


STATE OF ALABAMA §
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SHELBY COUNTY §


20170807000284620 1/3 \$201.00
Shelby Cnty Judge of Probate, AL
08/07/2017 12:59:26 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Hundred Eighty Thousand and NO/100 (\$180,000.00) Dollars to the undersigned **SUSAN R. NELMS AND HUSBAND, FREDRICK C. NELMS, WHOSE MAILING ADDRESS IS 206 CAHABA LAKE CIRCLE, HELENA, ALABAMA 35080**, herein referred to as Grantors, in hand paid by **CHERYL FULLER, WHOSE MAILING ADDRESS IS 526 CRESTWAY CIRCLE, BIRMINGHAM, ALABAMA 35226**, herein referred to as Grantee, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Grantee, all their right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

Parcel I:
A parcel of land located in the West½ of the NW¼ of the NW¼ of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of said Section 25; thence run South along the West Section line a distance of 666.0 feet to the point of beginning; thence turn left 92 degrees 09 minutes and run East a distance of 370.67 feet; thence turn right 54 degrees 10 minutes and run Southeasterly a distance of 334.84 feet to a point on the Northwesterly right of way of Shelby County Highway #13; thence turn right 71 degrees 32 minutes and run Southwesterly along said right of way a distance of 298.0 feet to the point of a curve to the right having a delta angle of 23 degrees 25 ¼ seconds and a radius of 1352.69 feet; thence follow arc of said curve a distance of 602.0 feet to a point on the West line of said Section 25; thence turn right and run North along the West Section line a distance of 892.47 feet to the point of beginning.

Parcel II:
A parcel of land in the South ½ of the NW ¼ of the NW ¼ of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:
Commence at the Northwest corner of said Section 25; thence turn South along the West Section line a distance of 666.0 feet; thence turn left 92 degrees 09 minutes and run East a distance of 370.67 feet to the point of beginning; thence continue last course a distance of 391.09 feet to a point on the Northwesterly right of way of Shelby County Highway #13; thence turn right 125 degrees 42 minutes and run Southwesterly along said highway a distance of 334.28 feet; thence turn right 108 degrees 28 minutes and run Northwesterly a distance of 334.84 feet to the point of beginning.

Deed Reference: Instrument No. 20130618000249830

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: Acreage/See legal description

Date of Sale: August 4, 2017

Total Purchase Price: \$180,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Land Purchase Agreement

TO HAVE AND TO HOLD unto the Grantee, and the heirs and assigns of Grantee, forever, together with any and all remainder or reversion interest therein;

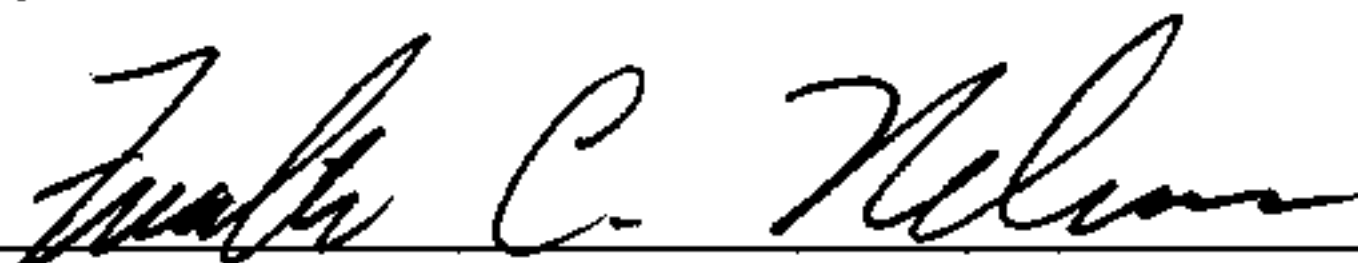
And the Grantor do for themselves and for his heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that they have a good right to sell and convey the same as is done hereby, that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the 4th day of August, 2017.



Susan R. Nelms



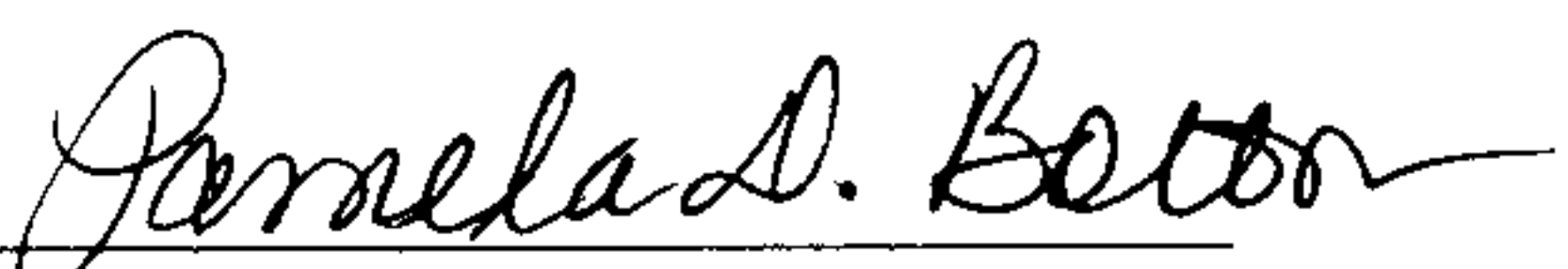
Fredrick C. Nelms


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TALLADEGA COUNTY §


I, the undersigned authority in and for said County, in said State, hereby certify that Susan R. Nelms and husband, Fredrick C. Nelms, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of August, 2017.



Notary Public: Pamela D. Bolton

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 10894.1


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