

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, **Louise Ann Pardue Devers, a married person** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **Tiffany Pardue, Britney Pardue-Kenenitz, Melissa Hann, Beth Medina, and Louise Ann Pardue Devers** (herein referred to as "Grantees") the following described real estate situated in Jefferson County, Alabama, to-wit:

PARCEL 1

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E, a distance of 1320.77'; thence S00°00'00"E, a distance of 1311.08' to the POINT OF BEGINNING; thence N90°00'00"E, a distance of 1114.21' to the Westerly R.O.W. line of Alabama Highway 119, 80' R.O.W.; thence S35°15'47"W and along said R.O.W. line, a distance of 1608.86'; thence S89°20'34"W and leaving said R.O.W. line, a distance of 417.88' to the Easterly R.O.W. line of Huntley Parkway, 60' R.O.W., said point being the beginning of a non-tangent curve to the right, having a radius of 470.00, a central angle of 35°30'03", and subtended by a chord which bears N16°51'21"W, and a chord distance of 286.58; thence along the arc of said curve and said R.O.W. line, a distance of 291.22'; thence N01°03'54"E and along said R.O.W. line, a distance of 1044.36'; thence N90°00'00"E and leaving said R.O.W. line, a distance of 296.17' to the POINT OF BEGINNING.

Said Parcel containing 28.75 acres, more or less.

PARCEL 2

Commence at the NW Corner of Section 30, Township 20 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E, a distance of 1320.77'; thence S00°00'00"E, a distance of 1311.08'; thence N90°00'00"E, a distance of 1114.21' to the Westerly R.O.W. line of Alabama Highway 119, 80' R.O.W.; thence S35°15'47"W and along said R.O.W. line, a distance of 1608.86'; thence S89°20'34"W and leaving said R.O.W. line, a distance of 417.88'; thence S89°20'05"W, a distance of 47.87' to the Westerly R.O.W. line of Huntley Parkway, 60' R.O.W., said point being the POINT OF BEGINNING; thence S89°21'20"W and leaving said R.O.W., a distance of 47.87'; thence N00°57'20"E, a distance of 102.53' to the beginning of a non-tangent curve to the left, having a radius of 530.00, a central angle of 12°07'25", and subtended by a chord which bears S24°21'04"E, and a chord distance of 111.94'; thence along the arc of said curve, a distance of 112.15' to the POINT OF BEGINNING.

Said Parcel containing 0.05 acres, more or less.

The above described property does not constitute the homestead of the grantor, nor that of her spouse.

\$ n/a of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

To Have and To Hold the aforegranted premises to the said Grantees, their successors and assigns forever.



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Shelby Cnty Judge of Probate, AL
09/22/2016 09:14:47 AM FILED/CERT

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this _____ day of _____, 2016.

Angelaue
WITNESS

Louise Ann Pardue Devers L.S.
Louise Ann Pardue Devers

STATE OF NC
COUNTY OF Stanly

I, the undersigned notary public, in and for said county and state, hereby certify that **Louise Ann Pardue Devers**, 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 seal this 6 day of Sept., 2016.

James K. Hester
Notary Public
My commission expires 12-10-19

GRANTEE'S MAILING ADDRESS:

451 Tranquil Bay Circle
Norwood, NC 28128

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2015-05-4628

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

Form RT-1