

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Tiffany C. Statum
3432 Indian Lake Trail
Pelham, AL 35124
(also the property address)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of Two Hundred Eighty Thousand Dollars and
no/100--(\$280,000.00) Dollars.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt
whereof is acknowledged, I or we

Bobby Statum and Diana Statum, a married couple
(Whose address is: 3432 Indian Lake Trail, Pelham, AL 35124)
(herein referred to as GRANTOR, whether one or more), does grant, bargain, sell and convey unto

Tiffany C. Statum
(Whose address is the property address)
(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description

Subject to: current taxes, liens, easements and restrictions of record.

\$ 224,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.
And I/we do for myself / ourselves and for my / our heirs, executors, and administrators covenant
with the said GRANTEES, their successors and assigns, that I / am we are lawfully seized in fee
simple of said premises; that they are free from all encumbrances, unless otherwise noted above;
that I / we have a good right to sell and convey the same as aforesaid; that I / we will and my / our
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES,
their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 28th
day of April, 2017

Bobby Statum (Seal) Diana Statum (Seal)
Bobby Statum Diana Statum

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

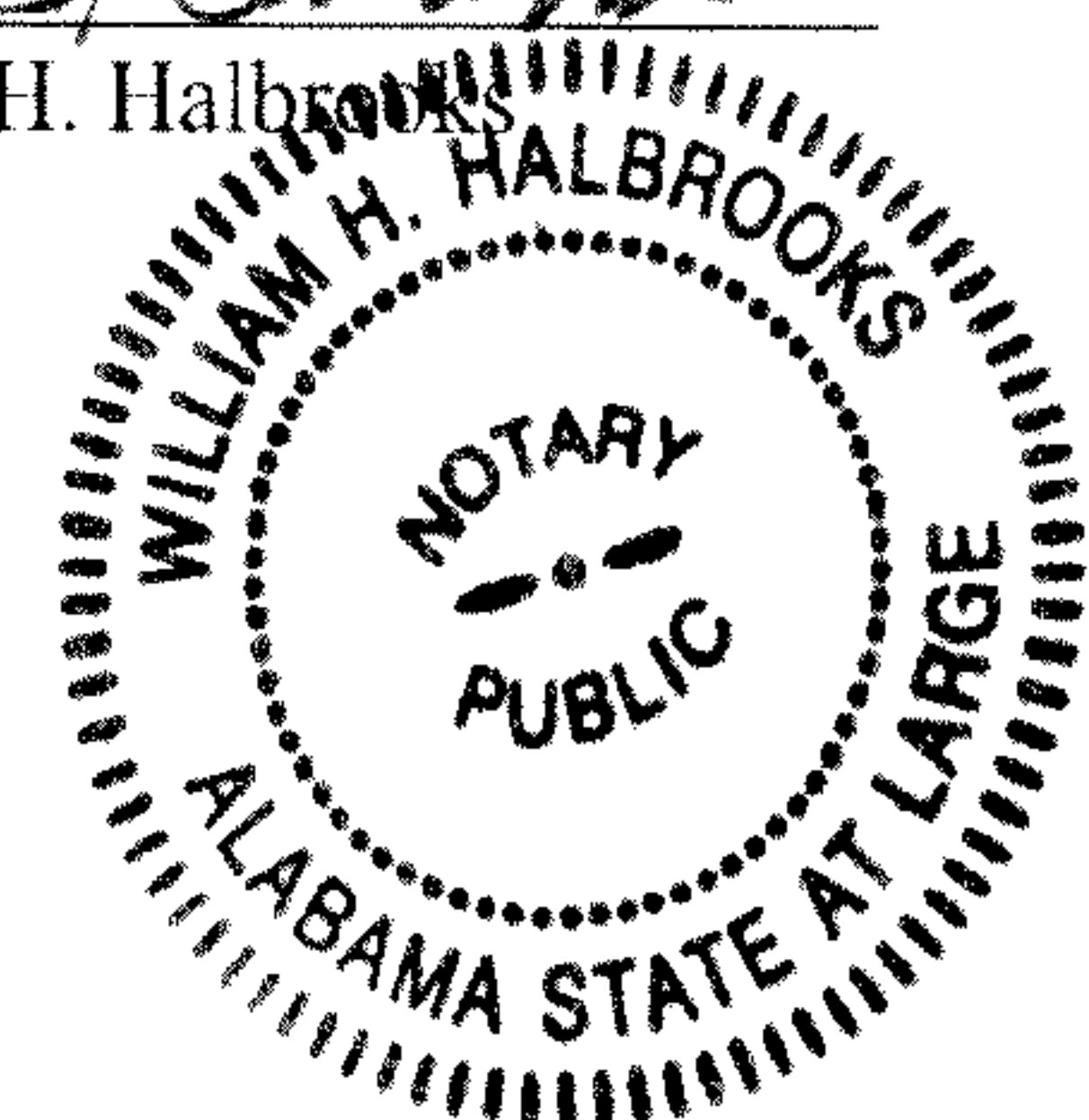
General Acknowledgment

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

Given under my hand and official seal this 28th day of April, A.D., 2017.

My Commission Expires: 4-21-2020

William H. Halbrooks
Notary Public: William H. Halbrooks



File No: TS1700392

EXHIBIT "A"

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 36, Township 19 South, Range 3 West; thence North 30 degrees 55 minutes 47 seconds East, a distance of 360.70 feet to the Southeastern right of way line of Indian Lake Drive; thence North 27 degrees 12 minutes 11 seconds East, along said right of way line a distance of 105.95 feet; thence North 27 degrees 16 minutes 01 seconds East along said right of way line a distance of 75.98 feet; thence North 35 degrees 20 minutes 47 seconds East a distance of 24.21 feet to the Point of Beginning; thence continue along the last described course and along said right of way line a distance of 108.79 feet; thence South 54 degrees 39 minutes 13 seconds East a distance of 311.50 feet to a point on the Western right of way line of Indian Lake Trail, said point being a point on a curve to the left having a radius of 53.13 feet and a central angle of 88 degrees 05 minutes 53 seconds; thence along the arc of said curve and said right of way line a distance of 81.70 feet, said arc subtended by a chord which bears South 20 degrees 33 minutes 15 seconds East a distance of 73.88 feet to the end of said curve; thence South 41 degrees 19 minutes 07 seconds West leaving said right of way line a distance of 99.46 feet; thence North 49 degrees 40 minutes 35 seconds West a distance of 363.70 feet to the Point of Beginning.

Subject to a 15 foot ingress/egress easement being more particularly described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West; thence North 30 degrees 55 minutes 47 seconds East a distance of 360.70 feet to the Southeastern right of way line of Indian Lake Drive; thence North 27 degrees 12 minutes 11 seconds East along said right of way line a distance of 105.95 feet; thence North 27 degrees 16 minutes 01 seconds East along said right of way line a distance of 75.98 feet; thence North 35 degrees 20 minutes 47 seconds East along said right of way line a distance of 133.00 feet; thence South 54 degrees 39 minutes 13 seconds East a distance of 311.50 feet to a point on the Western right of way line of Indian Lake Trail, said point being a point on a curve to the left having a radius of 53.13 feet to a central angle of 47 degrees 10 minutes 38 seconds; thence along the arc of said curve and said right of way line a distance of 43.75 feet, said arc subtended by a chord which bears South 0 degrees 5 minutes 38 seconds East a distance of 42.52 feet to the Point of Beginning of the centerline of a 15 foot ingress and egress easement, said easement lying 7.5 feet each side of said centerline; thence South 69 degrees 42 minutes 20 seconds West a distance of 118.24 feet to the Southwesterly property line of said parcel; said point being the end of said centerline of said easement.

Subject to ingress/egress and utility easement described as follows: Commence at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, thence North 30 degrees 55 minutes 47 seconds East a distance of 360.70 feet to the Southeastern right of way line of Indian Lake Drive; thence North 27 degrees 12 minutes 11 seconds East along said right of way line a distance of 105.95 feet; thence North 27 degrees 16 minutes 01 seconds East along said right of way line a distance of 75.98 feet; thence North 35 degrees 20 minutes 47 seconds East along said right of way line a distance of 133.00 feet to the most Northerly corner of Statum property; thence South 54 degrees 39 minutes 13 seconds East 311.50 feet to an existing 1" iron pipe and being on the West right of way line of Indian Lake Trail, said point being on a curved right of way line and said curve being concave in an Easterly direction and having a central angle of 57 degrees 08 minutes 35 seconds and a radius of 53.98 feet; thence turn an angle to the right and run in Southerly direction along the arc of said curve for a distance of 53.83 feet to an existing nail set in an asphalt driveway and being the point of beginning; thence continue in a Southeasterly direction along the arc of said curve with a radius of 53.98 feet and a central angle of 29 degrees 20 minutes 41 seconds and run in a Southeasterly direction for a distance of 27.64 feet to an existing iron rebar set by Robert Farmer; thence run in a Southwesterly direction along the Southeast line of said Statum property for a distance of 37.28 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 143 degrees 35 minutes 12 seconds and run in a Northerly direction of 46.06 feet, more or less, to the point of beginning.

Being the same property erroneously described (easement number 2) in Deeds recorded in Instrument No. 20050929000507600, Instrument No. 20050624000313850 and Instrument No. 20050624000313840.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2017 02:31:58 PM
\$74.00 CHERRY
20170502000151660