

Send tax notice to:
MELISSA M. SHAW
273 E. CLARECASTLE LANE
VINCENT, AL 35178

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2016268

WARRANTY DEED

20160517000168270
05/17/2016 01:22:51 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars (\$359,900.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, TOMMY W. FISH, A MARRIED MAN and DAWN C. CARROLL, A MARRIED WOMAN whose mailing address is:

~~166a Highway 30 101 Bonnile Al 35126~~ (hereinafter referred to as "Grantors") by MELISSA M. SHAW and JAMES B. SHAW whose property address is: 273 E. CLARECASTLE LANE, VINCENT, AL, 35178 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southeast corner of Section 32, Township 18 South, Range 2 East; thence run Northerly along the East line thereof for 2653.30 feet to the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence 146 degrees 16 minutes 49 seconds left run Southwesterly 614.50 feet; thence 56 degrees 05 minutes 01 seconds right run Westerly 194.35 feet; thence 83 degrees 29 minutes 50 seconds left run Southerly 394.37 feet; thence 52 degrees 17 minutes 32 seconds left run Southeasterly 429.61 feet; thence 74 degrees 22 minutes 05 seconds right run Southwesterly 378.54 feet; thence 28 degrees 24 minutes 57 seconds left run Southerly 1099.07 feet to the South line of said Section; thence 88 degrees 16 minutes 03 seconds left run Easterly 450.20 feet to the point of beginning. Being situated in the Southeast Quarter of Section 32, Township 18 South, Range 2 East, Shelby County, Alabama.

Along with the right of ingress and egress along a 30 foot right of way lying 15 feet each side of the following described centerline: Commence at the Southeast corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 18 South, Range 2 East, Shelby County, Alabama, being a rebar in a rock pile bearing a yellow plastic cap with registration number of John Gary Ray, and run along the East line of said $\frac{1}{2}$ - $\frac{1}{4}$ section on an assumed bearing of North 01 degrees 40 minutes 13 seconds West a distance of 974.78 feet to a point; thence run North 89 degrees 57 minutes 16 seconds West a distance of 241.67 feet to the point of beginning of the centerline of the herein described 30 foot right of way; thence North 01 degrees 02 minutes 21 seconds East a distance of 11.80 feet to a point; thence run North 08 degrees 31 minutes 50 seconds West a distance of 58.55 feet to a point; thence run North 18 degrees 24 minutes 50 seconds West a distance of 61.24 feet to a point; thence run North 12 degrees 18 minutes 29 seconds West a distance of 113.51 feet to a point; thence run North 12 degrees 20 minutes 03 seconds West a distance of 144.91 feet to a point; thence run North 13 degrees 27 minutes 45 seconds West a distance of 46.08 feet to a point; thence run North 15 degrees 34 minutes 49 seconds West a distance of 27.58 feet to a point; thence North 21 degrees 05 minutes 55 seconds West a distance of 48.42 feet to a point; thence run North 38 degrees 57 minutes 16 seconds West a distance of 37.81 feet to a point; thence run North 50 degrees 13 minutes 55 seconds West a distance of 48.44 feet to a point; thence run North 50 degrees 04 minutes 41 seconds West a distance of 48.08 feet to a point; thence run North 57 degrees 08 minutes 04 seconds West a distance of 50.05 feet to a point; thence run North 50 degrees 22 minutes 31 seconds West a distance of 82.63 feet to a point; thence run North 36 degrees 12 minutes 34 seconds West a distance of 37.20 feet to a point; thence run North 46 degrees 19 minutes 46 seconds West a distance of 30.43 feet to a point; thence run North 49 degrees 45 minutes 19 seconds West a distance of 40.99 feet to a point; thence run North 30 degrees 05 minutes 42 seconds West a distance of 14.08 feet to a point; thence run North 06 degrees 21 minutes 55 seconds West a distance of 26.57 feet to a point; thence run North 17 degrees 55 minutes 49 seconds East a distance of 32.49 feet to a point; thence run North 14 degrees 34 minutes 00 seconds East a distance of 46.38 feet to a point; thence run North 13 degrees 15 minutes 23 seconds East a distance of 49.20 feet to a point; thence run North 11 degrees 11 minutes 28 seconds East a distance of 49.17 feet to a point; thence run North 10 degrees 01 minutes 24 seconds East a distance of 50.86 feet to a point; thence run North 07 degrees 22 minutes 51 seconds East a distance of 48.61 feet to a point; thence run North 04 degrees 36 minutes 26 seconds East a distance of 46.14 feet to a point; thence run North 10 degrees 39 minutes 53 seconds West a distance of 29.70 feet to a point; thence run North 59 degrees 37 minutes 29 seconds West a distance of 31.71 feet to a point; thence run North 72 degrees 58 minutes 20 seconds West a distance of 45.74 feet to a point; thence run North 76 degrees 43 minutes 59 seconds West a distance of 43.98 feet to a point; thence run North 72 degrees 36 minutes 22 seconds West a distance of 42.48 feet to a point; thence run North 65 degrees 38 minutes 13 seconds West a distance of 44.00 feet to a point; thence run North 46 degrees 26 minutes 16 seconds West a distance of 20.77 feet to a point; thence run North 18 degrees 57 minutes 34 seconds West a distance of 33.91 feet to a point; thence run North 28 degrees 54 minutes 18 seconds West a distance of 50.09 feet to a point; thence run North 11 degrees 55 minutes 22 seconds East a distance of 45.23 feet to a point; thence run

North 02 degrees 35 minutes 02 seconds East a distance of 45.90 feet to a point; thence run North 08 degrees 03 minutes 58 seconds East a distance of 48.25 feet to a point; thence run North 04 degrees 46 minutes 09 seconds East a distance of 89.91 feet to the point of ending of herein described centerline. Said point being on the centerline of McConico Road, a public road maintained by Shelby County, Alabama.

THIS PROPERTY WAS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES.

DAWN C. CARROLL IS THE SAME PERSON AS DAWN C. FISH

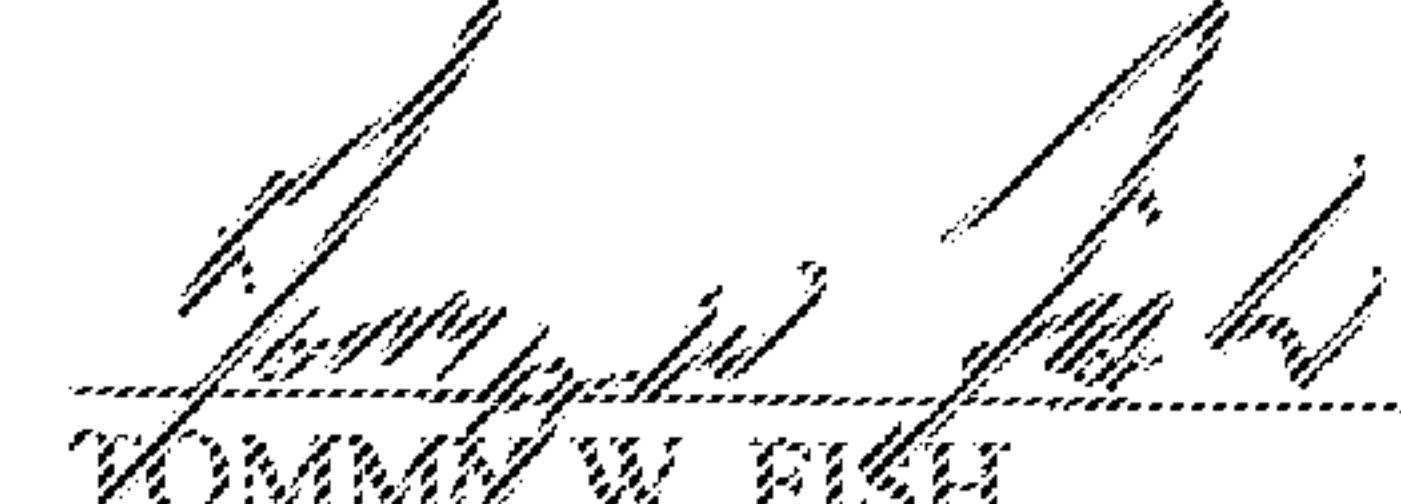
SUBJECT TO:

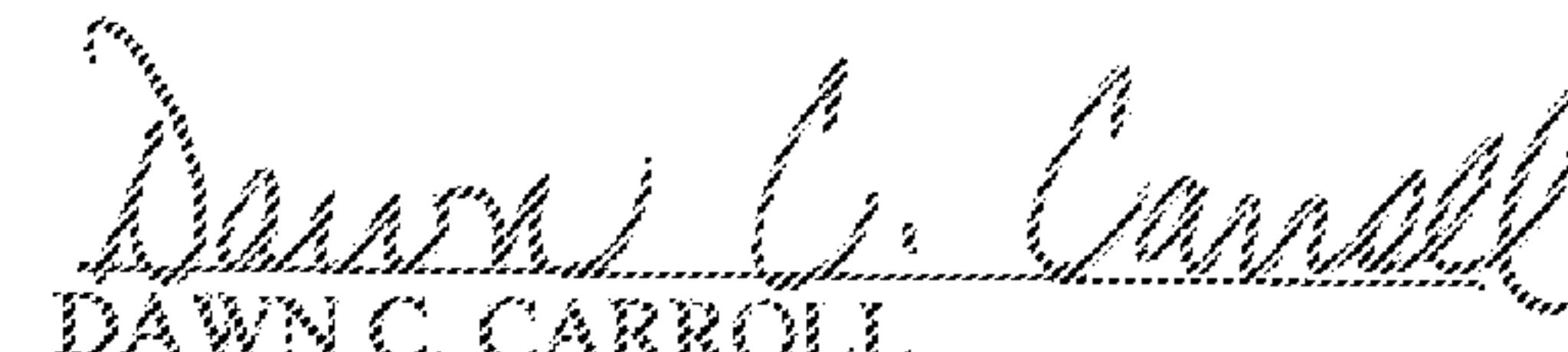
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. BUILDING LINES, RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, RESERVATION AND CONDITIONS.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED 129, PAGE 302
4. RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENT FOR INGRESS/EGRESS
5. EASEMENTS TO HERMAN BRYANT JUSTICE AND KATHERINE M. JUSTICE FOR INGRESS AND EGRESS AS SHOWN AND RECORDED IN INSTRUMENT NO. 2001-49285.

\$324,516.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 13th day of May, 2016.


TOMMY W. FISH


DAWN C. CARROLL

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 13th day of May, 2016.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/17/2016 01:22:51 PM
S377.00 CHERRY
20160517000168270



