

SEND TAX NOTICE TO:

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

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20161215000457340 1/4 \$71.00
Shelby Cnty Judge of Probate, AL
12/15/2016 11:35:01 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF **FORTY SIX THOUSAND SIX HUNDRED FIFTY-FOUR DOLLARS AND SEVENTY-SEVEN CENTS (\$46,654.77)** 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 3.78 ACRES, MORE OR LESS, LOCATED IN THE SE ¼ OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE RUN WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID SECTION A DISTANCE OF 2128.89 FEET TO AN IRON PIN SET STAMPED 'CARR 00010 LS', SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAME DESCRIBED DIRECTION A DISTANCE OF 447.28 FEET TO AN IRON PIN SET STAMPED 'CARR 00010 LS', SAID POINT ALSO BEING THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 261; THENCE TURN AN ANGLE OF 113°25'05" TO THE RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 525.77 FEET TO AN IRON PIN SET STAMPED "CARR 00010 LS"; THENCE TURN AN ANGLE OF 90°00'00" TO THE RIGHT AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 328.35 FEET TO AN IRON PIN SET STAMPED "CARR 00010 LS", POINT ALSO BEING THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BEARDEN ROAD; THENCE TURN AN ANGLE OF 76°43'35" TO THE RIGHT AND RUN ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 357.55 FEET TO THE POINT OF BEGINNING. THIS PARCEL IS FURTHER IDENTIFIED AS PARCEL NO. 13-1-02-4-001-005.001 IN THE OFFICE OF THE PROPERTY TAX COMMISSIONER OF SHELBY COUNTY, ALABAMA.

Shelby County, AL 12/15/2016
State of Alabama
Deed Tax: \$47.00

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

BEGIN AT THE SOUTHEAST CORNER OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, SECTION 11, T-20S, R-3W; THENCE RUN WESTERLY ALONG THE SOUTH BOUNDARY OF SAID $\frac{1}{4}$ $\frac{1}{4}$ 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 $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 11, T-20S, R-3W AND THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ 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.



20161215000457340 2/4 \$71.00
Shelby Cnty Judge of Probate, AL
12/15/2016 11:35:01 AM FILED/CERT

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 Burell (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.

Yaune Sikes (SEAL)
NOTARY PUBLIC

STATE OF ALABAMA
SHELBY COUNTY

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

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.

Yaune Sikes (SEAL)
NOTARY PUBLIC

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

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1. The first part of the document is a letterhead from the Federal Bureau of Investigation, dated January 1, 1963, and addressed to the Director of the Central Intelligence Agency. The letter is signed by J. Edgar Hoover, Director of the FBI.

may be used for the purpose of the project.

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