

Send tax notice to:
ALFRED T. ALLEY
477 ARROWHEAD LANE
INDIAN SPRINGS, AL, 35124

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2017554

WARRANTY DEED

20171002000357720
10/02/2017 12:29:18 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Nine Thousand and 00/100 Dollars (\$459,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **CINDY E HEAD, A SINGLE INDIVIDUAL**, whose mailing address is: 1190 Stagg Run Trl, Indian Springs AL 35124 (hereinafter referred to as "Grantor") by **ALFRED T. ALLEY and CHRISTINA J ALLEY** whose property address is: 477 ARROWHEAD LANE, INDIAN SPRINGS, AL, 35124 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel 1:

Lot 1 according to the map of Spring Garden Estates Sector 2 as recorded in Map Book 5, Page 12 in the Office of the Judge of Probate Shelby County, Alabama.

Parcel 2:

A parcel of land situated in the Northwest one-quarter of the Southeast one-quarter of Section 29, Township 19 South, Range 2 West Shelby County, Alabama, said parcel being a portion of the vacated right of way of Arrowhead Lane vacated per resolution recorded in Deed Book 38, Page 915 in said Probate Office along with a portion of Lot 1 Indian Springs Ranch Subdivision as recorded in Map Book 4, Page 29 in said Probate Office, all being more particularly described as follows:

Begin at a found capped rebar stamped Cockrell marking the Northwest corner of Lot 1 Spring Garden Estates Seconds Sector as recorded in Map Book 5, Page 12 in the Office of the Judge of Probate Shelby County, Alabama, said point lying on the East line of Lot 11, Quail Run Subdivision as recorded in Map Book 7, Page 22 in said Probate Office; thence run North along the West line of said vacated right of way of Arrowhead Lane, along the East line of said Lot 11 Quail Run Subdivision, and along the West line of said Lot 1 Indian Springs Ranch Subdivision for a distance of 64.13 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence leaving the West line of said Lot 1 Indian Springs Ranch turn an interior angle to the left of 91 degrees 01 minutes 50 seconds and run in an Easterly direction for a distance of 78.12 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence turn an interior angle to the left of 159 degrees 09 minutes 36 seconds and run in a Southeasterly direction for a distance of 9.02 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence turn an interior angle to the left of 160 degrees 19 minutes 47 seconds and run in a Southeasterly direction for a distance of 34.21 feet to a set 5/8 inch capped rebar stamped CA-560LS; thence turn an interior angle to the left of 126 degrees 41 minutes 16 seconds and run in a Southerly direction for a

distance of 22.61 feet to a set 5/8 capped rebar stamped CA-560LS; thence turn an interior angle to the left of 270 degrees 22 minutes 10 seconds and run in an Easterly direction for a distance of 68.46 feet to a set 5/8 inch capped rebar stamped CA-560LS lying on the Western-most right of way of Arrowhead Lane, said point also lying on the Eastern-most portion of the afore mentioned vacated right of way of Arrowhead Lane vacated in resolution recorded in Deed Book 38, Page 915 and recorded in said Probate Office; thence turn an interior angle to the left of 143 degrees 52 minutes 49 seconds and run in a Southeasterly direction for a distance of 41.26 feet to a found 5/8 inch capped rebar marking the Northeast corner of said Lot 1 Spring Garden Estates Sector 2; thence turn an interior angle to the left of 35 degrees 43 minutes 36 seconds and run in a Westerly direction for a distance of 212.83 feet to the POINT OF BEGINNING. Said parcel contains 9,530 square feet or 0.22 acres more or less.

SUBJECT TO:

PARCEL I

1. Taxes for the year beginning October 1, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Resolution as recorded in Real 38, Page 915 and Deed Volume 251, Page 424.
3. Restrictions appearing of record in Deed Book 245; Page 297.
4. Right-of-way granted to Alabama Power Company recorded in Deed Book 180, Page 288 and Deed Book 101, Page 519.
5. Easement to the State Highway Department as shown on Deed Book 134, Page 249.
6. 75 foot building line running back from Arrowhead Lane as shown on recorded map.
7. Easement(s), building line(s) and restriction(s) as shown on recorded map.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
9. Petition and Written Declaration to Vacate Certain Street or Road and Agreement as recorded in Deed Book 251, Page 427.

PARCEL II

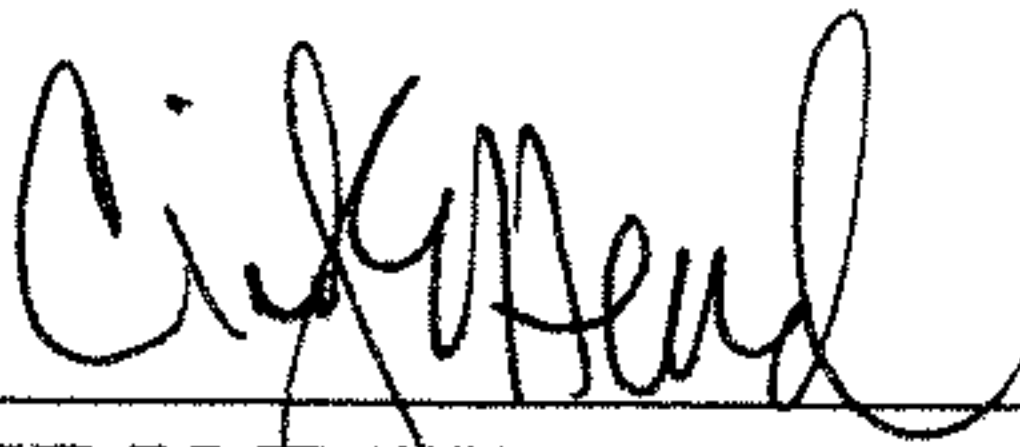
10. Easement(s), building line(s) and restriction(s) as shown on recorded map.
11. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
12. Restrictions appearing of record in Deed Volume 224, Page 436 and Shelby Real 346, Page 122.
13. Right-of-way granted to Alabama Power Company recorded in Deed Volume 176, Page 73, Deed Volume 176, Page 71 and Deed Volume 176, Page 75.
14. Right of way to Shelby County recorded in Deed Volume 135, Page 7.
15. Resolution as recorded in Real 38, Page 915 and Deed Volume 251, Page 424.

\$215,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

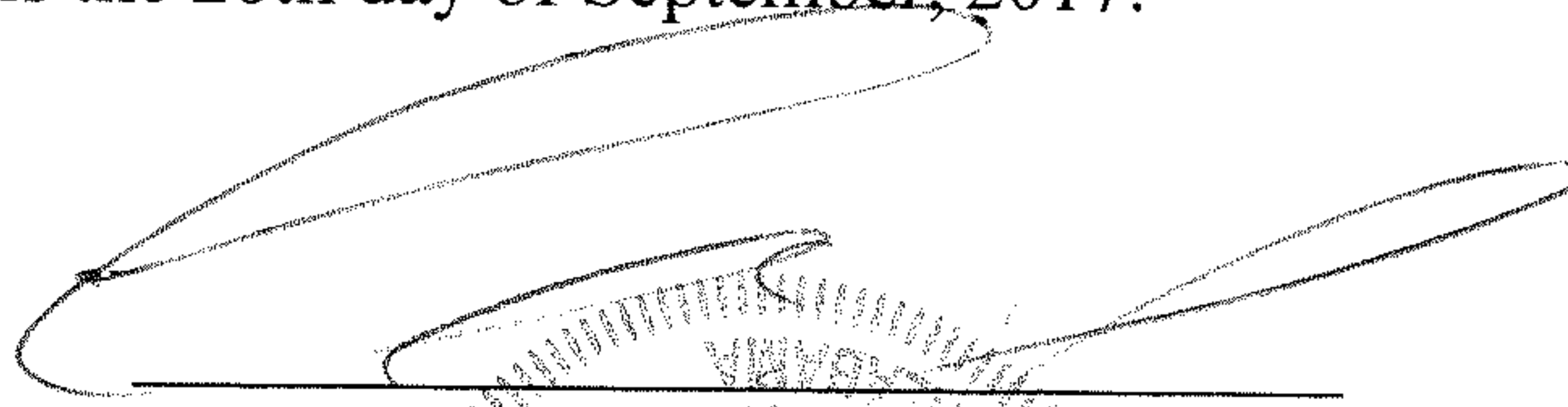
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 28th day of September, 2017.

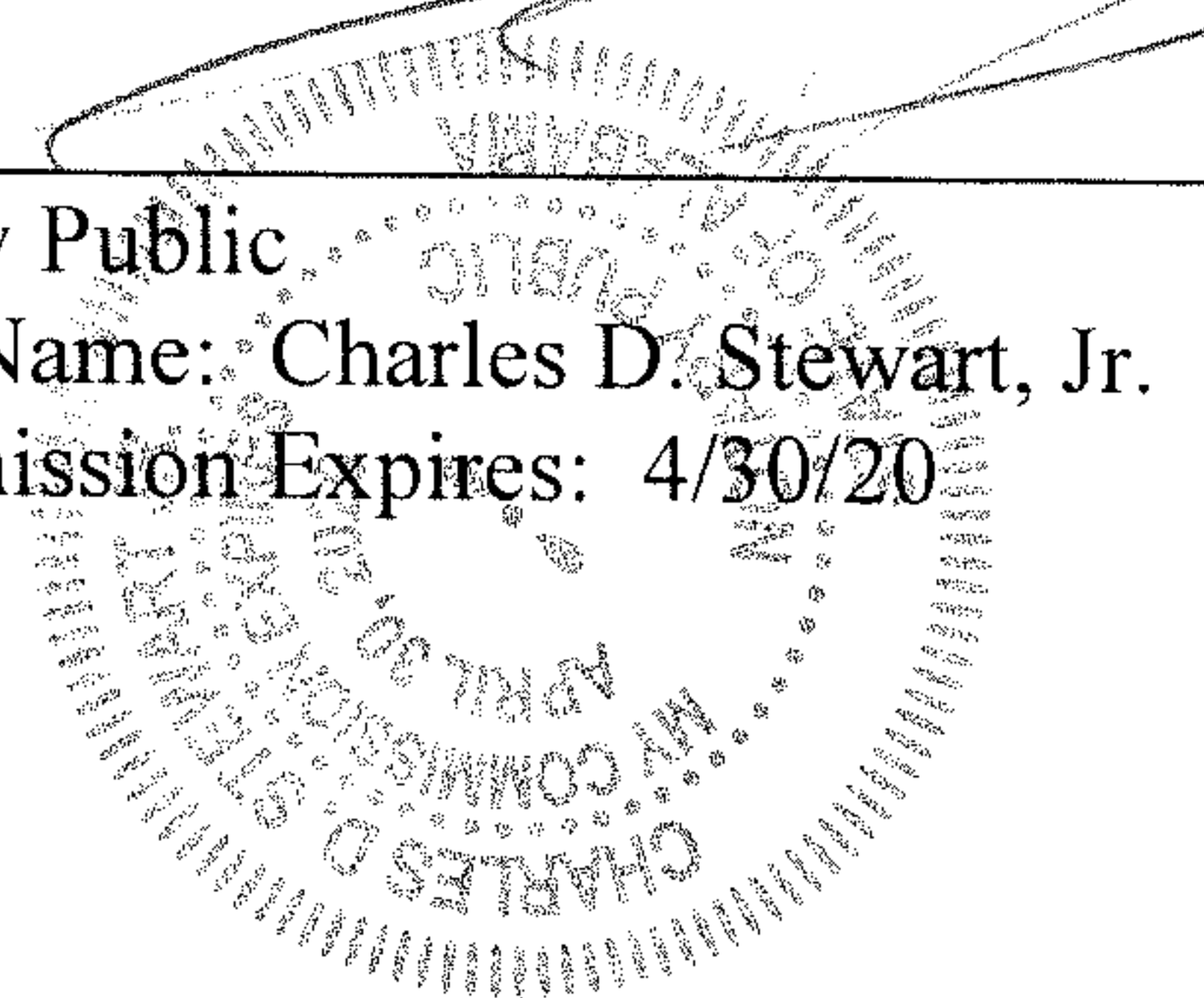

CINDY E HEAD

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 28th day of September, 2017.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/02/2017 12:29:18 PM
\$265.00 CHERRY
20171002000357720

