

STATE OF ALABAMA

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SHELBY COUNTY

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20161011000372020 1/3 \$71.00
Shelby Cnty Judge of Probate, AL
10/11/2016 08:24:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Two Hundred Thousand and NO/100 (\$200,000.00) Dollars to the undersigned **MELISSA G. LUMPKIN AND HUSBAND, FRANK L. LUMPKIN, WHOSE MAILING ADDRESS IS 401 TAYLOR WAY, HELENA, ALABAMA 35080**, herein referred to as Grantors, in hand paid by **FREDRICK C. NELMS AND WIFE, SUSAN R. NELMS, WHOSE MAILING ADDRESS IS 206 CAHABA LAKE CIRCLE, HELENA, ALABAMA 35080**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A PARCEL OF LAND LYING IN THE SE ¼ OF THE NE ¼ AND THE NE ¼ OF THE SE ¼ OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 4 WEST SHELBY COUNTY, ALABAMA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 17. TOWNSHIP 21 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA, SAID POINT BEING 3 INCH CAPPED PIPE; THENCE RUN A MEASURED GRID BEARING OF S 0°45'32" E (S 0°46'59" E (MAP REFERENCE BEARING) ALONG THE EAST LINE THEREOF FOR 1980.43 (MS) FEET TO A REBAR FOUND IN THE CENTERLINE OF TAYLOR WAY (PRESCRIPTIVE RIGHT-OF-WAY) AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 1965.17 FEET TO A CALCULATED POINT LYING IN THE CAHABA RIVER, BEING THE SE CORNER OF THE NE ¼ OF THE SE ¼ OF SAID SECTION 17, SAID POINT REFERENCED BY A 3" CAPPED PIPE LYING N 0°45'32" W 69.75 FEET ON THE BANK OF SAID RIVER; THENCE RUN N 56°53'35" W FOR 1280.59 FEET TO THE CENTERLINE OF THE AFORESAID TAYLOR WAY AND RUN ALONG SAID ROADWAY CENTERLINE THE FOLLOWING DESCRIBED COURSES: TO A POINT OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13°24'58", A RADIUS OF 225.00 FEET, AND AN ARC LENGTH OF 52.69 FEET; THENCE RUN N 46°24'58" E ALONG SAID CHORD A DISTANCE OF 52.56 FEET; THENCE RUN N 39°42'30" E FOR 80.87 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 18°11'18", A RADIUS OF 236.50 FEET, AND AN ARC LENGTH OF 75.07 FEET; THENCE RUN N 48°48'9" E ALONG SAID CHORD A DISTANCE OF 74.76 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°30'4", A RADIUS OF 500.01 FEET, AND AN ARC LENGTH OF 126.55 FEET; THENCE RUN N 50°38'46" E ALONG SAID CHORD A DISTANCE OF 126.21 FEET; THENCE RUN N 43°23'44" E FOR 169.06 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°3'36", A RADIUS OF 550.01 FEET, AND AN ARC LENGTH OF 278.96 FEET; THENCE RUN N 28°51'56" E ALONG SAID CHORD A DISTANCE OF 275.98 FEET; THENCE RUN N 14°20'8" E FOR 102.35 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 27°44'52", A RADIUS OF 325.00 FEET, AND AN ARC LENGTH OF 157.39 FEET; THENCE RUN N 28°12'34" E ALONG SAID CHORD A

DISTANCE OF 155.86 FEET; THENCE RUN N 42°5'0" E FOR 105.57 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°9'56", A RADIUS OF 324.99 FEET, AND AN ARC LENGTH OF 154.09 FEET; THENCE RUN N 28°30'2" E ALONG SAID CHORD A DISTANCE OF 152.65 FEET; THENCE RUN N 14°55'5" E FOR 105.17 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°25'2", A RADIUS OF 275.71 FEET, AND AN ARC LENGTH OF 54.94 FEET; THENCE RUN N 20°37'36" E ALONG SAID CHORD A DISTANCE OF 54.85 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 58°40'28", A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 102.41 FEET; THENCE RUN N 55°40'21" E ALONG SAID CHORD A DISTANCE OF 97.99 FEET; THENCE RUN N 85°0'33" E FOR 184.46 FEET TO THE END OF SAID ROADWAY AND TO THE POINT OF BEGINNING, CONTAINING 25.08 ACRES.

SUBJECT TO ROADWAY INGRESS/EGRESS EASEMENTS SHOWN ON THE RECORDED PLAT OF CAHABA RIVER GETAWAYS AS RECORDED IN MAP BOOK 29, PAGE 94 IN THE JUDGE OF PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

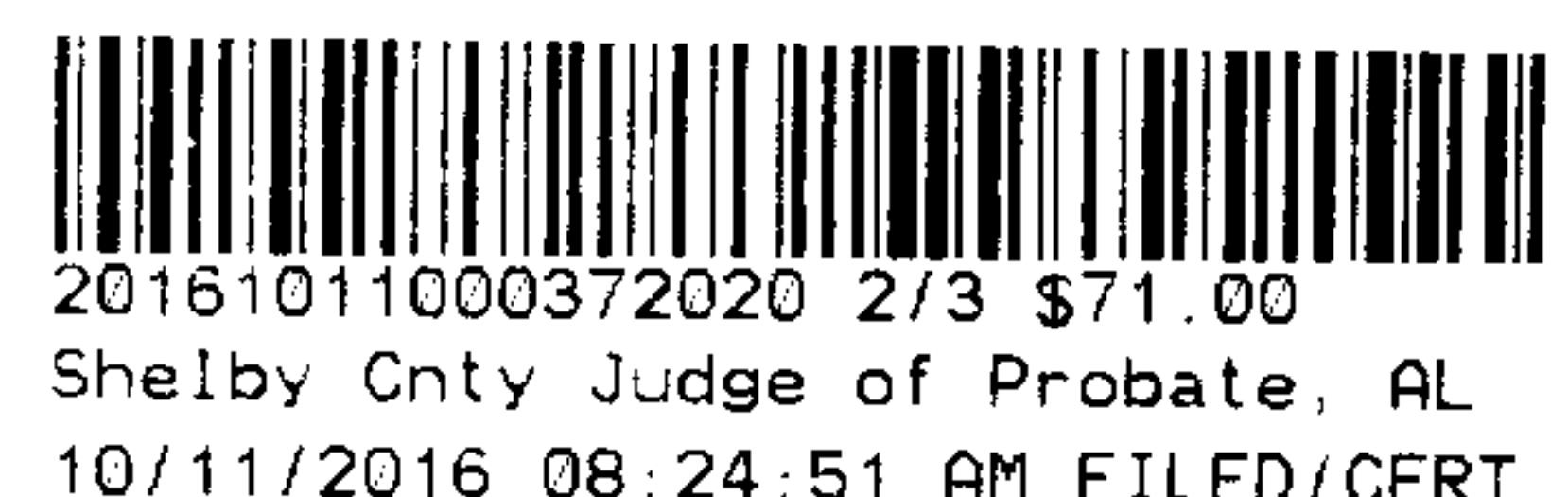
Together with and subject to rights, terms, conditions and limitations under Amended Agreed Order concerning access easements and prescriptive public roads as recorded in Instrument No. 20160928000355190.

Deed Reference: Instrument No. 20150827000298360

Subject to easements, encumbrances, restrictions, reservations, rights of way, covenants, encroachments, setback lines, agreements and ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate, including but not limited to those matters as set forth in Instrument No. 20150827000298360 or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

The property conveyed herein does not constitute any part or portion of the homestead of the grantor or his spouse.

Property Address: Acreage/See legal description
Date of Sale: September 28, 2016
Total Purchase Price: \$200,000.00



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Land Purchase Agreement

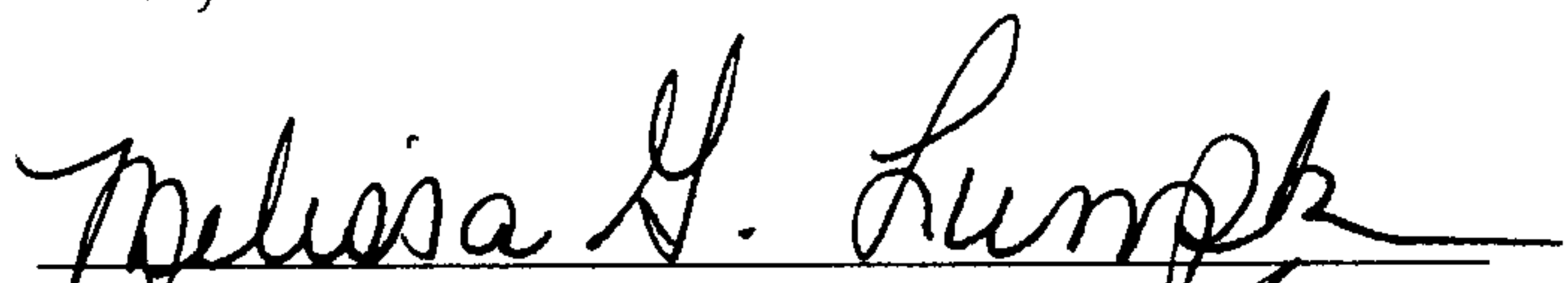
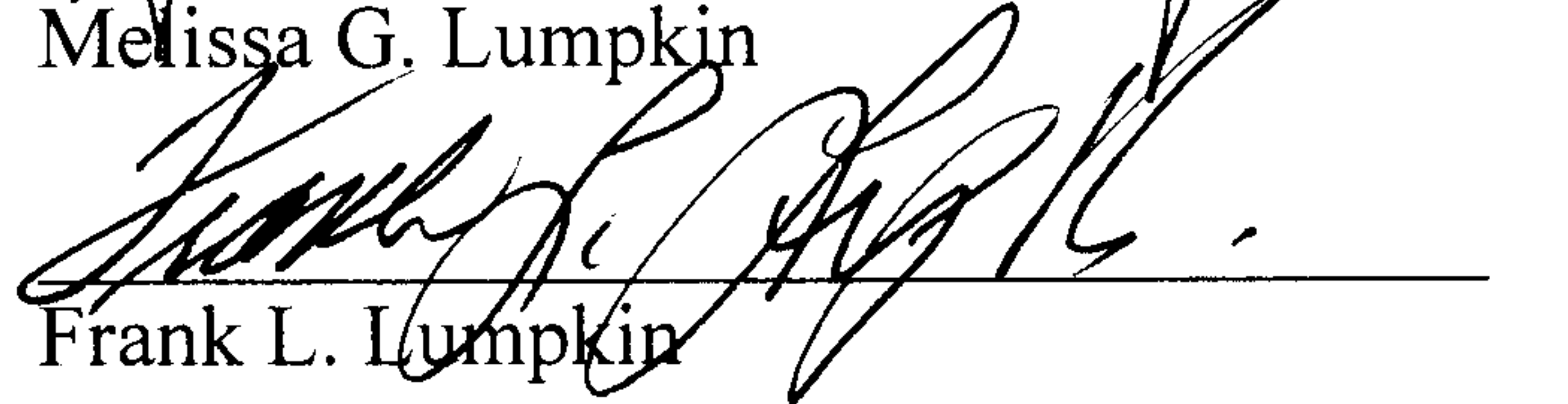
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in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

And the Grantor do for themselves and for his heirs, executors and

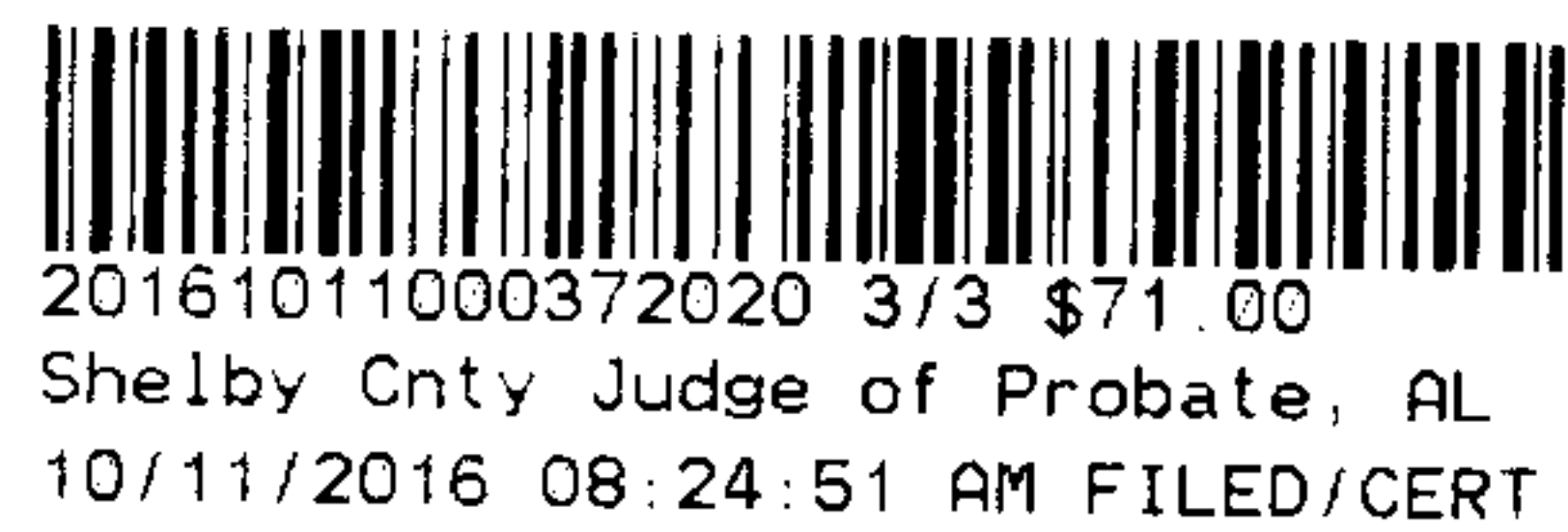
administrators, covenant with the Grantees, their heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and his heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 28th day of September, 2016.

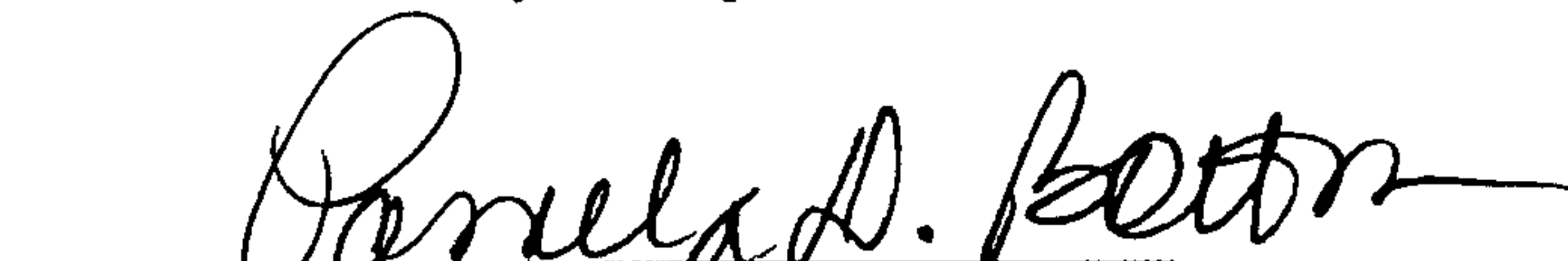

Melissa G. Lumpkin

Frank L. Lumpkin

STATE OF ALABAMA §
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TALLADEGA COUNTY §



I, the undersigned authority in and for said County, in said State, hereby certify that Melissa G. Lumpkin and husband, Frank L. Lumpkin, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

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


Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 10894