

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
Phone (205) 443-9027

Send Tax Notice To:

Chris Lovelady
356 Crosscut Road
Alabaster, AL 35007

20160818000295860
08/18/2016 09:57:42 AM
DEEDS 1/2

Warranty Deed

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

That in consideration of \$440,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Michael R. Fogle a single person, whose mailing address is 204 SI Co. Rd 13 Fairhope AL 36532 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Chris W. Lovelady, whose mailing address is 356 Crosscut Road Alabaster, AL 35007 (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 356 Crosscut Road, Alabaster, AL 35007; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Note; \$ 390,000 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Michael R. Fogle a single person has/have hereunto set his/her/their hand(s) and seal(s) , this 12th day of August, 2016.

Michael R. Fogle
Michael R. Fogle

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael R. Fogle, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 12th day of August, 2016.

[Signature]
Notary Public
Commission Expires: 10/31/2016

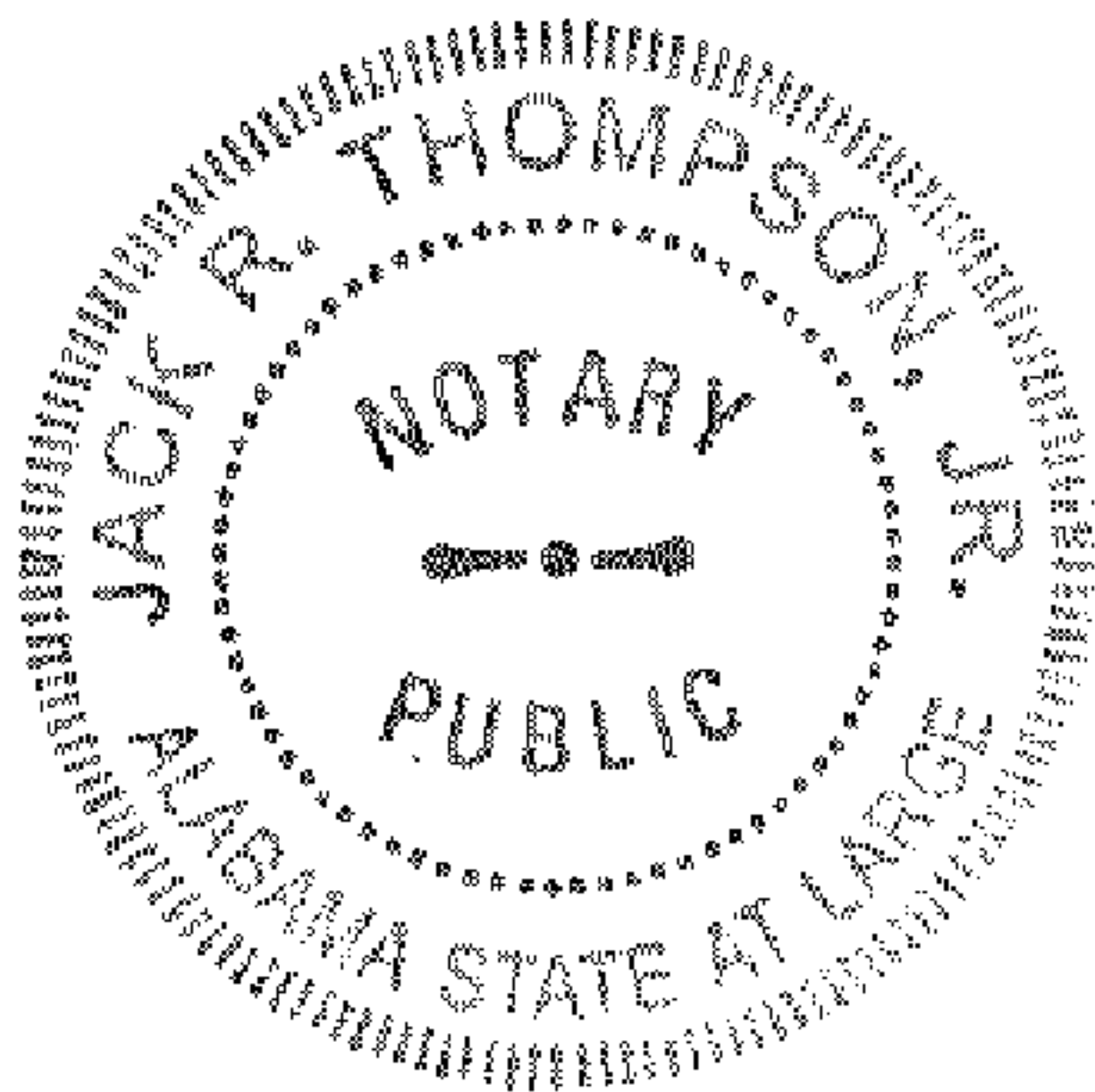
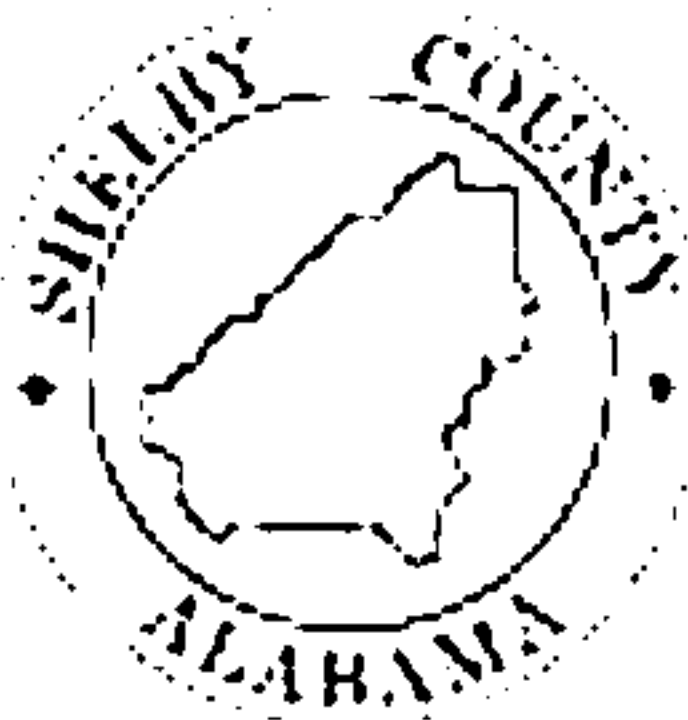


EXHIBIT "A"
Legal Description

Lot 38, according to the Survey of Camp Branch Estates, Second Addition, as recorded in Map Book 11, Page 104 A & B, in the Probate Office of Shelby County, Alabama.

BEING PREVIOUSLY DESCRIBED AS:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA TO WIT:
A PARCEL OF LAND CONTAINING 3 ACRES, MORE OR LESS, LOCATED IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 9, ALL IN TOWNSHIP 21 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9; THENCE RUN WEST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 9 A DISTANCE OF 248.51 FEET; THENCE TURN RIGHT 37 DEGREES 09 MINUTES 22 SECONDS, A DISTANCE OF 2143.82 FEET TO THE POINT OF BEGINNING; THENCE TURN RIGHT 45 DEGREES 40 MINUTES 40 SECONDS A DISTANCE OF 520.41 FEET TO THE CENTER LINE OF A PUBLIC CHERT ROAD; THENCE TURN LEFT 109 DEGREES 00 MINUTES 58 SECONDS ALONG SAID ROAD A DISTANCE OF 173.211 FEET; THENCE TURN LEFT 09 DEGREES 51 MINUTES 47 SECONDS ALONG SAID ROAD A DISTANCE OF 105.24 FEET; THENCE TURN LEFT 24 DEGREES 21 MINUTES 05 SECONDS ALONG SAID ROAD A DISTANCE OF 107.62 FEET; THENCE TURN LEFT 23 DEGREES 01 MINUTES 13 SECONDS ALONG SAID ROAD A DISTANCE OF 84.67 FEET; THENCE TURN RIGHT 34 DEGREES 48 MINUTES 14 SECONDS ALONG SAID ROAD A DISTANCE OF 66.45 FEET; THENCE TURN RIGHT 16 DEGREES 23 MINUTES 42 SECONDS ALONG SAID ROAD A DISTANCE OF 46.78 FEET; THENCE TURN LEFT 132 DEGREES 15 MINUTES 50 SECONDS A DISTANCE OF 469.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART LYING WITHIN THE PUBLIC ROAD RIGHT OF WAY.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/18/2016 09:57:42 AM
\$68.00 CHERRY
20160818000295860

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.