

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
FULLER HAMPTON LLC
ATTORNEYS AT LAW
P.O. BOX 1319
Clanton, Alabama 35046


20161114000418200 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/14/2016 11:27:55 AM FILED/CERT

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:
PO Box 662
Harpersville AL 35078

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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WHEREAS, in consideration of the sum of Fifty-Seven Thousand Five Hundred and 0/100 (\$57,500.00) and other valuable considerations to the undersigned GRANTORS, The Estate of Randy Earl Barber and Rebecca Ann Hopson, a married person, in hand paid by the GRANTEE, Jimmy Macon, the receipt whereof is acknowledged, the said GRANTOR, does hereby grant, bargain, sell and convey unto the said GRANTEES in fee simple, the following described real estate situated in SHELBY County, Alabama, to wit:

Parcel 1: Commence at a 1 inch pipe in place being the Southeast corner of the Northwest ¼ of the Southeast ¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 88 dg. 16 min. 26 sec. West along the South boundary of said ¼ ¼ Section for a distance of 1043.33 feet to a point on the Easterly right-of-way of Shelby County Highway No. 83; thence proceed North 35 deg. 12 min. 50 sec. West along the Easterly right-of-way of said highway for a distance of 70.92 feet (set ½ inch rebar), said point being a point on the Northerly boundary of a 20 foot ingress and egress easement being existing easement: A non-exclusive easement for ingress and egress; thence proceed South 86 deg. 13 min. 35 sec. East along the Northerly boundary of said easement for a distance of 222.87 (set ½ inch rebar); thence proceed South 89 deg. 02 min. 04 sec. East along the Northerly boundary of said easement for a distance of 240.45 feet (set ½ inch rebar); thence proceed North 73 deg. 28 min. 44 sec. East along the Westerly boundary of said easement for a distance of 67.26 feet (set ½ inch rebar); thence proceed North 44 deg. 18 min. 16 sec. East along the Westerly boundary of said easement for a distance of 64.68 feet (set ½ inch rebar); thence proceed North 30 deg. 44 min. 39 sec. East along the Westerly boundary of said easement for a distance of 213.20 feet (set ½ rebar); thence proceed North 14 deg. 33 min. 52 sec. West along the Westerly boundary of said easement for a distance of 239.36 feet (set ½ inch rebar); thence proceed South 88 deg. 03 min. 23 sec. East for a distance of 141.43 feet; thence proceed North 01 deg. 50 min. 32 sec. East for a distance of 128.45 feet; thence proceed North 88 deg. 03 min. 24 sec. West for a distance of 339.13 feet; thence proceed North 01 deg. 47 min. East for a distance of 665.99 feet to a point on the North boundary of said ¼ ¼ section; thence proceed South 87 deg. 50 min. 24 sec. East along the North boundary of said ¼ ¼ Section for a distance of 679.46 feet to the Northeast corner of said ¼ ¼ Section; thence proceed South 01 deg. 53 min. 36 sec West along the East boundary of said ¼ ¼ Section for a distance of 1326.84 feet to the point of beginning.
The above described land is located in the Northwest ¼ of the Southeast ¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and contains 17.83 acres

Easement “A”: A 20 foot ingress and egress easement being Existing easement:

Non-exclusive easement for ingress and egress being described as follows:
Commence at a 1 inch pipe being the Southeast corner of the Northwest ¼ of the Southeast ¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 deg. 16 min. 26 sec. West along the South boundary of said ¼ ¼ Section for a distance of 1043.33 feet to a point on the Easterly right of way of Shelby County Highway No. 83; thence proceed North 35 deg. 12 min. 50 sec. West along the Easterly right of way of said highway for a distance of 58.06 feet to the centerline of said easement. From this beginning point proceed South 86 deg. 13 min. 35 sec. East along the centerline of said easement for a distance of 215.02 feet; thence proceed South 89 deg. 02 min. 04 sec. East along the centerline of said easement for a distance of 242.23 feet; thence proceed North 73 deg. 28 min. 44 sec. East along the centerline of said easement for a distance of 71.40 feet; thence proceed North 44 deg. 18 min. 16 sec. East along the centerline of said easement for a distance of 68.47 feet; thence proceed North 30 deg. 44 min. 39 sec. East along the centerline of said easement for a distance of 218.56 feet; thence proceed North 14 deg. 33 min. 52 sec. West along the centerline of said easement for a distance of 240.57 feet to the termination of said easement, said easement being the same as shown by Inst. No. 20070925000450320 in the Office of the Judge of Probate of Shelby County, Alabama.

Easement "B": A 20 foot ingress and egress easement being existing easement B non-exclusive easement for ingress and egress being described as follows:
Commence at a 1 inch pipe in place, being the Southeast corner of the Northwest ¼ of the Southeast ¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 deg. 16 min. 26 sec. West along the South boundary of said ¼ ¼ section for a distance of 1043.33 feet to a point on the Easterly right of way of Shelby County Highway No. 83; thence proceed North 35 deg. 12 min. 50 sec. West along the Easterly right of way of said highway for a distance of 70.92 feet (set ½ inch rebar); thence continue North 35 deg. 12 min. 51 sec. West along the Easterly right of way of said highway for a distance of 506.28 feet to a point, being located in the centerline of a 20 foot ingress and egress easement being existing easement B non-exclusive easement for ingress and egress, said point being the point of beginning. From this beginning point: thence proceed North 74 deg. 28 min. 22 sec. East along the centerline of said easement for a distance of 43.91 feet; thence proceed North 70 deg. 21 min. 07 sec. East along the centerline of said easement for a distance of 137.72 feet; thence proceed North 69 deg. 57 min. 21 sec. East along the centerline of said easement for a distance of 101.02 feet; thence proceed North 73 deg. 21 min. 51 sec. East along the centerline of said easement for a distance of 91.66 feet; thence proceed North 78 deg. 04 min. 01 sec. East along the centerline of said easement for a distance of 24.45 feet ; said easement being the same as shown by instrument No. 20141110000354550 in the Office of the Judge of Probate of Shelby County, Alabama.

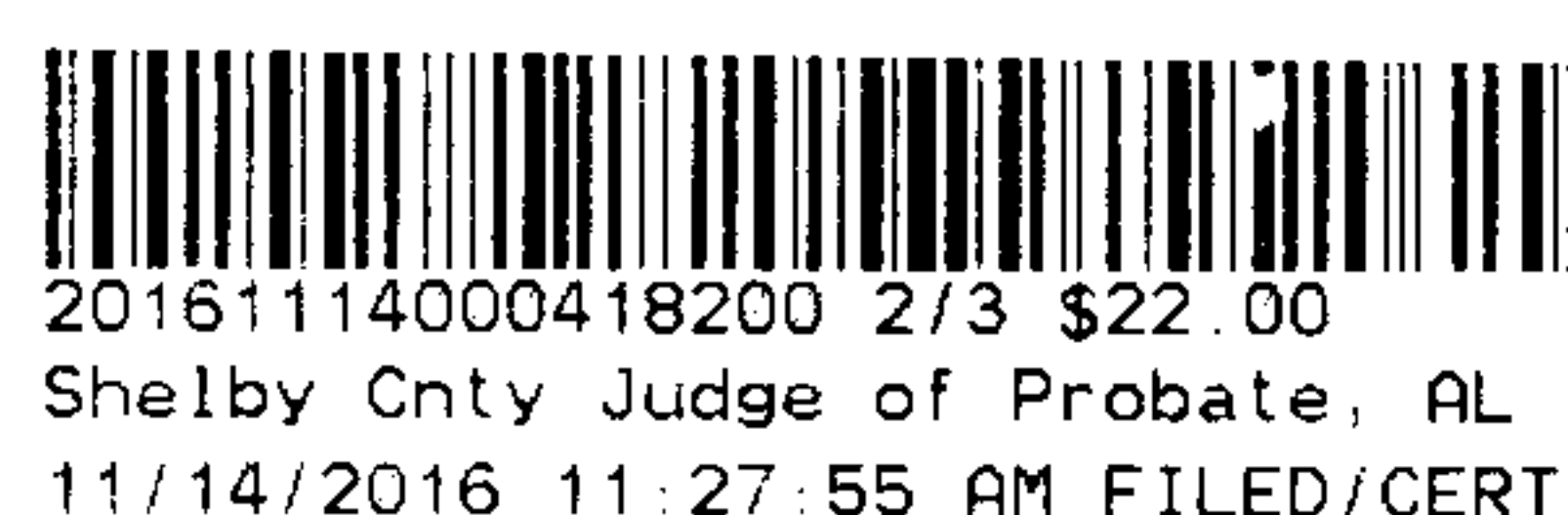
Description taken from survey by Ray & Gilliland, PC dated 2/16/16.

Subject to all restrictions, mineral and mining rights, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This property does not constitute the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns in fee simple forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.



GRANTOR makes no representation or warranties of any kind or character express or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

10th IN WITNESS WHEREOF, we have, hereunto set our hands and seals, this the day of November, 2016.

The Estate of Randy Earl Barber

Kathey Carr Barber

By: **Kathey Carr Barber**

As: **Personal Representative**

Rebecca Barber Hopson

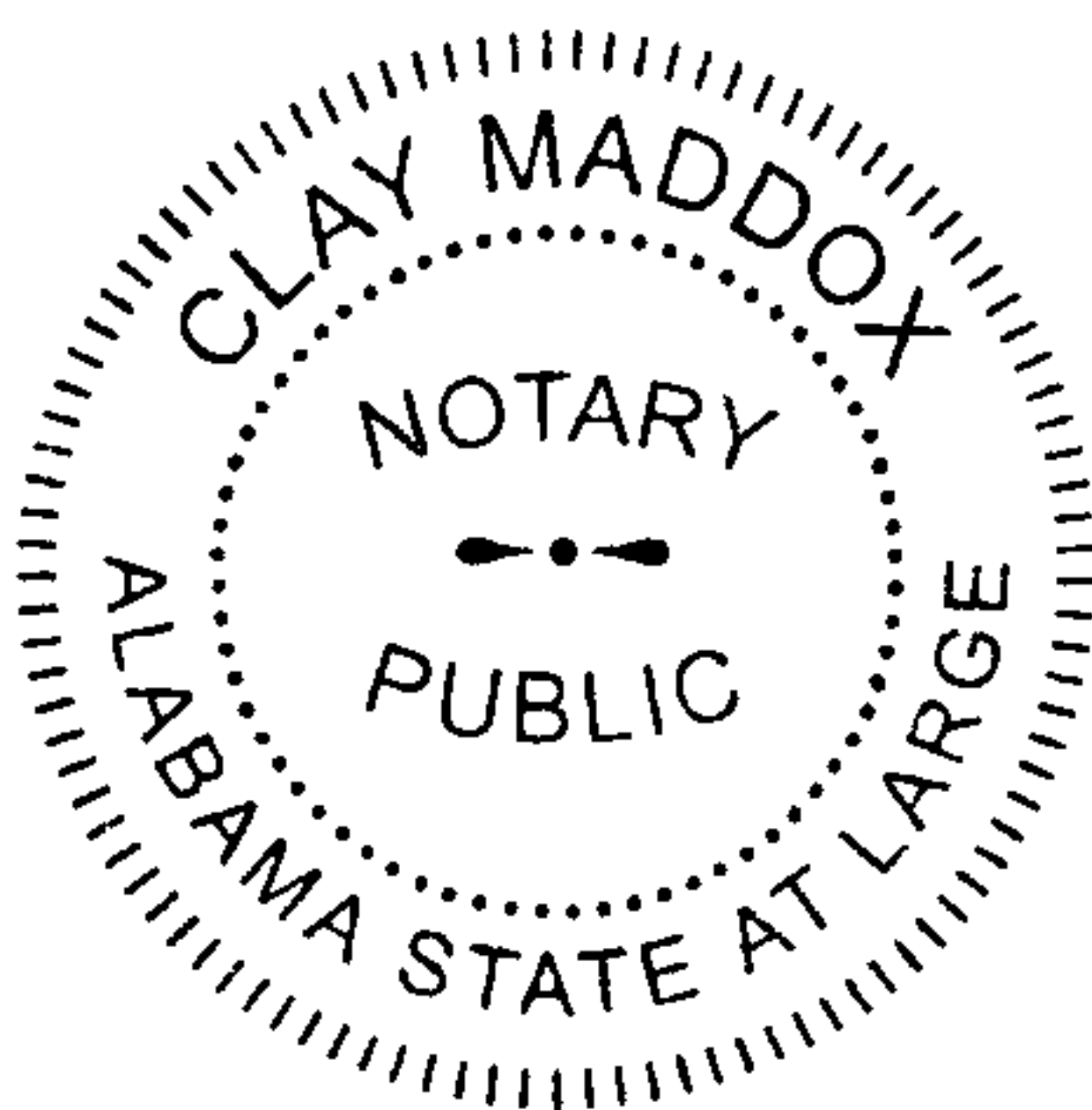
REBECCA BARBER HOPSON

State of Alabama

Chilton County

I, a Notary Public, in and for said County, in said State, hereby certify that **Kathey Carr Barber** whose name as Personal Representative of the Estate of Randy Earl Barber and Rebecca Barber Hopson 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, he, as such officer and with full authority and power, executed the same as and for the act of on the day the same bears date.

[Signature]
NOTARY PUBLIC




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