

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
112 Nearest Lane
Columbiana, AL 35051

WARRANTY DEED FOR EASEMENT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Larry Askew, a single man; Terry Phillips, and his wife, Shirley Phillips (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Dewayne Fox and wife, Carrie Fox (herein referred to as GRANTEES) an easement for ingress, egress, and utilities described as follows over real property in Shelby County, Alabama to-wit:

A 20-foot wide ingress/egress and utilities easement, lying 10 feet either side of and parallel to the following described centerline:

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama; thence S88°15'46"W, a distance of 594.36' to the SE Corner of Lot 1 of Fox Family Subdivision, as recorded in Map Book 44, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama; thence N04°20'59"W, a distance of 265.66' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S82°12'40"E, a distance of 170.89'; thence S79°21'22"E, a distance of 101.01' to the edge of pavement of Nearest Lane and the POINT OF ENDING OF SAID CENTERLINE.

Description furnished by GRANTEES.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And GRANTORS do for GRANTORS and for GRANTORS' heirs, executors, and



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Shelby Cnty Judge of Probate, AL
08/23/2017 11:39:09 AM FILED/CERT

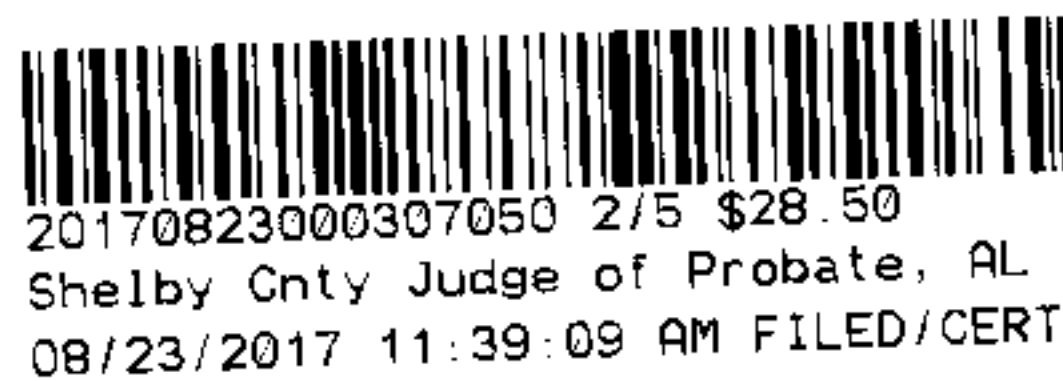
administrators covenant with the said GRANTEES and GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and GRANTORS' heirs, executors and administrators shall warrant and defend the same to the said GRANTEES and GRANTEES' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hands and seals,
this 23rd day of August, 2017.


Larry Askew

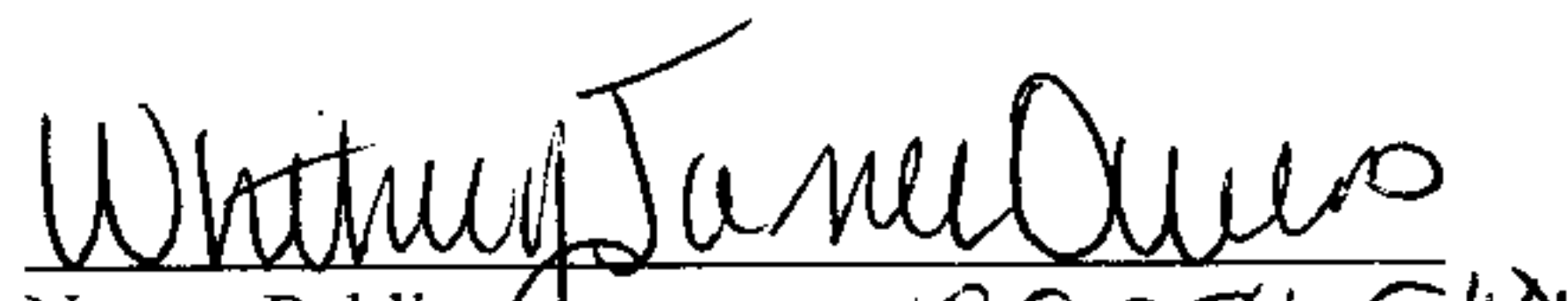
STATE OF ALABAMA

COUNTY OF SHELBY



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Askew, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2017.


Notary Public Expires 08/05/19

Terry Phillips
Terry Phillips

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Phillips whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2017.

Whitney James Owens
Notary Public 08/05/19

Shirley Phillips
Shirley Phillips

STATE OF ALABAMA

COUNTY OF SHELBY


20170823000307050 3/5 \$28.50
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley Phillips, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2017.

Whitney James Owens
Notary Public expires 08/05/19



LOT 1 OF
FOX FAMILY SUB
MB 44, PG 144
22-6-14-0-000-029.009

N 88°15'46" E 204.68

REBAR



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TERRY PHILLIPS
22-6-14-0-000-029.004

CL 20' INGRESS/EGRESS EASEMENT

LARRY ASKEW
22-6-14-0-000-029.013

101.01
CAP
REBAR

NEAREST LANE

LARRY ASKEW
22-6-14-0-000-029.014

CAP
REBAR

S 88°15'46" W 594.36

LARRY ASKEW
22-6-14-0-000-029.001

BONNIE ASKEW
22-6-14-0-000-029.007

LEGEND	
	1/2" REBAR SET
	IRON PIN FOUND
	RIGHT-OF-WAY
	NOT TO SCALE
	UTILITY POLE
	OVERHEAD UTILITIES
	FIELD MEASURED
	PLAT / RECORDED MAP
	COVERED DECK/PORCH
	DECK/PORCH

JOB NO. 17399
DATE 8/22/17 DATE OF FIELD SURVEY 8/23/17
ADDRESS SCALE 1" = 50' (11x17)
DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIPLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298



A 20' Wide Ingress/Egress Easement, lying 10' either side of and parallel to the following described centerline:
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SE CORNER
SE 1/4 - NW 1/4
SEC. 14, T-21S, R-2W
SHELBY COUNTY, AL
AXLE FOUND

Real Estate Sales Validation Form

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

Grantor's Name Larry Askew Terry & Shirley Phillips
Mailing Address 225 Wood 1st 114 Nearest Ln.
Columbiana AL 35051

Grantee's Name Dwayne and Corrie Fox
Mailing Address 112 Nearest Ln.
Columbiana, AL 35051

Property Address 112 Nearest Ln.
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ 500.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 or 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 _____

Print Dwayne Fox

Unatt _____

Sign Dwayne Fox

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1