

Send tax notice to:
JEFFREY A. BEST
1101 HERITAGE LAKE DRIVE
CALERA, ALABAMA 35040

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

2017171

WARRANTY DEED

20170426000143360
04/26/2017 12:51:33 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Nine Thousand Five Hundred and 00/100 Dollars (\$199,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, MEREDITH M. ATWATER, a single individual **whose mailing address** is: 2721 Drennen Circle Birmingham AL 35242 (hereinafter referred to as "Grantors") by JEFFREY A. BEST and ELIZABETH A. BEST **whose property address** is: 1101 HERITAGE LAKE DRIVE, CALERA, ALABAMA, 35040 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"

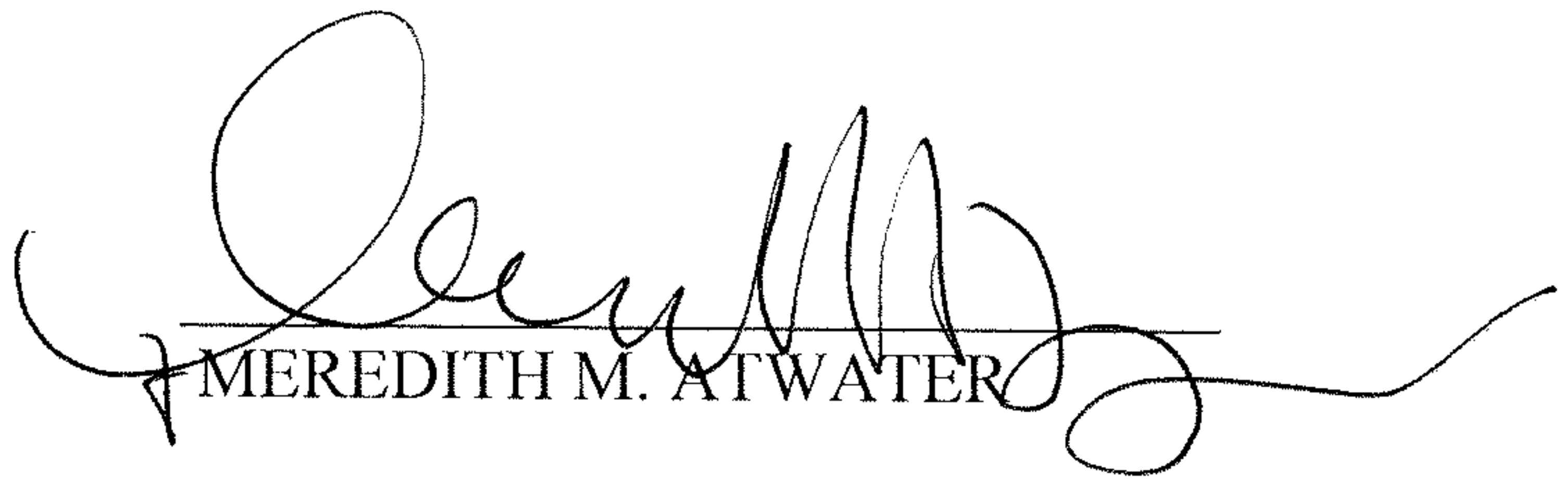
SUBJECT TO:

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY TO INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. Right of way granted to Norfolk Southern Railroad as set forth in the Office of the Judge of Probate of Shelby County, Alabama.
4. Easement to Alabama Power Company as recorded in Instrument No. 1995-7104 in the Probate Office of Shelby County, Alabama.
5. Subject to covenants, conditions and restrictions as set forth in the document recorded in Instrument No. 2001-18706 and Instrument No. 20050214000071380 and any amendments thereto in the Probate of Shelby County, Alabama.
6. Less and except any portion of subject property lying within a road right of way.
7. Riparian and other rights created by the fact that subject property lies adjacent to Camp Branch Creek.

\$160,000.00 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 April, 2017.


MEREDITH M. ATWATER

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MEREDITH M. ATWATER 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 April, 2017.

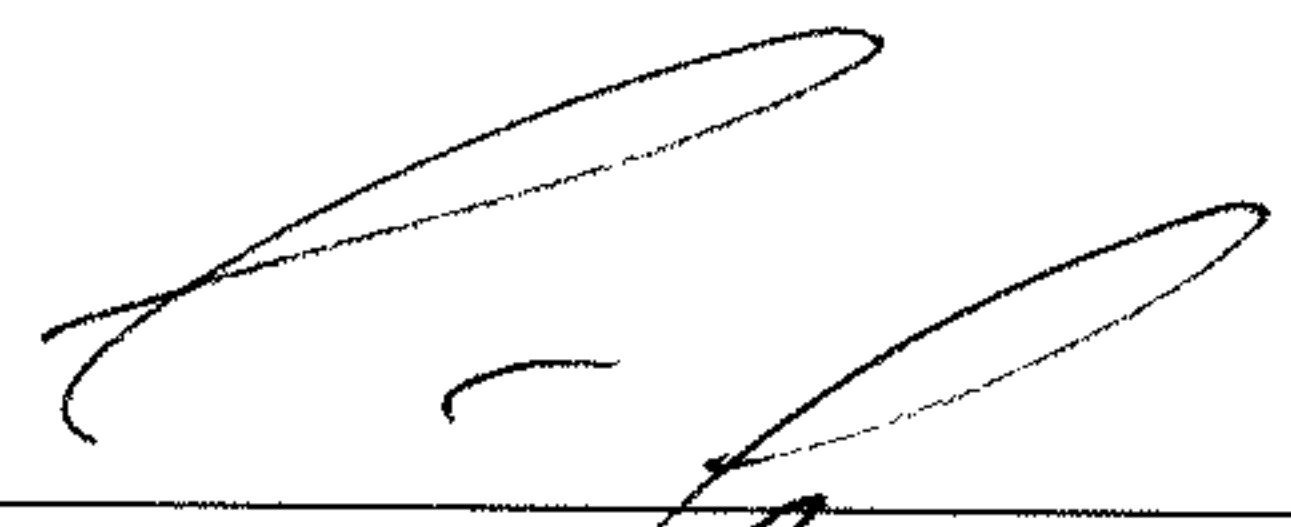

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20

EXHIBIT A
LEGAL DESCRIPTION

Commence at a 4 x 4 concrete monument in place being the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed North 89 degrees 43 minutes 22 seconds east along the North boundary of said quarter-quarter section, for a distance of 412.12 feet; thence proceed South 67 degrees 44 minutes 07 seconds West for a distance of 1,757.50 feet; thence proceed South 39 degrees 22 minutes 10 seconds West for a distance of 382.81 feet; thence proceed North 30 degrees 52 minutes 08 seconds West for a distance of 250.53 feet; thence proceed North 24 degrees 00 minutes 11 seconds West for a distance of 227.22 feet; thence proceed North 00 degrees 00 minutes 00 seconds West for a distance of 499.74 feet; thence proceed North 88 degrees 43 minutes 13 seconds East to the Point of Beginning.

The above described land is located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/26/2017 12:51:33 PM
\$220.50 CHERRY
20170426000143360

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the County Clerk.