEED NORTH 70° 22' 52" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 444.81 FEET (SET 1/2" REBAR); THENCE PROCEED SOUTH 30° 01' 54" EAST FOR A DISTANCE OF 415.41 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED NORTH 68° 50' 01" EAST FOR A DISTANCE OF 416.80 FEET TO A 1/2" REBAR IN PLACE; THENCE PROCEED NORTH 30° 29' 32" WEST FOR A DISTANCE OF 455.54 FEET (SET 1/2" REBAR); THENCE PROCEED NORTH 63° 21' 00" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 161.89 FEET TO THE P.C. OF A CONCAVE CURVE LEFT HAVING A DELTA ANGLE OF 17° 51' 28" AND A RADIUS OF 1003.59 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD AND ALONG THE CURVATURE OF SAID CURVE FOR A CHORD BEARING AND DISTANCE OF NORTH 54° 25' 16" EAST, 311.53 FEET TO THE P.T. OF SAID CURVE; THENCE PROCEED NORTH 45° 57' 10" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 195.67 FEET (SET 1/2" REBAR) BEING LOCATED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE PROCEED SOUTH 00° 03' 17" WEST ALONG THE EAST BOUNDARY OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 1305.05 FEET TO THE POINT OF BEGINNING.


THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5 AND NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA. ACCORDING TO THE MARCH 31, 2016 SURVEY BY CHRISTOPHER M. RAY, AL. REG. NO. 26017.

SUBJECT TO:

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.
2. THE RIGHTS OF UPSTREAM AND DOWNSTREAM RIPARIAN OWNERS WITH RESPECT TO ANY BODY OF WATER WHICH MAY LIE ADJACENT TO, AND/OR TRAVERSING THROUGH, SUBJECT PROPERTY.
3. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.
4. RIGHTS OF WAY FOR SHELBY COUNTY HIGHWAY #55 AND HAVEN HILL LANE AS SHOWN ON THE MARCH 31, 2016 SURVEY BY CHRISTOPHER M. RAY, AL. REG. NO. 26017.
5. AGREEMENT AND EASEMENT RECORDED IN DEED BOOK 281, PAGE 274.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD unto said GRANTEES, their heirs and assigns forever.


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Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: ADAIR PROPERTIES, LLC
Grantor's Address: 2549 ALTADENA FOREST CIRCLE
BIRMINGHAM, AL 35243
Grantee: ROBERT LESTER WHITMORE AND RUTH E. WHITMORE
Grantee's Address: 20990 HWY 55, STERRETT, AL 35147
Tax Parcel ID No.: 05-3-05-0-001-031.000
Purchase Price: \$310,000.00

IN WITNESS WHEREOF, ADAIR PROPERTIES, LLC, by BRAD ADAIR its Sole Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of April, 2016.

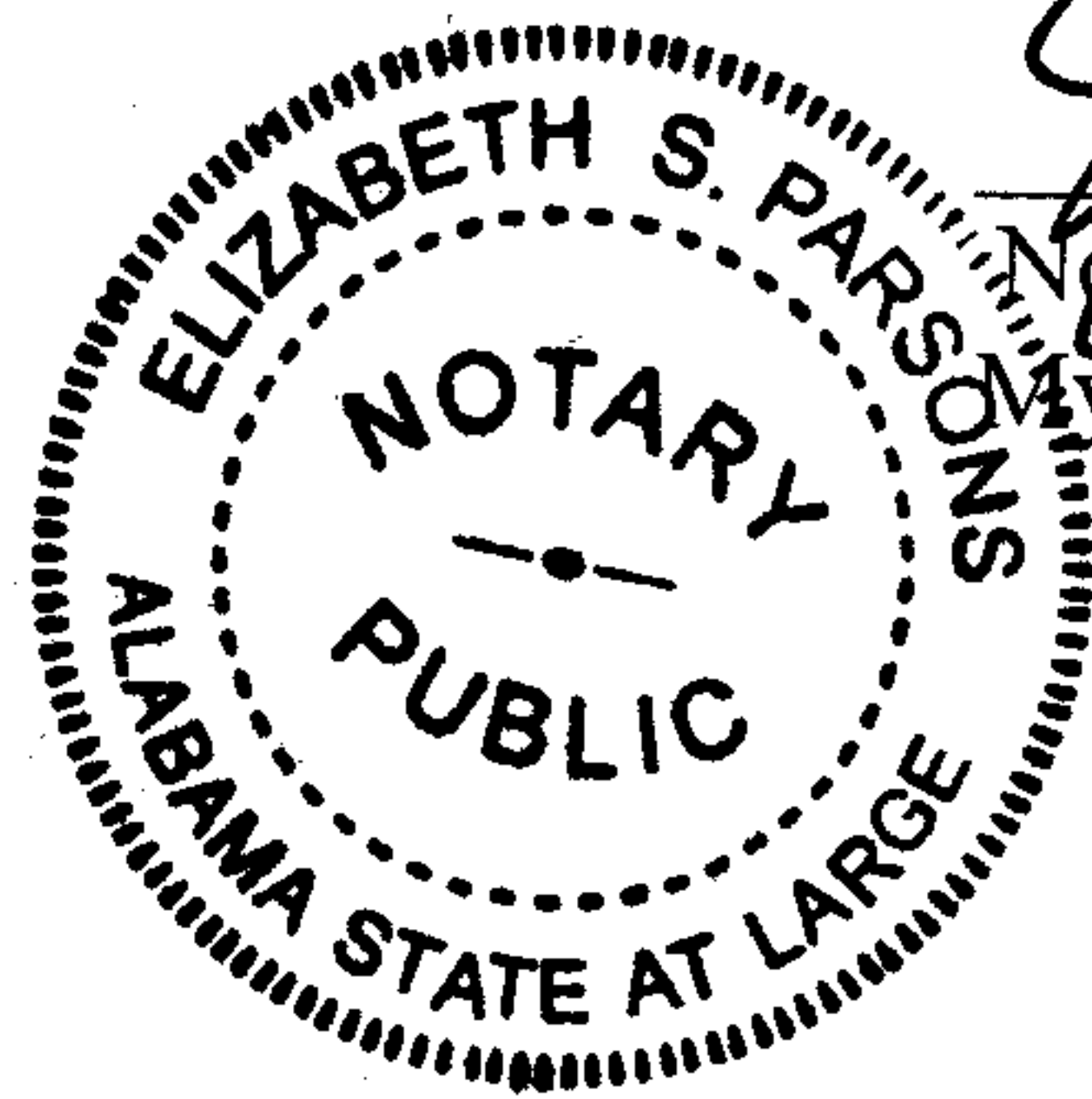
ADAIR PROPERTIES, LLC

Brad Adair
BY: BRAD ADAIR
ITS: SOLE MEMBER

STATE OF ALABAMA
COUNTY OF ST. CLAIR

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BRAD ADAIR, whose name as SOLE MEMBER of ADAIR PROPERTIES, LLC, a Limited Liability Company, 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/she as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 15th day of April, 2016.



Shelby Parsons
Notary Public
My Commission Expires: 01/09/19

683-16B



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