



20170405000115130 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/05/2017 09:39:06 AM FILED/CERT

JUNE 27- 2001

I William H. Armstrong
when I die give
James Spody Clecker
2 acres of land on the
corner of Outback trail
+ County Rd 55, Road
frontage property where
he now lives. James
Clecker gave me \$100.00
Dollars for this property.

Owner - William H. Armstrong.

Witness - Bill Tate

"OVER"

JUNE-01-

James Spody Clecker
has always been good
to me, and helped me
more than words can say
I can talk to him, over
proppens or go fishing
and hunting with him.
Spody is always the
same good man

William H. Armstrong

Mary F. Martin

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 30, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

20170405000115130 2/3 \$21.00
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Send tax notice to:
Blair and Mark Asbury
2750 Sunrise Drive
Moody, AL 35004
BHM1700185

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED


20170309000081330 1/3 \$80.50
Shelby Cnty Judge of Probate, AL
03/09/2017 01:35:33 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned **William H Armstrong, a married man** whose mailing address is: **12564 Highway 55, Sterrett, AL 35147** (hereinafter referred to as "Grantor"), by **Blair Gullledge Asbury and Mark B Asbury** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

A parcel in part of the Southwest Quarter of the Northeast Quarter and in part of the Southeast Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 1 East in Shelby County, Alabama and being more particularly described as follows: Commence at an existing 1" allthread at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section, said point being the Point of Beginning and run South 01° 00' 10" East along the East line of said Quarter-Quarter Section for 199.52 feet to an existing 1" allthread, thence North 89° 08' 25" East for 278.59 feet to an existing 3/8" rebar, thence South 13° 09' 05" West for 286.70 feet to an existing 1/2" rebar, thence South 82° 14' 55" West for 245.61 feet to an existing 1/2" rebar, thence South 60° 32' 05" West for 217.87 feet to an existing 1/2" rebar on the North right-of-way of Outback Trail (30' right-of-way), thence North 54° 30' 55" West along said North right-of-way for 31.64 feet to a 5/8" rebar set, thence North 47° 18' 30" West along said North right-of-way for 70.10 feet to a 5/8" rebar set, thence North 74° 54' 55" West along said North right-of-way for 220.53 feet to a 5/8" rebar set, thence North 57° 30' 20" West along said right-of-way for 287.06 feet to a 5/8" rebar set on the Easterly right-of-way of Shelby County Highway 55 (80' right-of-way), said point being a P.O.C. on a right-of-way curve to the right (Radius = 3061.45', Delta = 06° 45' 20", Chord = North 23° 10' 55" East 360.76 feet), thence run in a Northeasterly direction along the arc of said curve for 360.97 feet to a 5/8" rebar set on the North line of the Southwest Quarter of the Northeast Quarter of said Section, thence (leaving right-of-way) run North 89° 28' 00" East for 7.14 feet to an existing 1 1/4" solid iron, thence continue North 89° 28' 00" East for 599.43 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2016 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Said property is one and the same as that property conveyed in deed recorded as Instrument No. 1993-29171 in the Office of the Judge of Probate of Shelby County, Alabama.


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Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$59.50