

This instrument was prepared by:

Send Tax Notices to:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Robert R. Pless
Gail S. Pless
1228 Glen View Road
Birmingham, AL 35222

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Twenty Five Thousand and No/100 (\$425,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ellen Rebecca B. Hickel and Ellen Rachael Stuart now known as Rachael Hayes, as Trustees of the Burgin Family Trust I created under the Last Will and Testament of Thomas M. Burgin, Jefferson County Probate Case Number 1700888** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Robert R. Pless and Gail S. Pless**, (hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I:

Begin at the Southeast corner of the NE 1/4 of the NE 1/4 of Section 16, Township 18 South, Range 1 East; thence in a northerly direction along the East line of said 1/4-1/4 section 59.71 feet; thence 87 degrees 14 minutes 45 seconds to the left in a westerly direction and parallel with the South line of said 1/4-1/4 section 300.00 feet; thence 92 degrees 45 minutes 15 seconds to the left and parallel with the East line of said 1/4 1/4 section 59.71 feet to the South line of said 1/4-1/4; thence continue along the last described course in a southerly direction into the SE 1/4 of the NE 1/4 of said Section 16, Township 18 South, Range 1 East 140.0 feet; thence 26 degrees 48 minutes 34 seconds to the left in a southeasterly direction 155.0 feet; thence 60 degrees 26 minutes 11 seconds to the left in an easterly direction 230.0 feet to the East line of said SE 1/4 of the NE 1/4; thence 92 degrees 45 minutes 15 seconds to the left in a northerly direction along the East line of said SE 1/4 of the NE 1/4 275.0 feet to the Point of Beginning. Situated in Shelby County, Alabama.
(AS TO PARCEL I)

PARCEL II:

Commence at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 16, Township 18 South, Range 1 East; thence in a southerly direction along the East line of said quarter-quarter 660.33 feet to the Point of Beginning; thence 92 degrees 45 minutes 7-1/2 seconds to the right and in a westerly direction 1321.98 feet, more or less to the West line of said quarter-quarter; thence continue along the last described course 200.0 feet to a point, said point being situated in the Northwest quarter of the Northeast quarter of Section 16, Township 18 South, Range 1 East; thence 92 degrees 44 minutes 37-1/2 seconds to the left in a southerly direction and parallel with the East line of said Northwest quarter of the Northeast quarter 1331.4 feet to a point, said point being situated in the Southwest quarter of the Northeast quarter of Section 16, Township 18 South, Range 1 East; thence 87 degrees 15 minutes 15 seconds to the left in an easterly direction 200.0 feet to a point on the West line of said Southeast quarter of the Northeast quarter of Section 16, Township 18 South, Range 1 East; thence 87 degrees 15 minutes 15 seconds to the right in a southerly direction along the West line of said Southeast

quarter of the Northeast quarter 649.21 feet, more or less to the Southwest corner of said Southeast quarter of the Northeast quarter; thence 87 degrees 15 minutes to the left in an easterly direction along the South line of said Southeast quarter of the Northeast quarter 1321.98 feet, more or less, to the Southeast corner of said Southeast quarter of the Northeast quarter; thence 1 degree 12 minutes 05 seconds to the left in an easterly direction along the South line of the Southwest quarter of the Northwest quarter of Section 15, Township 18 South, Range 1 East, 1328.18 feet to the Southeast corner of said Southwest quarter of the Northwest quarter; thence 91 degrees 14 minutes 25 seconds to the left in a northerly direction along the East line of said Southwest quarter of the Northwest quarter 1318.85 feet to the Northeast corner of said Southwest quarter of the Northwest quarter; thence 91 degrees 19 minutes to the right in an easterly direction along the South line of the Northeast quarter of the Northwest quarter of Section 15, Township 18 South, Range 1 East 200.0 feet; thence 91 degrees 19 minutes to the left in a northerly direction and parallel with the West line of said Northeast quarter of the Northwest quarter 659.30 feet; thence 88 degrees 38 minutes 43 seconds to the left in a westerly direction 200.0 feet to a point on the West line of said Northeast quarter of the a northwest quarter; thence continue along last described course 1339.76 feet to the POINT OF BEGINNING.

EXCEPT from this deed the following described property: Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 18 South, Range 1 East; thence in an easterly direction along the North line of said quarter quarter section 156.27 feet; thence 87 degrees 15 minutes 15 seconds to the right in a southerly direction and parallel with the West line of said quarter quarter section 235.0 feet to the point of beginning; thence continue along the last described course 305.0 feet; thence 87 degrees 15 minutes 15 seconds to the left in an easterly direction and parallel to the North line of said quarter quarter section a distance of 330.0 feet; thence 92 degrees 44 minutes 45 seconds to the left in a northerly direction and parallel to the West line of said quarter-quarter 275.0 feet; thence 82 degrees 05 minutes 15 seconds to the left 332.8 feet to the Point of Beginning.

ALSO EXCEPT from this deed the following described property: Commence at the Northeast corner of the Northwest one-quarter of the Northwest one-quarter of Section 15, Township 18 South, Range 1 East; run thence in a southerly direction along the East line of said quarter quarter section for a distance of 990.49 feet to a point in the centerline of an existing road; thence turn an angle to the right of 64 degrees 41 minutes 30 seconds and run along the centerline of said existing road for a distance of 256.13 feet; thence turn an angle to the right of 26 degrees 15 minutes and run in a westerly direction along the centerline of said existing road for a distance of 232.47 feet; thence turn an angle to the left of 28 degrees 26 minutes and run in a southwesterly direction along the centerline of said existing road for a distance of 119.79 feet; thence turn an angle to the left of 30 degrees 26 minutes and run in a southwesterly direction along the centerline of an existing road for a distance of 220.75 feet; thence turn an angle to the left of 8 degrees 00 minutes and run in a southwesterly direction along the centerline of an existing road for a distance of 128.29 feet; thence turn an angle to the right of 62 degrees 20 minutes and run in a southwesterly direction for a distance of 119.71 feet to the point of beginning; from the point of beginning thus obtained; thence turn an angle to the right of 180 degrees 00 minutes and run in a northeasterly direction for a distance of 97.13 feet; thence turn an angle to the left of 62 degrees 20 minutes and run in a northeasterly direction for a distance of 140.18 feet; thence turn an angle to the right of 8 degrees 00 minutes and run in a northeasterly direction for a distance of 178.47 feet; thence turn an angle to the left of 130 degrees 48 minutes and run in a southwesterly direction for a distance of 57.11 feet; thence turn an angle to the left of 2 degrees 20 minutes and run in a southwesterly direction for a distance of 178.09 feet; thence turn an angle to the right of 9 degrees 44 minutes and run in a southwesterly direction for a distance of 52.06 feet; thence turn an angle to the left of 41 degrees 49 minutes 30 seconds and run in a southwesterly direction for a distance of 52.76 feet to a point on the edge of a lake; thence run in a southeasterly,

southerly, southwesterly, southeasterly and southwesterly direction along the edge of said waterline of said lake to the point of beginning.

PARCEL III:

The North one-half of Southeast quarter of Northwest quarter of Section 15, Township 18 South, Range 1 East, minerals and mining rights excepted.

ALSO, the Northeast quarter of Northwest quarter of Section 15, Township 18 South, Range 1 East, minerals and mining rights excepted, less and except the following described parcel: Begin at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 15, Township 18 South, Range 1 East; thence in a northerly direction along the westerly line of said Northeast quarter of Northwest quarter 659.43 feet; thence 91 degrees 21 minutes 17 seconds right and in an easterly direction 200.0 feet; thence 88 degrees 38 minutes 43 seconds right and in a southerly direction 659.30 feet to the South line of said Northeast quarter of Northwest quarter; thence 91 degrees 19 minutes right in a westerly direction along the South line of said Northeast quarter of Northwest quarter 200.0 feet to the point of beginning.

All situated in Shelby County, Alabama.

(AS TO 1/3 INTEREST, PARCEL II AND PARCEL III)

The interest being conveyed herein is for the Grantor's entire ownership of Parcel I and for the Grantor's 1/3 interest in Parcel II and Parcel III. The remaining owners of record retain their 2/3 interests in Parcel II and Parcel III- Robert R. Pless (as to 2/9 interest, Parcel II and Parcel III), Trust Estate "A" under the Last Will and Testament of Norman D. Pless (as to 1/9 interest, Parcel II and Parcel III) and Ollie McClung, Jr. (as to 1/3 interest, Parcel II and Parcel III).

For reference purposes, Limited Waiver of Option Rights have been executed by Ollie W. McClung, Jr., Elizabeth E. Pless, and Norman D. Pless, Jr.

SUBJECT TO:

1. Advalorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 12th day of July, 2017.

Ellen Rebecca B. Hickel (SEAL) *Seaside*
Ellen Rebecca B. Hickel, as Trustee
Of the Burgin Family Trust I, created
Under the Last Will and Testament of
Thomas M. Burgin, Jefferson County
Probate Case Number 1700888

Ellen Rachael Stuart (SEAL) *smoke*
Ellen Rachael Stuart now known as Rachael
Hayes, as Trustee
Of the Burgin Family Trust I, created
Under the Last Will and Testament of
Thomas M. Burgin, Jefferson County
Probate Case Number 1700888

STATE OF ALABAMA)

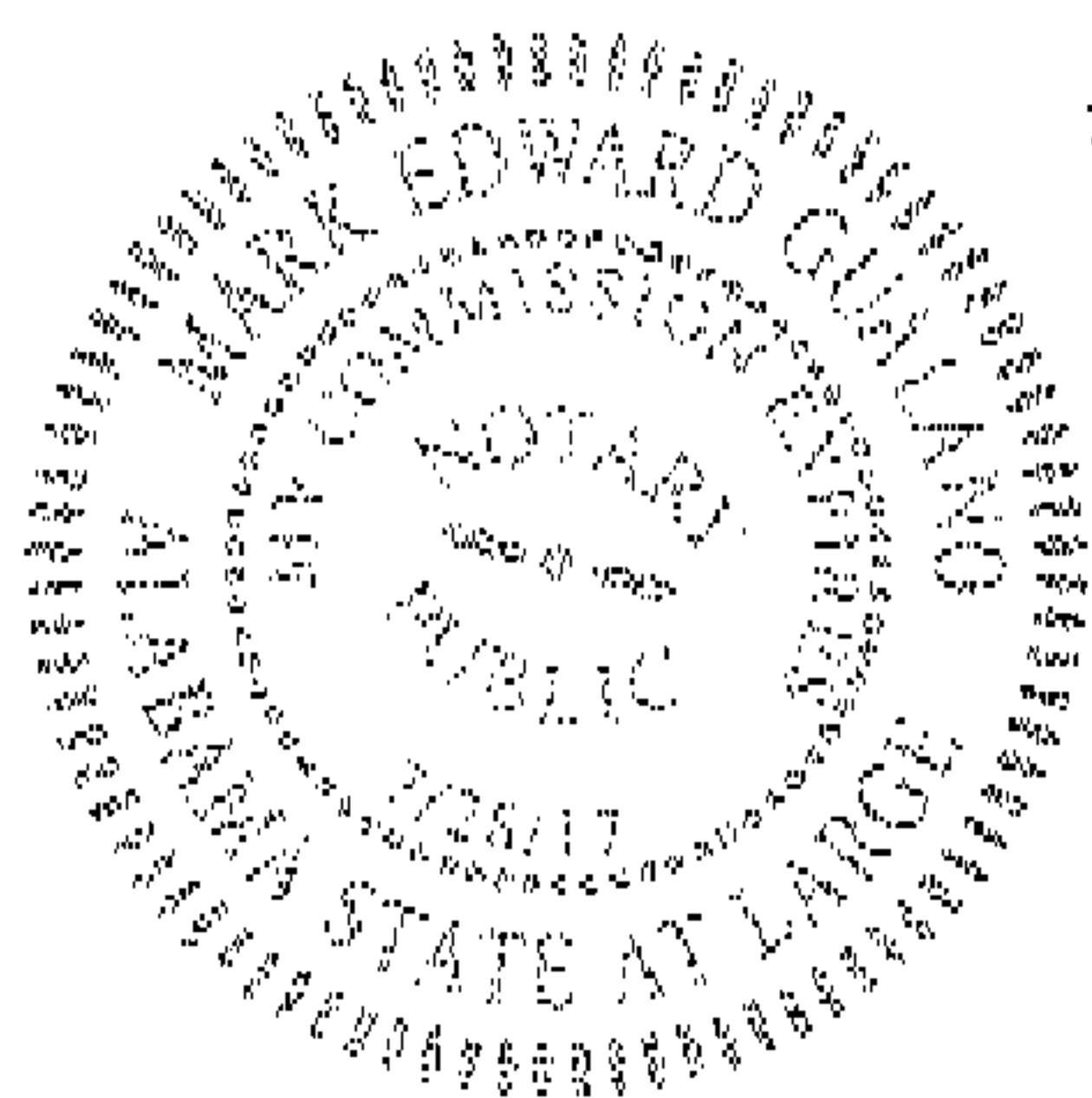
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that Ellen Rebecca B. Hickel and Ellen Rachael Stuart, now known as Rachael Hayes, whose names as Trustees of the Burgin Family Trust I created under the Last Will and Testament of Thomas M. Burgin, Jefferson County Probate Case Number 1700888, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they as such Trustees and with full authority, executed the same voluntarily for and as the act of said Burgin Family Trust I created under the Last Will and Testament of Thomas M. Burgin, Jefferson County Probate Case Number 1700888,

GIVEN under my hand and official seal on this 12th day of July, 2017.

[Signature]
Notary Public

My Commission Expires: 7/28/17



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Ellen Rebecca B. Hickel, as Trustee of the Burgin Family Trust I created under the Last Will and Testament of Thomas M. Burgin, Jefferson County Probate Case Number 1700888 Marsha Ann Burgin Kinard, as Trustee of the Burgin Family Trust I created under the Last Will and Testament of Thomas M. Burgin, Jefferson County Probate Case Number 1700888	Grantee's Name	Robert R. Pless Gail S. Pless
Mailing Address		Mailing Address	1228 Glen View Road Birmingham, AL 35222 AL
Property Address	166 Timberland Way * Vandiver, AL 35176 * Along with a 1/3 interest in 180 +- Acres	Date of Sale	July 12, 2017
		Total Purchase Price	\$425,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in

Code of Alabama 1975 § 40-22-1 (h).

Date 7/12/17

Print Robert R. Pless

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/14/2017 04:01:15 PM
\$455.00 CHERRY
20170714000252920

[Signature]