

Send tax notice to:
MATTHEW JENKINS
355 CHESSER PARK ROAD
CHELSEA, AL 35043

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

2016269

WARRANTY DEED

**20160706000234540
07/06/2016 01:56:10 PM
DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND SEVEN HUNDRED and 00/100 Dollars (\$198,700.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, ROBERT W. GRUBB and SHAWN L. GRUBB, HUSBAND AND WIFE **whose mailing address** is: 4413 ASHINGTON CIR, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by MATTHEW JENKINS and JENNIFER CAMPBELL JENKINS **whose property address** is: 355 CHESSER PARK ROAD, CHELSEA, AL 35043 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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Less and except any portion of subject property lying within a road right of way.
4. Rights of other parties to use or riparian rights to the subject property lying adjacent to a lake.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 61, Deed Book 72, Page 179 and Deed Book 211, Page 425.
6. Water line agreement as recorded in Instrument 20150724000252020.
7. Easement for ingress and egress and utilities as reserved in Instrument 20060420000186300 and Instrument 2000-20108.


\$99,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Mary Nell Shaw, a joint grantee of deed recorded in Book 212, Page 647 and Book 269, Page 89, in the Probate Office of Shelby County, Alabama, died on or about the 25th day of May, 2009. Mary Nell Shaw and Billy J. Shaw were married at the time of her death, were continuously married until the time of her death and there was no divorce decree or annulment issued during the marriage.

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 1st day of July, 2016.


ROBERT W. GRUBB


SHAWN L. GRUBB

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT W. GRUBB AND SHAWN L. GRUBB 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 1st day of July, 2016.

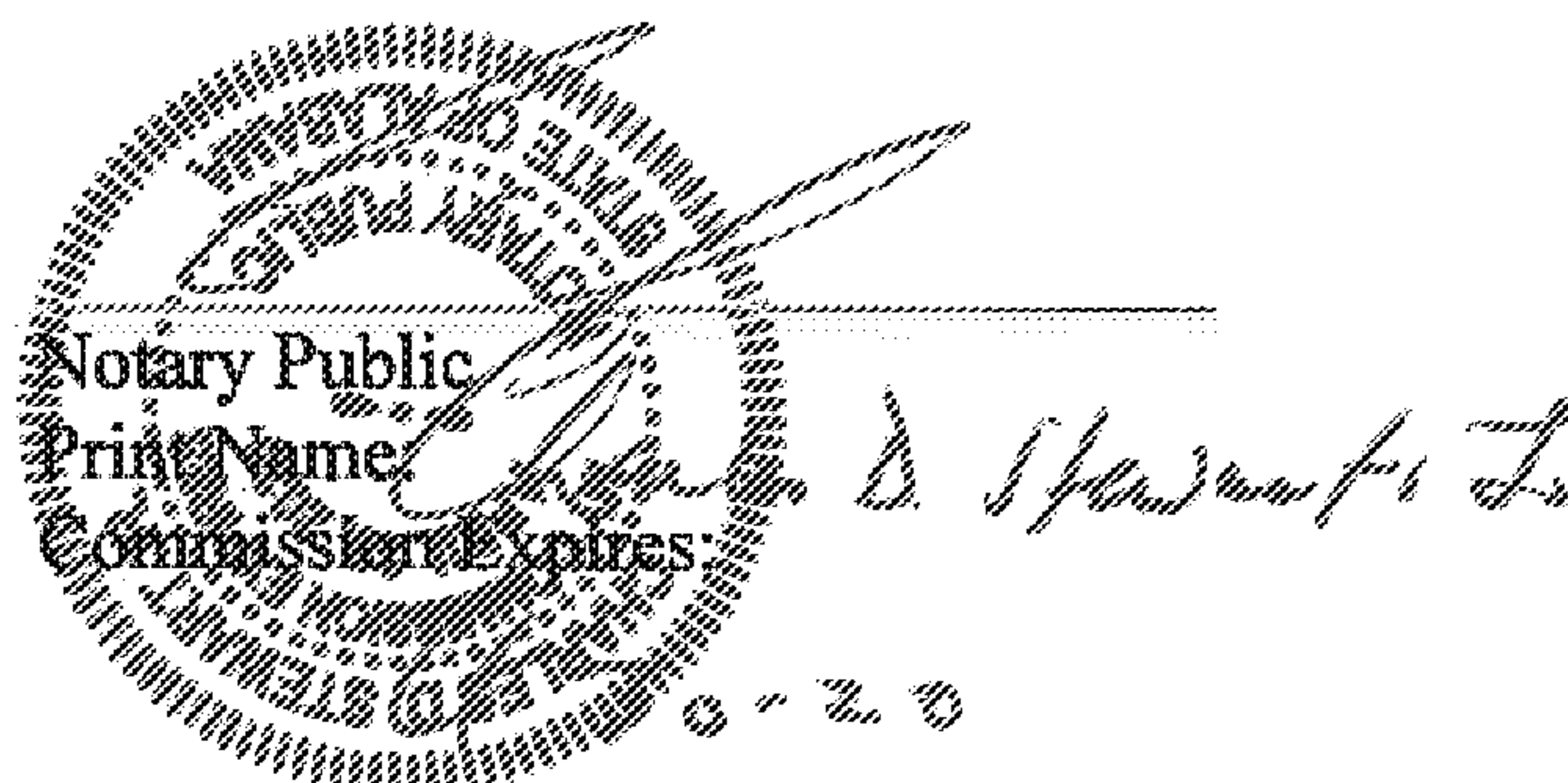


EXHIBIT "A"

Parcel 1:

A parcel of land being situated in the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows: From the Northeast corner of the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, run South along the East line of said Section a distance of 331.12 feet to a railroad spike; thence right 90 degrees 37 minutes 44 seconds a distance of 109.0 feet to the point of beginning; thence continue in a straight line a distance of 1158.13 feet; thence left 93 degrees 00 minutes 11 seconds a distance of 329.34 feet; thence left 86 degrees 57 minutes 09 seconds a distance of 1007.00 feet; thence left 67 degrees 53 minutes 26 seconds a distance of 355.95 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, a non-exclusive easement for ingress and egress and utility use as follows: From the NE corner of Section 6, Township 20 South, Range 1 East, run West along the North line of said Section a distance of 309.08 feet; thence left 157 degrees 55 minutes 46 seconds a distance of 176.56 feet to the point of beginning of the centerline of an easement five feet wide on each side of the centerline; thence right 104 degrees 58 minutes 54 seconds a distance of 324.15 feet; further, said easement shall continue along the South 10 feet of the grantor's property beginning at the North point of that part of the above described easement and running in a Southeasterly direction a distance of 594.66 feet, more or less, to Shelby County Highway 438.

Parcel 2:

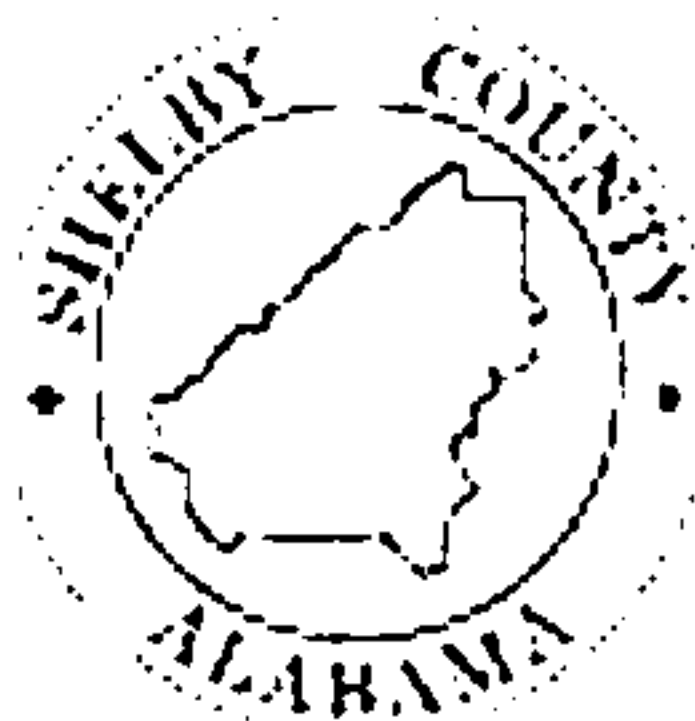
The N 1/2 of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama.

Less and Except that part of subject property that is a part of Lot 1, Final Plat of Shaw Lake Resurvey, as recorded Map Book 45, Page 25, in the Probate Office of Shelby County, Alabama.

Parcel 3:

The S 1/2 of the S 1/2 of the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, Shelby County, Alabama.

Less and Except that part of subject property that is a part of Lot 1, Final Plat of Shaw Lake Resurvey, as recorded Map Book 45, Page 25, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/06/2016 01:56:10 PM
\$120.00 CHERRY
20160706000234540

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the County Clerk.