

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
15 Southlake Lane, Ste 130
Hoover, AL 35244

Send Tax Notice To:
Joseph Killingsworth
PO Box 414
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY THOUSAND and 00/100 Dollars (\$40,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Tammy Strickland, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Joseph Killingsworth, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

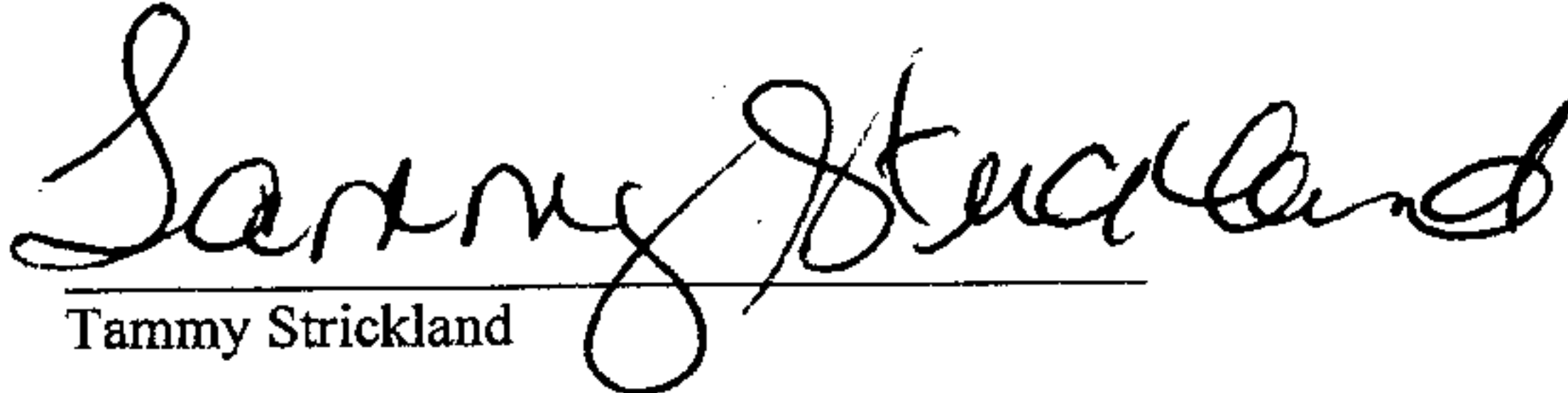
See Attached Exhibit "A"

Subject to: (1) Ad valorem taxes due and payable October 1, 2016 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

\$40,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.
And the Grantor does for herself and for her executors, heirs and assigns covenant with the said Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her executors, heirs and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 18th day of May, 2016.


Tammy Strickland

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Tammy Strickland, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, 2016.


NOTARY PUBLIC

My Commission Expires 8-25-19


20160603000191660 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/03/2016 01:37:34 PM FILED/CERT

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 5, Parcel 1:
Commence at the Southeast corner of Section 5, Township 22 South, Range 1 East; thence
Westerly along the South boundary of said Section 5, a distance of 1359.19 feet to the
Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88 degrees 38
minutes 20 seconds Northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE
1/4; thence continue along the previously described course 1072.52 feet to the point of
beginning; thence continue along the previously described course 276.70 feet; thence left
88 degrees 39 minutes 11 seconds Westerly 929.21 feet; thence left 90 degrees 54 minutes
27 seconds Southerly 276.69 feet; thence left 91 degrees 11 minutes 37 seconds Easterly
941.48 feet to the point of beginning.

TOGETHER WITH AN EASEMENT 30-feet in width, to be used for utility purposes and for
ingress and egress to and from the above described property, and shall be a perpetual non-
exclusive easement and right of way, said easement described as follows:
Commence at the Southeast corner of Section 5, Township 22 South, Range 1 East; thence
Westerly along the South boundary of said Section 5, a distance of 1359.19 feet to the
Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88 degrees 38
minutes 20 seconds Northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE
1/4; thence left 88 degrees 39 minutes Westerly 490.57 feet along the South boundary of
the above described Lot 1 to the point of beginning; thence left 45 degrees 53 minutes 29
seconds Southwest 134.62 feet along said centerline; thence left 17 degrees 03 minutes 56
seconds Southwesterly 99.00 feet along said centerline; thence right 10 degrees 48
minutes 28 seconds Southwesterly 217.92 feet along said centerline; thence right 21
degrees 07 minutes 59 seconds Southwesterly 100.64 feet along said centerline; thence left
32 degrees 55 minutes 34 seconds Southwesterly 244.72 feet along said centerline; thence
right 74 degrees 24 minutes 45 seconds Westerly 112.29 feet along said centerline; thence
left 18 degrees 12 minutes 36 seconds Westerly 121.57 feet along said centerline; thence
right 26 degrees 35 minutes 53 seconds Westerly 114.06 feet along said centerline; thence
left 18 degrees 47 minutes 24 seconds Westerly 300.00 feet along said centerline; thence
right 00 degrees 57 minutes 03 seconds Westerly 485.33 feet to the point of ending. Said
easement being 30 feet in width and 1930.15 feet in length and lying within the boundaries
of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 5, Township 22 South,
Range 1 East.

ALSO TOGETHER WITH AN EASEMENT 30-feet in width, to be used for utility purposes and for
ingress and egress to and from the above described property and shall be a perpetual non-
exclusive easement and right of way, said easement described as follows:
Commence at the Southeast corner of Section 5, Township 22 South, Range 1 East; thence
Westerly along the South boundary of said Section 5, a distance of 1359.19 feet to the
Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88 degrees 38
minutes 20 seconds Northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE
1/4; thence left 88 degrees 39 minutes 11 seconds Westerly 490.57 feet along the South
boundary of the above described Lot 1 to the point of beginning of a 30-foot wide easement
lying 15 feet on each side of the following described centerline; thence right 129 degrees
09 minutes 42 seconds Northeasterly 77.06 feet along said centerline; thence left 14
degrees 19 minutes 09 seconds Northeasterly 160.82 feet to the beginning of a curve to the
right having a radius of 88.49 feet; thence right through a central angle of 41 degrees 44
minutes 15 seconds Northeasterly 64.46 feet along the arc of said curved centerline to the
beginning of a compound curve to the left having a radius of 437.59 feet; thence left
through a central angle of 33 degrees 35 minutes 51 seconds, Northeasterly 256.60 feet
along said curve centerline to the point of tangency; thence Northeasterly 13.72 feet
along said tangent line to the beginning of a curve to the left having a radius of 120.00
feet; thence left through a central angle of 59 degrees 53 minutes 28 seconds Northerly
125.44 feet along the arc of said curved centerline to the point of tangency; thence
Northwesterly 61.66 feet along said tangent line to the beginning of a curve to the right

having a radius of 86.68 feet; thence left through a central angle of 81 degrees 22
minutes 33 seconds Northerly 123.11 feet along the arc of said curved centerline to the
point of tangency; thence Northeasterly 110.66 feet along said tangent line to a point 15
feet West of the East boundary of the NW 1/4 of the SE 1/4 of said Section 5; thence left
55 degrees 48 minutes 51 seconds Northerly 15.00 feet West of, and parallel with said East
boundary a distance of 299.06 feet to the South boundary of the above described Lot 5 of
Parcel 1; said easement being 1292.59 feet in length.

ALSO TOGETHER WITH AN EASEMENT 30-feet in width, as described in that certain deed
recorded in Real Record 242, Page 466, in the Office of the Judge of Probate of Shelby
County, Alabama.



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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6, Parcel 1:
Commence at the Southeast corner of Section 5, Township 22 South, Range 1 East; thence
Westerly along the South boundary of said Section 5, a distance of 1359.19 feet to the
Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88 degrees 38
minutes 20 seconds Northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE
1/4; thence continue along the previously described course 1349.22 feet to the point of
beginning; thence continue along the previously described course 288.68 feet along the
East boundary of the NW 1/4 of the SE 1/4 of said Section 5, to a point which lies 21.21
feet South of the Northeast corner of said NW 1/4 of the SE 1/4; thence left 89 degrees 41
minutes 15 seconds Westerly 916.90 feet along an agreement line; thence left 87 degrees 46
minutes 20 seconds Southerly 272.11 feet; thence left 91 degrees 11 minutes 37 seconds
Easterly 929.21 feet to the point of beginning.

TOGETHER WITH AN EASEMENT 30-feet in width, to be used for utility purposes and for
ingress and egress to and from the above described property, and shall be a perpetual non-
exclusive easement and right of way, said easement described as follows:
Commence at the Southeast corner of Section 5, Township 22 South, Range 1 East; thence
Westerly along the South boundary of said Section 5, a distance of 1359.19 feet to the
Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88 degrees 38
minutes 20 seconds Northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE
1/4; thence left 88 degrees 39 minutes Westerly 490.57 feet along the South boundary of
the above described Lot 1 to the point of beginning a 30-foot wide easement lying 15 feet
on each side of the following described centerline; thence left 45 degrees 53 minutes 29
seconds Southwest 134.62 feet along said centerline; thence left 17 degrees 03 minutes 56
seconds Southwesterly 99.00 feet along said centerline; thence right 10 degrees 48
minutes 28 seconds Southwesterly 217.92 feet along said centerline; thence right 21
degrees 07 minutes 59 seconds Southwesterly 100.64 feet along said centerline; thence left
32 degrees 55 minutes 34 seconds Southwesterly 244.72 feet along said centerline; thence
right 74 degrees 24 minutes 45 seconds Westerly 112.29 feet along said centerline; thence
left 18 degrees 12 minutes 36 seconds Westerly 121.57 feet along said centerline; thence
right 26 degrees 35 minutes 53 seconds Westerly 114.06 feet along said centerline; thence
left 18 degrees 47 minutes 24 seconds Westerly 300.00 feet along said centerline; thence
right 00 degrees 57 minutes 03 seconds Westerly 485.33 feet to the point of ending. Said
easement being 30 feet in width and 1930.15 feet in length and lying within the boundaries
of the SW 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 of Section 5, Township 22 South,
Range 1 East.

ALSO TOGETHER WITH AN EASEMENT 30-feet in width, to be used for utility purposes and for
ingress and egress to and from the above described property and shall be a perpetual non-
exclusive easement and right of way, said easement described as follows:
Commence at the Southeast corner of Section 5, Township 22 South, Range 1 East; thence
Westerly along the South boundary of said Section 5, a distance of 1359.19 feet to the
Southeast corner of the SW 1/4 of the SE 1/4 of said Section 5; thence right 88 degrees 38
minutes 20 seconds Northerly 1025.31 feet along the East boundary of said SW 1/4 of the SE
1/4; thence left 88 degrees 39 minutes 11 seconds Westerly 490.57 feet along the South
boundary of the above described Lot 1 to the point of beginning of a 30-foot wide easement
lying 15 feet on each side of the following described centerline; thence right 129 degrees
09 minutes 42 seconds Northeasterly 77.06 feet along said centerline; thence left 14
degrees 19 minutes 09 seconds Northeasterly 160.82 feet to the beginning of a curve to the
right having a radius of 88.49 feet; thence right through a central angle of 41 degrees 44
minutes 15 seconds Northeasterly 64.46 feet along the arc of said curved centerline to the
beginning of a compound curve to the left having a radius of 437.59 feet; thence left
through a central angle of 33 degrees 35 minutes 51 seconds, Northeasterly 256.60 feet
along said curve centerline to the point of tangency; thence Northeasterly 13.72 feet
along said tangent line to the beginning of a curve to the left having a radius of 120.00

feet; thence left through a central angle of 59 degrees 53 minutes 28 seconds Northerly
125.44 feet along the arc of said curved centerline to the point of tangency; thence
Northwesterly 61.66 feet along said tangent line to the beginning of a curve to the right
having a radius of 86.68 feet; thence left through a central angle of 81 degrees 22
minutes 33 seconds Northerly 123.11 feet along the arc of said curved centerline to the
point of tangency; thence Northeasterly 110.66 feet along said tangent line to a point 15
feet West of the East boundary of the NW 1/4 of the SE 1/4 of said Section 5; thence left
55 degrees 48 minutes 51 seconds Northerly 15.00 feet West of, and parallel with said East
boundary a distance of 575.76 feet to the South boundary of the above described Lot 6 of
Parcel 1; said easement being 1569.30 feet in length.

ALSO TOGETHER WITH AN EASEMENT 30-feet in width, as described in that certain deed
recorded in Real Record 242, Page 466, in the Office of the Judge of Probate of Shelby
County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Tommy Strickland
Mailing Address 79 Fourwing Lake Dr.
Alabaster, AL 35007

Grantee's Name Joseph Killingsworth
Mailing Address 117 Moss Lane
Calera, AL 35040

Property Address See Legal Exhibit
Attached to Deed

Date of Sale 5-18-16

Total Purchase Price \$ 410,000.00

or

Actual Value \$

or

Assessor's Market Value \$



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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

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 5-18-16

Print Greg Harvelson

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form R*