

Send tax notice to:
JOHN P. DOUGLAS
17 COUNTY ROAD 57
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

2016486

WARRANTY DEED

20160802000272740
08/02/2016 11:56:34 AM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, DAVID D. COX, a single individual, LORRAINE C. FANCHER, a single individual, ELAINE C. ABSTON a single individual, AND JANNINE C. GORE a single individual, **whose mailing address** is: 513 BUCKSKIN LANE, GARDENDALE, AL 35071 (hereinafter referred to as "Grantors") by JOHN P. DOUGLAS **whose address** is: 17 COUNTY ROAD 57, 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, 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. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
4. Permits to Alabama Power Company recorded in Deed Book 103, Page 197 and Deed Book 136, Page 307.
5. Easement to Alabama Power Company recorded in Inst. No. 1995-17324.
6. Easement to BellSouth recorded in Inst. No. 2006110100053964.
7. Any part of caption lands lying within a public road.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS AS DEFINED BY THE CODE OF THE STATE OF ALABAMA

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 28th day of July, 2016.

David D. Cox
By and through Jannine C. Gore
His attorney in fact

DAVID D. COX

By and through Jannine C. Gore

His attorney in fact

Lorraine C. Fancher
By and through Jannine C. Gore
Her attorney in fact

LORRAINE C. FANCHER

By and through Jannine C. Gore

Her attorney in fact

Elaine C. Abston
By and through Jannine C. Gore
Her attorney in fact

ELAINE C. ABSTON

By and through Jannine C. Gore

Her attorney in fact

Jannine C. Gore
JANNINE C. GORE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANNINE C. GORE 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 28th day of July, 2016.



State of Alabama
County of Shelby

Deborah G. Leonard
Notary Public
Print Name:
Commission Expires:

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANNINE C. GORE, whose name as Agent and Attorney in Fact for DAVID D. COX, LORRAINE C. FANCHER, and ELAINE C. ABSTON is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for DAVID D. COX, LORRAINE C. FANCHER, and ELAINE C. ABSTON on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2016.



Deborah G. Leonard
Notary Public
Print Name:
Commission Expires:

PARCEL I: 20160802000272740 08/02/2016 11:56:34 AM DEEDS 3/3

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1255.14 feet to a point on the northerly R.O.W. line of Old Highway 280, 80' R.O.W.; thence North 88 degrees 58 minutes 38 seconds West and along said R.O.W. line, a distance of 229.01 feet; thence North 01 degree 03 minutes 07 seconds East and leaving said ROW line a distance of 209.73 feet; thence North 88 degrees 54 minutes 00 seconds West, a distance of 209.91 thence North 89 degrees 00 minutes 13 seconds West, a distance of 210.16 feet to the POINT OF BEGINNING; thence North 88 degrees 57 minutes 06 seconds East, a distance of 30.00 feet; thence South 01 degree 01 minute 21 seconds West, a distance of 210.64 feet to a point on the northerly R.O.W. line of above mentioned Old Highway 280; thence South 88 degrees 50 minutes 10 seconds East and along said R.O.W. line, a distance of 30.00 feet thence North 01 degree 01 minute 21 seconds East and leaving said R.O.W. line a distance of 210.70 to the POINT OF BEGINNING.\nAccording to the survey of Rodney Shiflett, dated May 10, 2016.

PARCEL II:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 60.00 feet; thence South 88 degrees 46 minutes 56 seconds West, a distance of 333.99 feet to the southeasterly R.O.W. line of Shelby County Highway 51, 80' R.O.W. line; thence South 36 degrees 00 minutes 39 seconds West and along said R.O.W. line, a distance of 740.16 feet; thence North 87 degrees 17 minutes 52 seconds East and leaving said R.O.W. line, a distance of 175.07 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 18.39 feet; thence South 02 degrees 36 minutes 05 seconds East, a distance of 199.98 feet; thence South 87 degrees 18 minutes 43 seconds West, a distance of 350.26 feet to the southeasterly R.O.W. line of above mentioned Highway 51; thence North 35 degrees 32 minutes 36 seconds East and along said R.O.W. line, a distance of 63.65 feet; thence North 87 degrees 18 minutes 43 seconds East and leaving said R.O.W. line, a distance of 292.55 feet; thence North 02 degrees 36 minutes 05 seconds West, a distance of 149.97 feet to the POINT OF BEGINNING.\nAccording to the survey of Rodney Shiflett, dated March 10, 2014.

PARCEL III:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1255.14 feet to a point on the northerly R.O.W. line of Old Highway 280, 80' R.O.W.; thence North 88 degrees 58 minutes 38 seconds West and along said R.O.W. line, a distance of 229.01 feet; thence North 01 degree 03 minutes 07 seconds East and leaving said R.O.W. line, a distance of 209.73 feet; thence North 88 degrees 54 minutes 00 seconds West, a distance of 209.91 feet; thence North 89 degrees 00 minutes 13 seconds West, a distance of 210.16 feet; thence North 88 degrees 57 minutes 06 seconds East, a distance of 30.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 50.00 feet; thence South 03 degrees 44 minutes 09 seconds West, a distance of 210.62 feet to a point on the northerly R.O.W. line of above mentioned Old Highway 280; thence South 88 degrees 42 minutes 56 seconds East and along said R.O.W. line, a distance of 59.97 feet; thence North 01 degree 01 minute 21 seconds East and leaving said R.O.W. line, a distance of 210.64 feet to the POINT OF BEGINNING.\nAccording to the survey of Rodney Shiflett, dated June 27, 2016.

PARCEL IV:

Commence at the NE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence South 00 degrees 00 minutes 00 seconds East, a distance of 1255.14 feet to a point on the northerly R.O.W. line of Old Highway 280, 80' R.O.W.; thence North 88 degrees 38 minutes 38 seconds West and along said R.O.W. line, a distance of 229.01 feet; thence 89 degrees 01 minute 32 seconds and along said R.O.W. line, a distance of 508.93 feet to the POINT OF BEGINNING; thence North 88 degrees 32 minutes 17 seconds West and along said R.O.W. line, a distance of 390.73 feet; thence North 26 degrees 39 minutes 50 seconds West and leaving said R.O.W. line, a distance of 41.98 feet to a point on the southeasterly R.O.W. line of Shelby County Highway 51, 80' R.O.W.; thence North 35 degrees 32 minutes 35 seconds East and along said R.O.W. line, a distance of 398.54 feet; thence North 87 degrees 18 minutes 43 seconds East and leaving said R.O.W. line, a distance of 283.19 feet; thence South 03 degrees 44 minutes 4 seconds West, a distance of 174.42 feet; thence North 88 degrees 57 minutes 5 seconds West, a distance of 80.00 feet; thence South 03 degrees 44 minutes 09 seconds West, a distance of 210.62 feet to the POINT OF BEGINNING.\nAccording to the survey of Rodney Shiflett, dated August 24, 2015.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/02/2016 11:56:34 AM
\$146.00 CHERRY
20160802000272740

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.