

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Michael O. Whitfield
9901 Gallups Crossroads
Harpersville, AL 35078

(the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Twenty Thousand and 00/100---(\$20,000.00) Dollars.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Dena K. Waldrop, a single woman

(whose address is 130 Warrior Trail Hayden, AL 35079)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Michael O. Whitfield, Sr. and Kimberly L. Whitfield
(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

See attached exhibit "A" legal description

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

- Dena K. Waldrop is one and the same person as Dean K. Waldrop

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that I am /we are lawfully seized in fee simple of said premises; that they are free from all 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.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 30th day of September, 2016.

Dena K. Waldrop (Seal)
Dena K. Waldrop

_____(Seal)

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Dena K. Waldrop, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A.D., 2016.

My Commission Expires: 09/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen
NOTARY PUBLIC
CAROLINE HARRINGTON ALLEN
ALABAMA STATE AT LARGE

Parcel II.

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the locally accepted Southeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 21; thence South 86 degrees 03 minutes 35 seconds West a distance of 208.17 feet to a $\frac{1}{2}$ inch rebar set; and the point of beginning; thence continue South 86 degrees 03 minutes 35 seconds West a distance of 180.00 feet to a $\frac{1}{2}$ inch rebar set; thence North 00 degrees 00 minutes 06 seconds West a distance of 244.79 feet to a $\frac{1}{2}$ inch rebar set; thence North 86 degrees 05 minutes 43 seconds East a distance of 180.00 feet to a capped rebar found "Wheeler"; thence South 00 degrees 32 minutes 55 seconds West a distance of 36.13 feet to a 1 inch open top pipe found; thence South 00 degrees 05 minutes 42 seconds East a distance of 208.55 feet to the point of beginning.

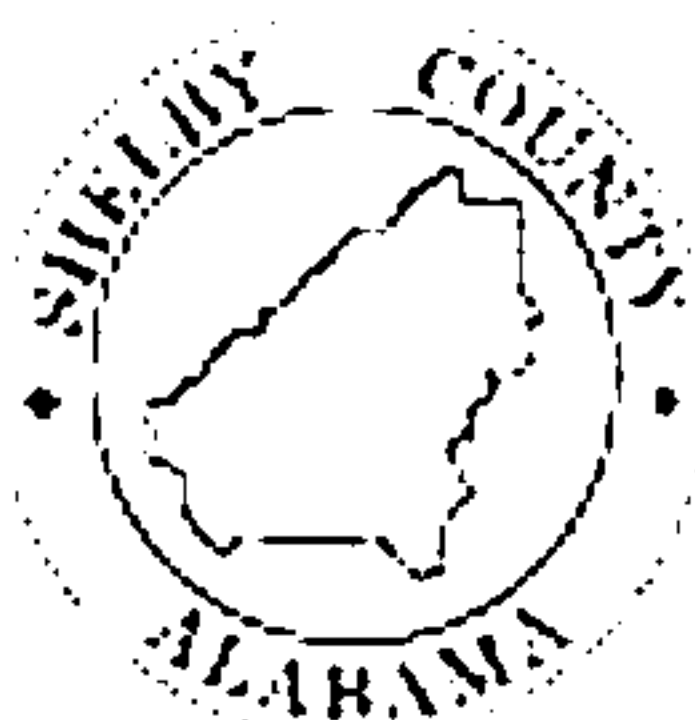
Easement: An easement for ingress/egress and utilities lying in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the locally accepted Southeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 21; thence South 86 degrees 03 minutes 35 seconds West a distance of 208.17 feet to a $\frac{1}{2}$ inch rebar set; thence North 00 degrees 05 minutes 42 seconds West a distance of 208.55 feet to a 1 inch open top pipe; thence North 00 degrees 32 minutes 55 seconds East a distance of 36.13 feet to a capped rebar found "Wheeler" and the point of beginning; thence South 86 degrees 05 minutes 43 seconds West a distance of 15.03 feet to a point; thence North 00 degrees 07 minutes 54 seconds West a distance of 150.73 feet to a point; thence North 63 degrees 55 minutes 10 seconds East a distance of 16.68 feet to a rebar found; thence South 00 degrees 07 minutes 54 seconds East a distance of 157.04 feet to the point of beginning.

Parcel III.

A parcel of land lying in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the locally accepted Southeast corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 21; thence South 86 degrees 03 minutes 35 seconds West a distance of 208.17 feet to a $\frac{1}{2}$ inch rebar set; thence continue South 86 degrees 03 minutes 35 seconds West a distance of 180.00 feet to a $\frac{1}{2}$ inch rebar set and the point of beginning; thence continue South 86 degrees 03 minutes 35 seconds West a distance of 268.62 feet to a $\frac{1}{2}$ inch crimped top pipe found; thence North 01 degrees 02 minutes 48 seconds West a distance of 244.69 feet to a $\frac{1}{2}$ inch rebar found; thence North 86 degrees 05 minutes 01 seconds East a distance of 79.02 feet to a capped rebar found "Wheeler"; thence North 63 degrees 55 minutes 10 seconds East a distance of 415.10 feet to a rebar found; thence South 00 degrees 07 minutes 54 seconds East a distance of 157.04 feet to a capped rebar found "Wheeler"; thence South 86 degrees 05 minutes 43 seconds West a distance of 180.00 feet to a $\frac{1}{2}$ inch rebar set; thence South 00 degrees 00 minutes 06 seconds East a distance of 244.79 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/06/2016 01:14:49 PM
\$38.00 CHERRY
20161006000368630