

STATE OF ALABAMA)  
COUNTY OF SHELBY)

  
20160728000263660 1/3 \$421.00  
Shelby Cnty Judge of Probate, AL  
07/28/2016 08:26:01 AM FILED/CERT

### STATUTORY WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of four hundred thousand and no/100 (\$400,000.00), being the contract sales price, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Barry Allen Wier, a single person and Barry Allen Wier as Trustee of the Testamentary Trust under the Will of Doris Yvonne Saunders, deceased (Jefferson County Probate Case No. 185395), for the benefit of Theresa Yvonne Tinney (GRANTORS) whose address is 501 Canyon Park Drive, Pelham, AL 35124 do grant, bargain, sell and convey unto TP 2, LLC, an Alabama Limited Liability Company (GRANTEE), whose address is 2000 Morris Avenue, Suite 1300, Birmingham, AL 35203 the following described real estate situated in Shelby County, AL to-wit:

A part of the Southwest 1/4 of the Northeast 1/4 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a railroad rail in place, accepted at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 00°16'39"W a distance of 288.13' to a 5/8" capped rebar in place (stamped RCS 4092), said point being the point of beginning. From this beginning point proceed N 88°04'18" W a distance of 1191.67' to a 1/2" capped rebar set (stamped CA-615-LS) on the Southeasterly right of way of Twin Pines Road; thence N 44°37'50" E along said right of way a distance of 97.72' to a 1/2" capped rebar set (stamped CA-615-LS); thence N 88°04'18" W a distance of 1191.67'; thence N 44°37'50" E a distance of 97.72'; thence with a curve turning to the left with an arc length of 914.04' with a radius of 1825.00', with a chord bearing of N 30°18'40" E with a chord length of 904.52' to a 1/2" capped rebar set (stamped CA-615-LS); thence N 15°18'22" E a distance of 157.76' to a 1/2" capped rebar set (stamped CA-615-LS); thence S 89°15'20" W a distance of 55.06' to a 3/4" solid iron in place on the Northwesterly right of way of Twin Pines Road; thence N 00°00'05" W a distance of 1040.28' to a 1/2" capped rebar in place (stamped RCS 4092) on the Southerly right of way of Shelby County Highway No. 45; thence S 85°05'00" E along said right of way a distance of 671.96' to a 1/2" rebar in place; thence S 00°16'36" E a distance of 2024.68', back to the point of beginning. **VACANT LAND Less and except the Parcel described on the attached Exhibit "A"**

**SUBJECT TO:**

Ad valorem taxes due October 1, 2016.

Mineral and mining rights and rights incident thereto recorded in Shelby Real 34, page 530, in the Probate Office of Shelby County, Alabama.

Rights conveyed for water impoundment in deed recorded in Deed Volume 299, Page 884 in the Probate Office of Shelby County, Alabama.

Unrecorded pole line permit granted to Coosa Valley Electric as referenced in deed in Shelby Real 58, Page 44 in the Probate Office of Shelby County, Alabama.

**Doris Yvonne Saunders was the surviving grantee of that certain deed recorded in Shelby Real 58, Page 44; John R. Saunders, the other grantee passed away on or about May 3, 1995.**

**TO HAVE AND TO HOLD** unto the said **GRANTEE** its successors and assigns forever.

**IN WITNESS WHEREOF**, the said GRANTORS have caused this conveyance to be executed this the 22nd day of July, 2016.

 SEAL  
BARRY ALLEN WIER AS TRUSTEE  
of the Testamentary Trust under the Will  
of Doris Yvonne Saunders, deceased  
(Jefferson County Case No 185395 for  
The Benefit of Theresa Yvonne Tinney

 SEAL  
BARRY ALLEN WIER

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Barry Allen Wier whose name as Trustee of the Testamentary Trust under the Will of Doris Yvonne Saunders, deceased (Jefferson County Probate Case No. 185395), for the benefit of Theresa Yvonne Tinney 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 said conveyance, he, as such Trustee and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 22nd<sup>h</sup> day of July, 2016.

Notary Public  
Commission Expires: 11/09/18

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County in said State, hereby certify that Barry Allen Wier 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 22nd day of July, 2016.

Notary Public  
Commission Expires: 11/09/18

THIS INSTRUMENT PREPARED BY:  
GENE W. GRAY, JR.  
2100 SOUTHBRIDGE PARKWAY,  
SUITE 338  
BIRMINGHAM, AL 35209  
205-879-3400

SEND TAX NOTICE TO:  
TP 2, LLC  
c/o Kenneth Polk  
2000 Morris Avenue, Suite 1300  
Birmingham, AL 35203  
# 04-6-23-0-000-003.010



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## EXHIBIT "A"

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I, Kelvin L. Harris, a licensed land surveyor in the State of Alabama, hereby state that the foregoing is a map of part of the Southwest 1/4 of the Northeast 1/4 and a part of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows; Commencing at a railroad rail in place, accepted as the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 00°16'39" W a distance of 288.13' to a 5/8" capped rebar in place (stamped RCS 4092); thence N 00°16'36" W a distance of 1554.30' to a 1/2" capped rebar set (stamped CA-615), said point being the point of beginning. From this beginning point proceed S 89°43'13" W a distance of 15.00' to a 1/2" capped rebar set (stamped CA-615); thence N 00°16'36" W a distance of 93.00' to a 1/2" capped rebar set (stamped CA-615); thence N 53°02'16" E a distance of 18.70' to a 1/2" capped rebar set (stamped CA-615); thence S 00°16'36" E a distance of 104.17', back to the point of beginning, containing 0.03 acres, more or less. This property is subject to any right of way of record Victory Lane.



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