

SEND TAX NOTICE TO:

ANDREW A. BURELL
1461 OAK RIDGE DRIVE
BIRMINGHAM, AL 35242

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**



20161215000457330 1/5 \$124.50
Shelby Cnty Judge of Probate: AL
12/15/2016 11:35:00 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **NINETY SEVEN THOUSAND ONE HUNDRED FIFTY-FOUR DOLLARS AND SEVENTY-SEVEN CENTS (\$97,154.77)** TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED, I,

STACI BEARDEN BALLARD, A MARRIED WOMAN, 1853 HAMILTON ROAD, PELHAM, ALABAMA 35124

(HEREIN REFERRED TO AS GRANTOR) DO HEREBY GRANT, BARGAIN, SELL, AND CONVEY UNTO

ANDREW ARTHUR BURELL - REVOCABLE LIVING TRUST

WHOSE MAILING ADDRESS IS 1461 OAK RIDGE DRIVE, BIRMINGHAM, ALABAMA 35242

(HEREIN REFERRED TO AS GRANTEE) THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, (VACANT LANDS-NO ADDRESS), TO-WIT:

THAT PORTION OF PARCEL 1 (DESCRIBED HEREUNDER) CONTAINING 7.38 ACRES, MORE OR LESS, LOCATED IN THE NW ¼ OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN EASTERLY ALONG THE NORTHERN BOUNDARY LINE OF SAID SECTION A DISTANCE OF 2673.06 FEET TO A CALCULATED POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE TURN AN ANGLE OF 88°55'27" TO THE RIGHT AND RUN SOUTHERLY A DISTANCE OF 214.44 FEET ALONG THE EAST BOUNDARY LINE OF SAID QUARTER SECTION TO AN IRON PIN SET STAMPED "CARR 00010 LS", POINT ALSO BEING THE POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE IN THE SAME DESCRIBED DIRECTION A DISTANCE OF 1083.15 FEET TO AN EXISTING 3" CAPPED PIPE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 11, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE TURN AN ANGLE OF 90°18'46" TO THE RIGHT AND RUN A DISTANCE OF 638.44 FEET TO AN IRON PIN SET STAMPED "CARR 00010 LS", POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 261; THENCE TURN AN ANGLE TO THE RIGHT 122°03'17" TO THE CHORD OF A CURVE HAVING A RADIUS OF 2824.79 FEET AND A CENTRAL ANGLE OF 2°19'09", FOR AN ARC DISTANCE OF 114.33 FEET AND A CHORD DISTANCE OF 114.33 FEET; THENCE TURN FROM SAID

CHORD TO THE RIGHT 1°09'35" AND CONTINUE ALONG SAID COUNTY RIGHT-OF-WAY LINE FOR A DISTANCE OF 521.10 FEET TO AN EXISTING CONCRETE MONUMENT, POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE TURN LEFT 4°31'00" TO THE CHORD OF SAID CURVE HAVING A RADIUS OF 2904.79 FEET AND A CENTRAL ANGLE OF 9°02'00" FOR AN ARC DISTANCE OF 457.97 FEET AND A CHORD DISTANCE OF 457.50 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE TURN LEFT 4°31'00" FROM SAID CHORD AND CONTINUE ALONG SAID RIGHT-OF-WAY FROM CHORD 164.21 FEET TO THE POINT OF BEGINNING. THIS PARCEL IS FURTHER IDENTIFIED AS PARCEL NO. 13-1-11-0-000-001.006 IN THE OFFICE OF THE PROPERTY TAX COMMISSIONER OF SHELBY COUNTY, ALABAMA.

PARCEL 1: (NOT CONVEYED BY THIS DEED EXCEPT FOR THE PORTIONS THEREOF IDENTIFIED ABOVE)

BEGIN AT THE SOUTHEAST CORNER OF THE NE ¼ OF THE NW ¼, SECTION 11, T-20S, R-3W; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF SAID ¼ ¼ SECTION FOR 641.87 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 261; THENCE TURN A DEFLECTION ANGLE OF 120° 50' 17" TO THE RIGHT AND RUN ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2824.79 FEET AND A CENTRAL ANGLE OF 2° 23' 38", FOR AN ARC DISTANCE OF 118.03 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND ALONG A TANGENT SECTION FOR 521.10 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 2904.79 FEET AND A CENTRAL ANGLE OF 9° 02', FOR AN ARC DISTANCE OF 457.97 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND ALONG A TANGENT SECTION FOR 923.63 FEET; THENCE TURN A DEFLECTION ANGLE OF 90° TO THE RIGHT AND LEAVING SAID RIGHT-OF-WAY RUN 326.38 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 105; THENCE TURN A DEFLECTION ANGLE OF 76° 44' 13" TO THE RIGHT AND RUN ALONG SAID COUNTY HIGHWAY RIGHT-OF-WAY FOR 642.19 FEET; THENCE CONTINUE ALONG SAID COUNTY HIGHWAY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1949.86 FEET AND A CENTRAL ANGLE OF 21° 11' 42", FOR AN ARC DISTANCE OF 721.30 FEET; THENCE TURN A DEFLECTION ANGLE OF 10° 30' 20" TO THE RIGHT FROM THE TANGENT OF SAID CURVE, AND CONTINUE ALONG SAID COUNTY HIGHWAY RIGHT-OF-WAY FOR 52.13 FEET; THENCE TURN A DEFLECTION ANGLE OF 62° 28' 54" TO THE RIGHT AND LEAVING SAID RIGHT-OF-WAY RUN 535.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LYING IN NE ¼ OF THE NW ¼ AND THE NW ¼ OF THE NE ¼ OF SECTION 11, T-20S, R-3W AND THE SW ¼ OF THE SE ¼ OF SECTION 2, T-20S, R-3W AND CONTAINS 23.8 ACRES. PARCEL SUBJECT TO DEEDS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR THEIR SPOUSE.

TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, FOREVER.

AND I DO FOR MYSELF AND FOR MY HEIRS, EXECUTORS, AND ADMINISTRATORS COVENANT WITH THE SAID GRANTEE, HIS HEIRS AND ASSIGNS, THAT WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THEY ARE FREE FROM ALL ENCUMBRANCES, UNLESS OTHERWISE NOTED ABOVE; THAT I HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT I WILL AND MY HEIRS, EXECUTORS, AND ADMINISTRATORS SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.



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IN WITNESS WHEREOF, EACH OF US HAS HEREUNTO SET HAND AND SEAL THIS 1ST DAY OF AUGUST, 2016.

Staci Bearden Ballard (SEAL)
STACI BEARDEN BALLARD

Andrew Arthur Burrell (SEAL)
ANDREW ARTHUR BURELL

STATE OF ALABAMA
SHELBY COUNTY


I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **STACI BEARDEN BALLARD**, A MARRIED WOMAN, 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 OFFICIAL SEAL THIS 1 DAY OF AUGUST, 2016.

Yauney Sikes (SEAL)
NOTARY PUBLIC

YAUNEY SIKES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2017

STATE OF ALABAMA
SHELBY COUNTY


20161215000457330 3/5 \$124 50
Shelby Cnty Judge of Probate, AL
12/15/2016 11:35:00 AM FILED/CERT

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT **ANDREW ARTHUR BURELL**, 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, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 1 DAY OF AUGUST, 2016.

Yauney Sikes (SEAL)
NOTARY PUBLIC

YAUNEY SIKES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 23, 2017

This is the breakout for the cost of each parcel:

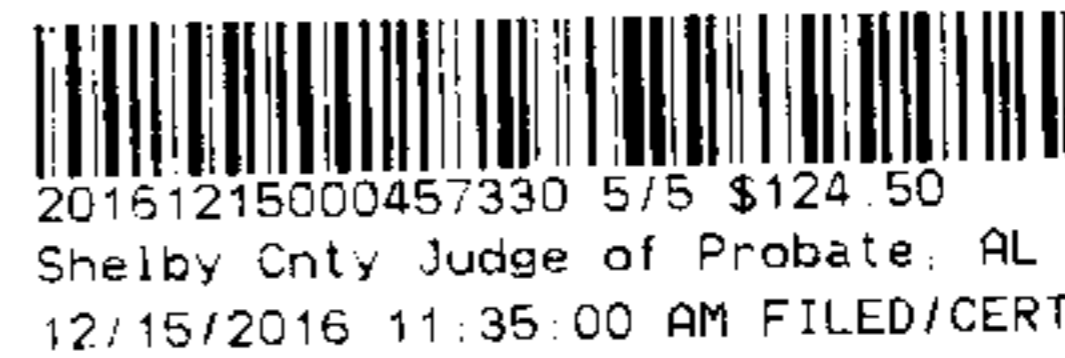
The cost of the survey was \$2950; your half of that is \$1475. This amount was taken equally from the cost of each parcel, which is \$737.50 per parcel.

The taxes on the property are \$369.30/year which is \$30.78/month. Since the land was yours for the first seven months of 2016, your cost for the taxes is \$215.46 (7x\$30.78). This amount was taken equally from the cost of each parcel, which is \$107.73 per parcel.

The previously agreed upon amount of \$10,000.00 is taken equally from the cost of each parcel, which is \$5,000.00 per parcel.

So, the total amount taken from each parcel is:

\$5,000.00 previously agreed amount
\$ 737.50 survey
\$ 107.73 taxes
\$5,845.23 total deduction per parcel



The resulting cost of each parcel is:

\$52,500.00 for the 3.42 acre parcel
\$ 5,845.23 total deduction per parcel
\$46,654.77

\$103,000.00 for the 7.34 acre parcel
\$ 5,845.23 total deduction per parcel
\$ 97,154.77

The total to be paid is:

\$ 46,654.77 for the 3.42 acre parcel
\$ 97,154.77 for the 7.34 acre parcel
\$143,809.54

Here is another view of the cost:

\$103,000.00 7.34 acre parcel appraisal
\$ 52,500.00 3.42 acre parcel appraisal
\$155,500.00
\$ 10,000.00 previously agreed amount deducted
\$ 1,475.00 your half of the survey
\$ 215.46 your seven months of taxes
\$143,809.54