

Send tax notice to:
David Hunter
2171 Highway 48
Wilsonville, AL 35186

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017030

20170227000066710
02/27/2017 10:41:38 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Fifty-One Thousand Five Hundred and 00/100 Dollars (\$351,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, Holly S. Scherzer, a single individual, **whose mailing address** is: 2870 Hwy 49 Columbiana AL 35051 (hereinafter referred to as "Grantors") by David Hunter and Deana Hunter **whose property address** is: 2171 Highway 48, Wilsonville, AL, 35186 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

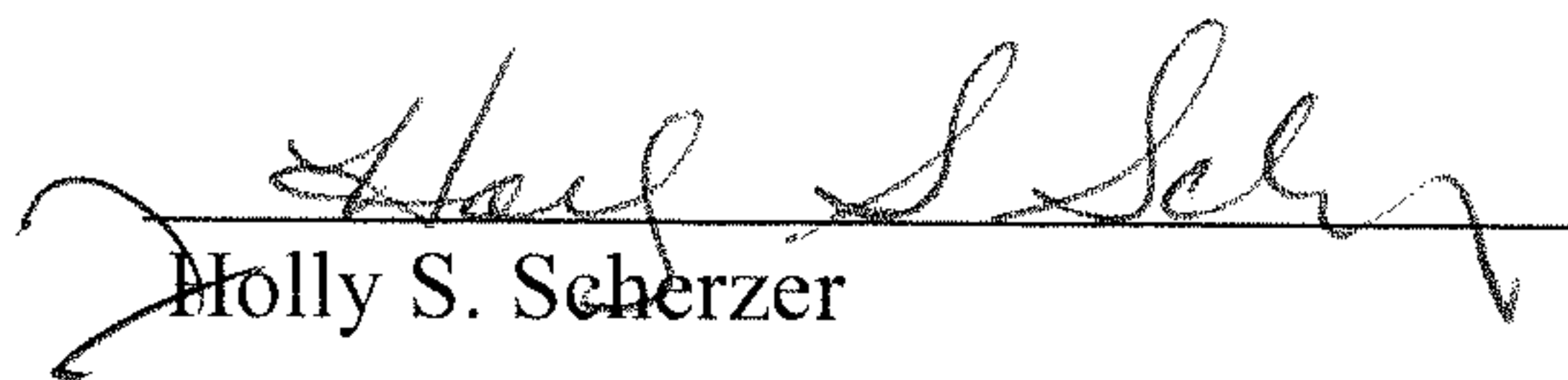
SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Easements, encumbrances, or claims thereto, not shown by the Public records
3. Any Mineral or mineral rights leased, granted or retained by current or prior owners.

\$333,925.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 24th day of February, 2017.


Holly S. Scherzer

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 24th day of February, 2017.

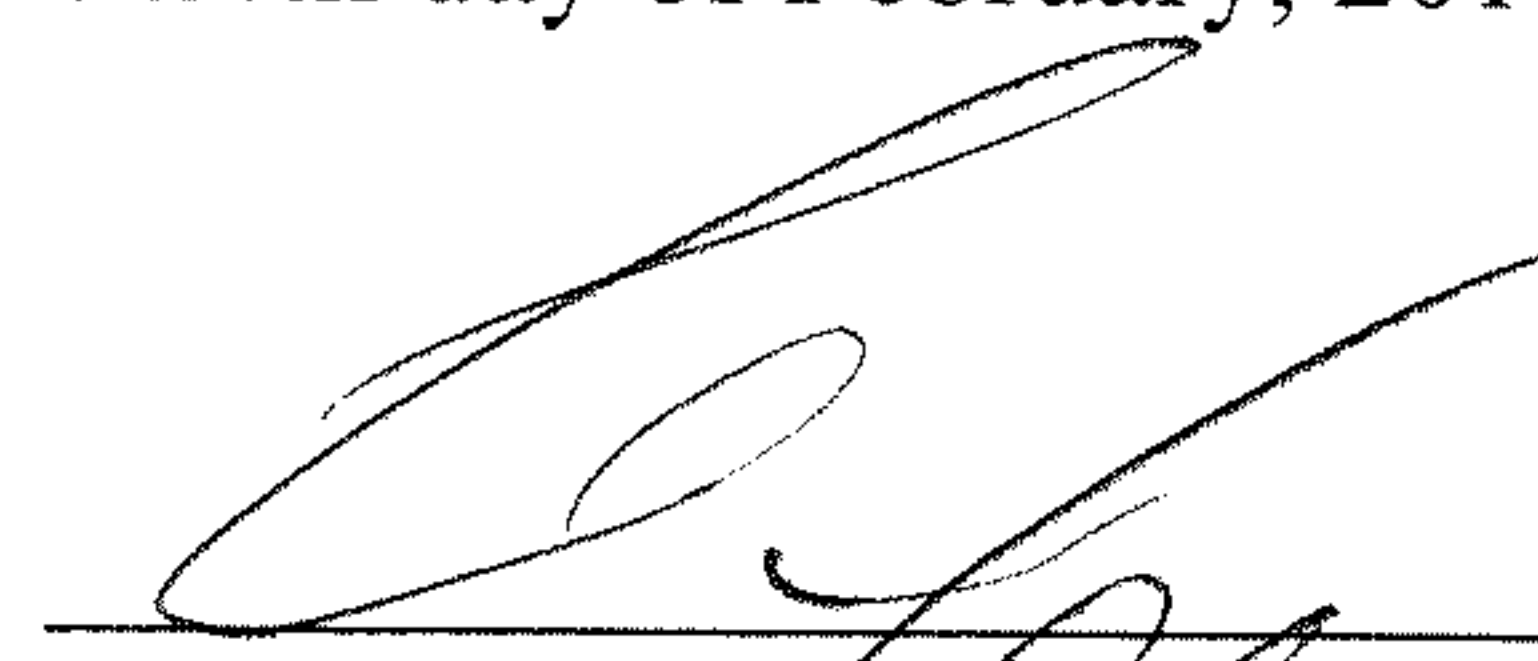
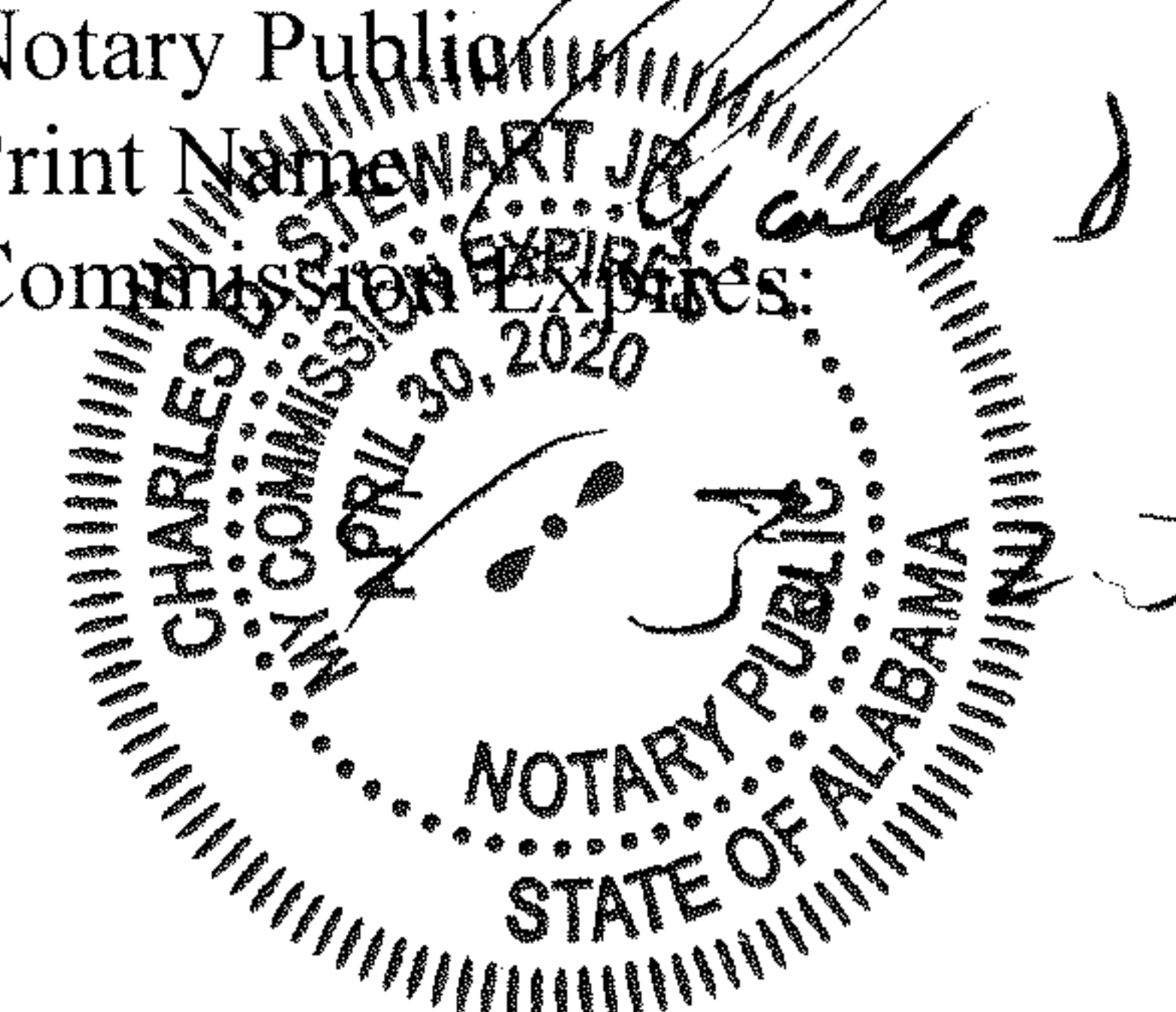
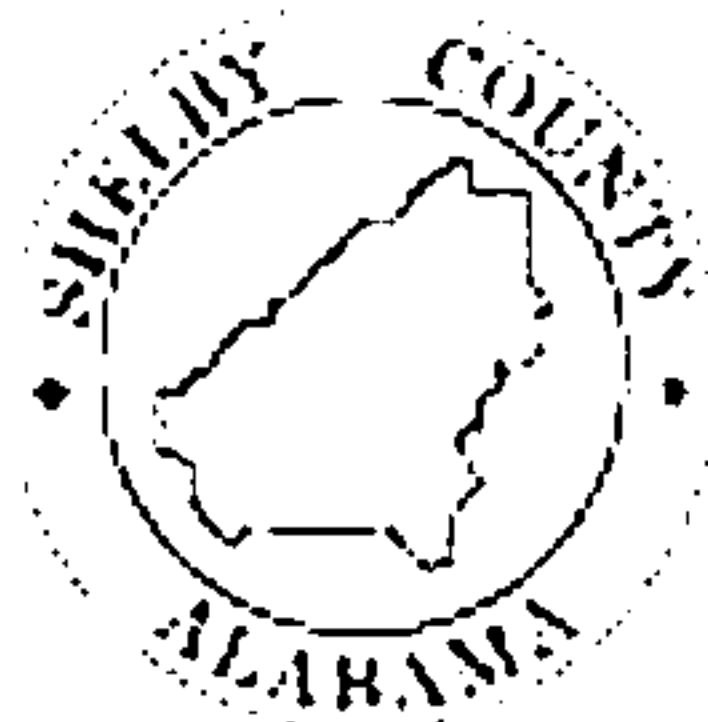

Notary Public
Print Name: CHARLES S. STEWART JR.
Commission Expires: APRIL 30, 2020

Handwritten signature: Charles S. Stewart Jr.

EXHIBIT "A"

From the Southwest corner of Section 35, Township 20 South, Range 1 East, run thence North along the accepted West boundary of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 35, a distance of 1278.40 feet to the accepted Northwest corner of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn 91 deg. 02 min. 18 sec. right and run 1083.46 feet along the accepted North boundary of said SW $\frac{1}{4}$ of SW $\frac{1}{4}$ to a $\frac{1}{2}$ " rebar, being the point of beginning of herein described parcel of land; thence continue along said course a distance of 251.00 feet to a $\frac{1}{2}$ " rebar at the Northwest corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 35; thence continue along said course and along the accepted North boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 520.10 feet to a 2" pipe on the Westerly boundary of Atchinson Road; thence turn 107 deg. 31 min. 15 sec. right and run 51.41 feet along said road boundary and the following courses; 18 deg. 04 min. 11 sec. right for 150.41 feet; 04 deg. 23 min. 56 sec. right for 173.11 feet; 16 deg. 02 min. 35 sec. left for 129.98 feet; 09 deg. 48 min. 21 sec. right for 293.33 feet; 10 deg. 02 min. 25 sec. left for 196.62 feet; 07 deg. 52 min. 36 sec. right for 72.27 feet; 25 deg. 29 min. 28 sec. right for 93.74 feet; 05 deg. 43 min. 41 sec. right for 110.72 feet; thence run 17 deg. 06 min. 24 sec. left and run 322.18 feet along said road boundary to a $\frac{1}{2}$ " rebar at the intersection of the Westerly boundary of Atchinson Road with the Northerly boundary of Shelby County Highway #48 (80' R.O.W.); thence turn 44 deg. 04 min. 51 sec. right and run 434.53 feet along the Northerly boundary said highway #48 to a $\frac{1}{2}$ " rebar; thence turn 90 deg. 58 min. 48 sec. right and run 164.22 feet to a $\frac{1}{2}$ " rebar; thence turn 29 deg. 06 min. 44 sec. right and run 1236.54 feet to the point of beginning of herein described parcel of land, situated in the S $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 35, Township 20 South, Range 1 East, Shelby County Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/27/2017 10:41:38 AM
\$39.00 CHERRY
20170227000066710

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.