

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Richard S. Baldwin, Jr. and Debra D. Baldwin
365 Sky Ridge Drive
Chelsea, Alabama 35043

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **SIX HUNDRED EIGHTY THOUSAND AND NO/100 (\$680,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DAVID R. GULLEDGE and JULIE GULLEDGE, husband and wife**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **RICHARD S. BALDWIN, JR. and DEBRA D. BALDWIN**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 5, according to the Survey of Sky Ridge Subdivision, as recorded in Map Book 23, Page 83, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ALONG with the following described (2) Easements:

EASEMENT 1:

A 20 foot ingress and egress and utility easement being more particularly described as follows, to wit:

Commence at a 1 inch iron in place accepted as the SW corner of Section 23, Township 19 South, Range 1 West Shelby County, Alabama; thence proceed North 89 deg. 13 min. 49 sec. East along the South boundary of said Section for a distance of 333.89 feet; thence proceed North 44 deg. 29 min. 59 sec. East for a distance of 869.01 feet; thence proceed North 53 deg. 50 min. 13 sec. West for a distance of 139.48 feet to a point on the North boundary of said 20 foot easement, said point being the point of beginning. From this beginning point, proceed North 89 deg. 23 min. 15 sec. East along the North boundary of said 20 foot easement for a distance of 150.0 feet; thence proceed South for a distance of 20 feet to a point on the North boundary of an existing 60 foot easement; thence proceed South 89 deg. 23 min. 15 sec. West along the North boundary of said 60 foot easement and parallel to the north boundary of said 20 foot easement for a distance of 122.84 feet; thence proceed North 53 deg. 50 min. 13 sec. West for a distance of 33.89 feet to the point of beginning.

ALSO:

EASEMENT 2:

A non-exclusive easement 60 foot easement for Ingress and Egress, more particularly described as follows:

From the Southwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 deg. 25 min. 49 sec. left and run 99.24 feet along said easement centerline and the following courses; 06 deg. 03 min. 54 sec. left for 104.89 feet; 12 deg. 24 min. 30 sec. left for 175.59 feet; 10 deg. 38 min. right for 201.28 feet; 12 deg. 54 min. 55 sec. right for 165.02 feet; 05 deg. 37 min. 50 sec. left for 265.89 feet; 15 deg. 35 min. 30 sec. right for 323.69 feet; 13 deg. 58 min. 30 sec. left for 188.54 feet; 08 deg. 44 min. right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 deg. 00 min. right and run along said easement centerline a distance of 50.72 feet; thence turn 92 deg. 06 min. 49 sec. left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 deg. 49 min. 11 sec. right for 141.23 feet; 12 deg. 33 min. 27 sec. left for 110.76 feet; 20 deg. 34 min. 50 sec. left for 169.50 feet; 15 deg. 05 min. 36 sec. right of 86.16 feet; 36 deg. 33 min. 41 sec. right for 166.53 feet; 29 deg. 09 min. 29 sec. left for 97.38 feet; 14 deg. 44 min. 38 sec. left for 198.02 feet; 16 deg. 40 min. 30 sec. left for 276.22 feet; 34 deg. 30 min. 41 sec. left for 274.24 feet to a point on the South boundary of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of aforementioned Section 23; thence turn 02 deg. 14 min. 58 sec. right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 deg. 53 min. 34 sec. and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 deg. 12 min. 30 sec. left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West; thence turn 180 deg. 00 min. right and run 760.84 feet along said easement centerline; thence turn 57 deg. 47 min. 30 sec. left and run 338.44 feet along said easement centerline; thence turn 02 deg. 42 min. 42 sec. right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 deg. 35 min. 43. Sec. and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 deg. 34 min. 50 sec. left and run 68.62 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 deg. 17 min. 51 sec. and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 deg. 09 min. 45 sec. and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 deg. 36 min 35 sec. and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 deg. 45 min. 20 sec. and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 deg. 51 min. 35 sec. left and run 278.49 feet along said easement centerline; thence turn 06 deg. 48 min. right and run 213.47 feet along said



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easement centerline; thence turn 00 deg. 50 min. 46 sec. right and run 321.84 feet along said easement centerline; thence turn 180 deg. 00 min. right and run 321.84 feet along said easement centerline; thence turn 00 deg. 50 min. 46 sec. left and run 213.47 feet along said easement centerline; thence turn 06 deg. 48 min. left and run 278.49 feet along said easement centerline; thence turn 09 deg. 12 min. left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of the SE ¼ of SW ¼ of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 deg. 03 min. 57 sec. and tangents of 306.47 feet a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 deg. 40 min. 50 sec. and tangents 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 deg. 19 min. 01 sec. and tangent of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline of the North boundary of Old U.S. Hwy. #280 (80 foot R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE ¼ of SW ¼ of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at Page 89, said property being situated in Shelby County, Alabama

Subject to:

1. General and special taxes or assessments for the year 2017 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book , Page .
7. Declaration of Restrictive Covenants for Skyridge Lakes filed of record in Instrument #1998-00358 in the Probate Office of Shelby County, Alabama.
8. First Amendment to Declaration of Restrictive Covenants for Skyridge Lakes filed for record in Instrument #1998-16642 in the Probate Office of Shelby County, Alabama.
9. Covenants running with the land to Shelby County Health Department filed for record in Instrument #1998-18049 in the Probate Office of Shelby County, Alabama.
10. Easement to Alabama Power Company filed in Instrument #2001-09988 in the Probate Office of Shelby County, Alabama.



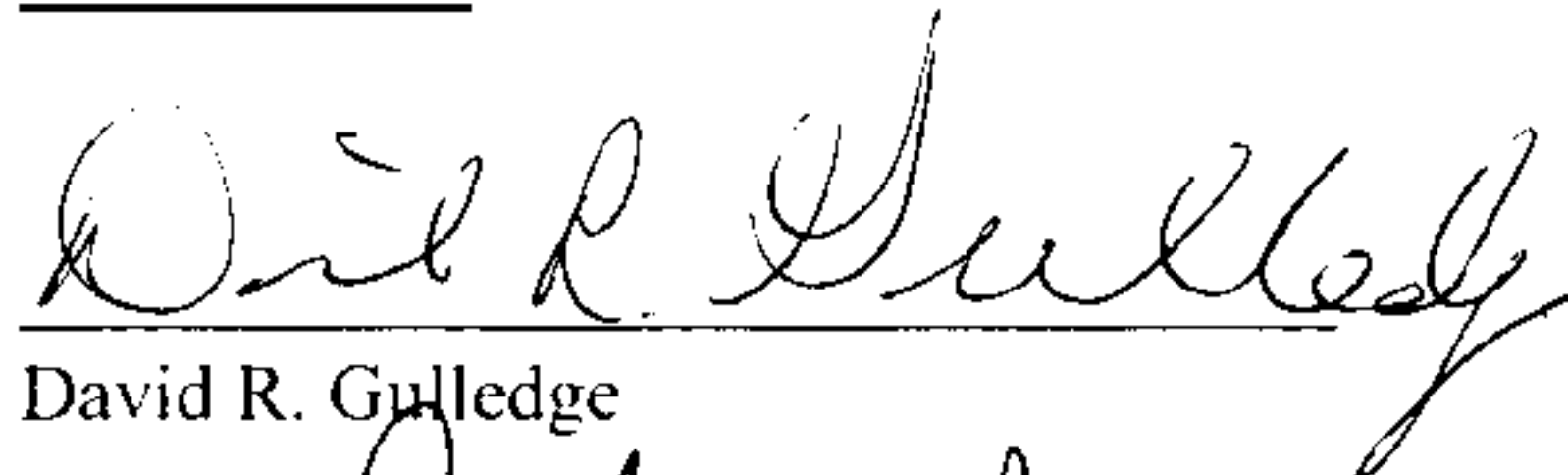
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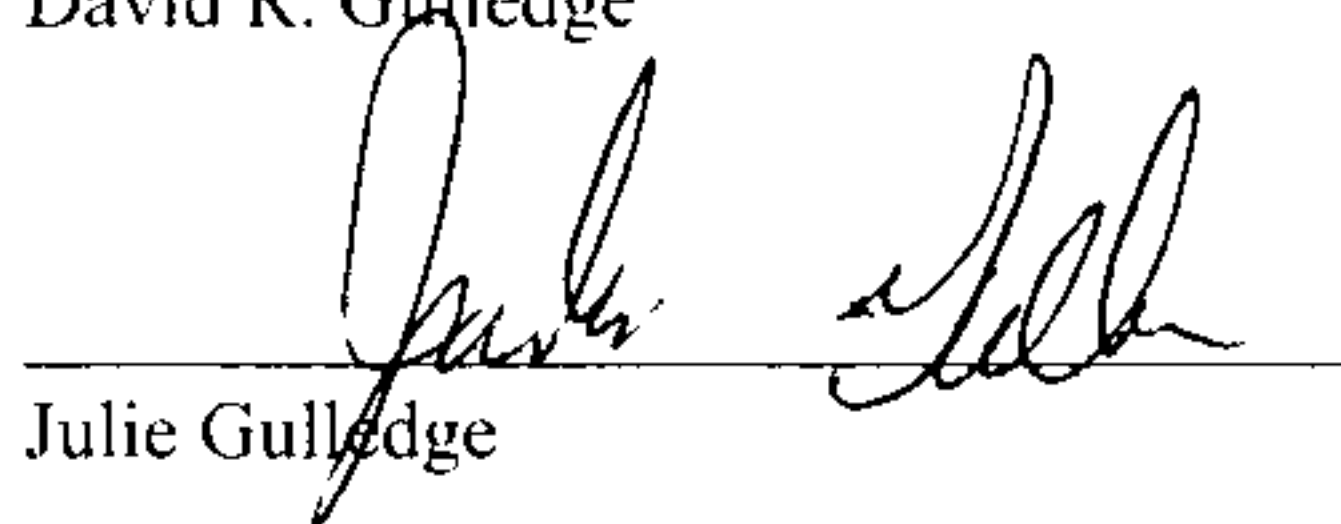
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 15, 2017.

GRANTORS:

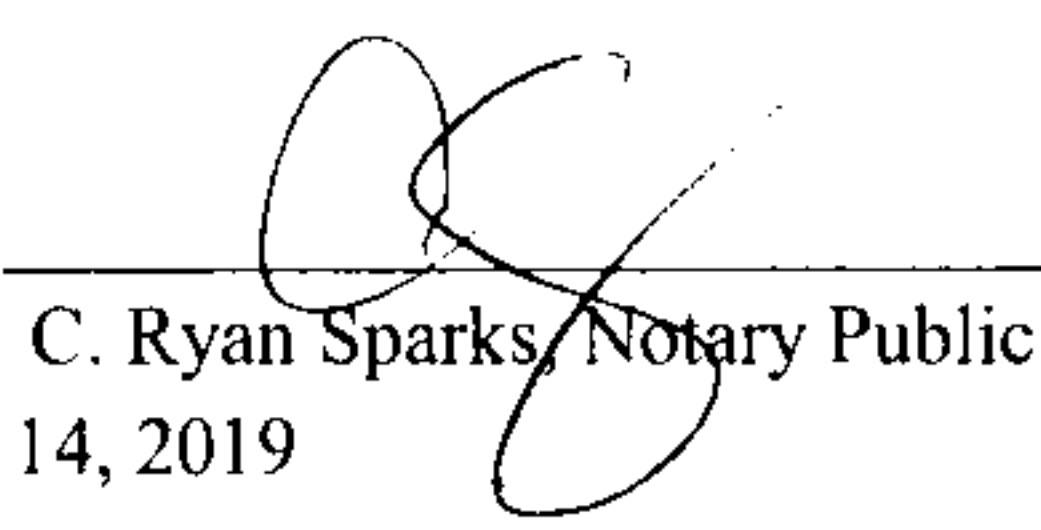

David R. Gullledge


Julie Gullledge

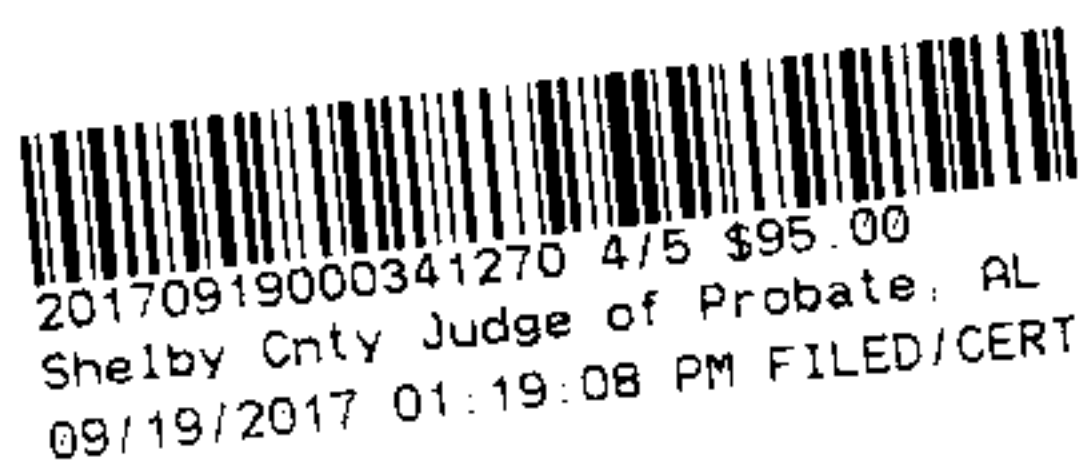
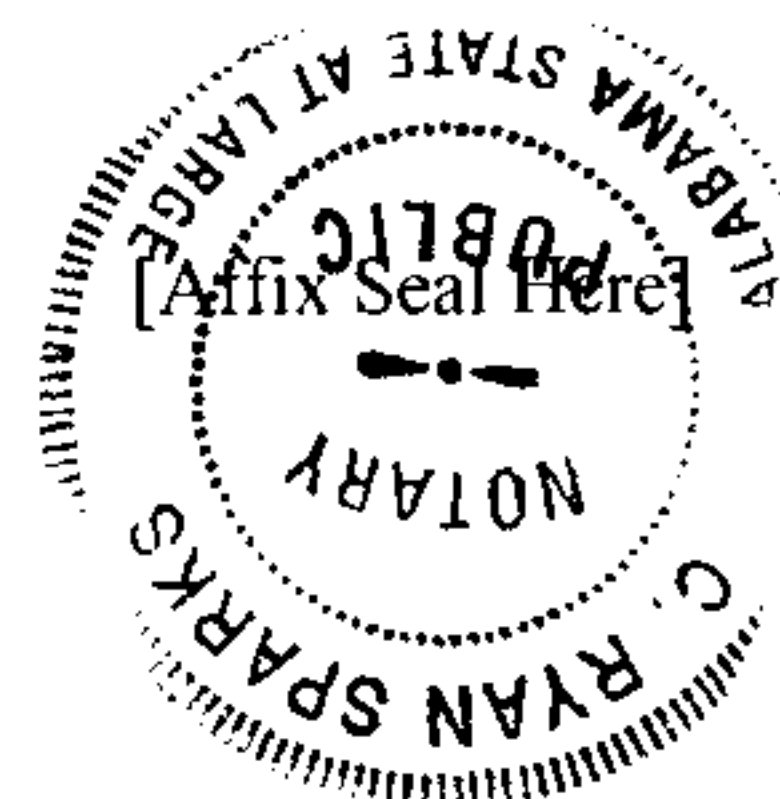
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that David R. Gullledge and Julie Gullledge, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, David R. Gullledge and Julie Gullledge each executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of September 15, 2017.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name David R. Gulledge
Mailing Address Julie Gulledge
365 Sky Ridge Drive
Chelsea, AL 35043

Grantee's Name Richard S. Baldwin
Mailing Address Debra D. Baldwin
365 Sky Ridge Drive
Chelsea, AL 35043

Property Address 365 Sky Ridge Drive
Chelsea, AL 35043

Date of Sale 9/15/17
Total Purchase Price \$ 680,000.00
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
☐ 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 9/15/17

Print C. Ryan Sparks

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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