

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Bobby Wayne Etrass

60 Jade Lane

Shelby, AL 35143

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20171003000361060 1/4 \$341.50
Shelby Cnty Judge of Probate, AL
10/03/2017 04:22:18 PM FILED/CERT

Shelby County, AL 10/03/2017
State of Alabama
Deed Tax: \$317.50

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and Love and Affection**, to the undersigned Grantor, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I,

Linda Faye Moore Etrass, unmarried widow of Bobby Etrass
whose mailing address is 187 Magnolia Way, Wilsonville, AL 35186

(herein referred to as GRANTOR) do hereby grant, bargain, sell, and convey unto

Bobby Wayne Etrass
whose mailing address is 60 Jade Lane, Shelby, AL 35143

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, the address of which is various parcels of real estate described on attached Exhibit "A", to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein. Said Exhibit "A" is signed by Grantor for identification.

Grantor reserves a right-of-way 30' in width, the centerline is the existing centerline of the driveway leading from AL HWY 145 to Grantor's residence.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, forever.

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

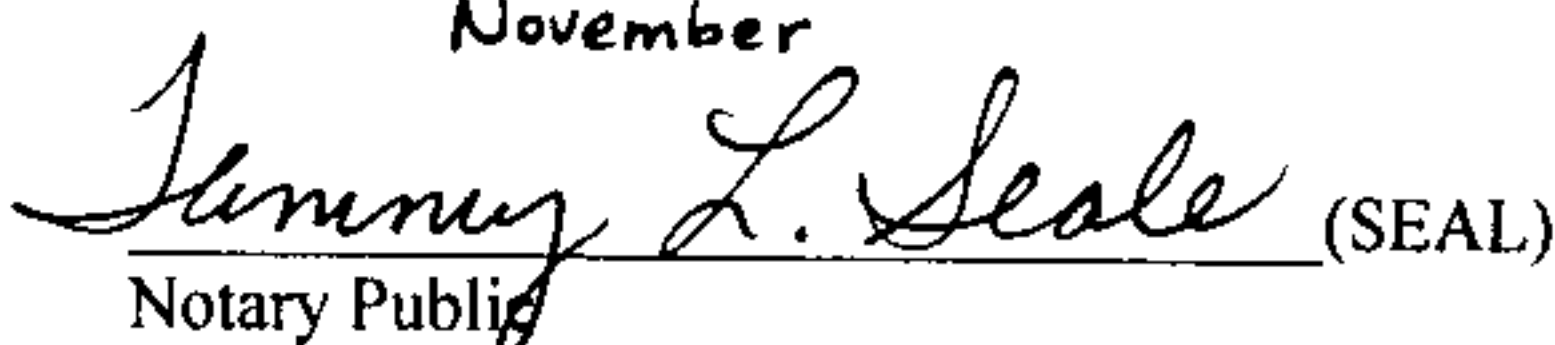
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10th day of ~~October~~, 2016.
November

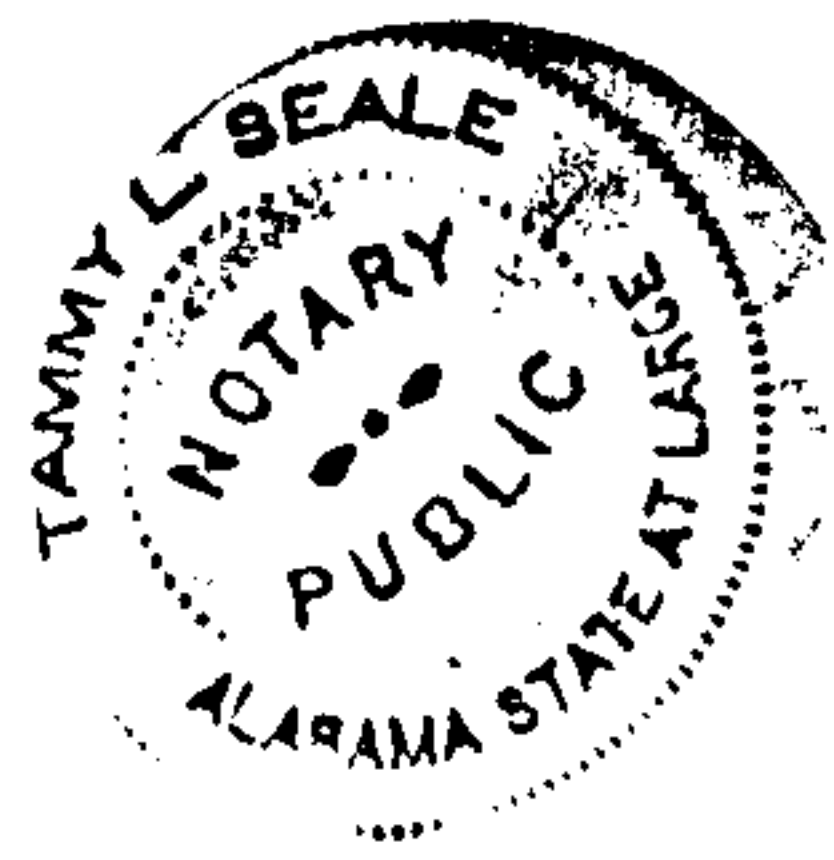

Linda Faye Moore Etrass

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Linda Faye Moore Etrass**, unmarried widow of Bobby Etrass, 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 10th day of ~~October~~, 2016.
November

 (SEAL)
Notary Public





Parcel One:

Begin at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 27, T-21-S, R-1-E; Thence proceed South, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., for a distance of 786.76 feet, to the West right of way line of Ala. State Hwy. No. 145; Thence turn a deflection angle of 19 deg. 51 min. 06 sec. to the right, to the Tangent of a right of way curve, and proceed along said right of way curve, whose Delta angle is 02 deg. 35 min. 33 sec. to the left, Radius is 7,739.44 ft., Tangent distance is 175.12 ft., Arc distance is 350.18 ft., Chord distance is 350.15 ft.; Thence turn a deflection angle of 91 deg. 26 min. 18 sec. to the right, from the Tangent of said right of way curve, and proceed for a distance of 374.15 feet; Thence turn a deflection angle of 24 deg. 11 min. 32 sec. to the left, and proceed for a distance of 57.07 feet; Thence turn a deflection angle of 13 deg. 38 min. 43 sec. to the left, and proceed for a distance of 181.43 feet; Thence turn a deflection angle of 78 deg. 31 min. 48 sec. to the right, and proceed for a distance of 113.00 feet; Thence turn a deflection angle of 56 deg. 59 min. 23 sec. to the left, and proceed for a distance of 128.50 feet; Thence turn a deflection angle of 53 deg. 43 min. 37 sec. to the left, and proceed for a distance of 147.00 feet; Thence turn a deflection angle of 29 deg. 03 min. 00 sec. to the left, and proceed for a distance of 91.70 feet; Thence turn a deflection angle of 55 deg. 47 min. 03 sec. to the right, and proceed for a distance of 377.24 feet, to the Southwest corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 27; Thence turn a deflection angle of 114 deg. 29 min. 02 sec. to the right, and proceed North, along the West line of said $\frac{1}{2}$ $\frac{1}{2}$ Sec. for a distance of 1334.98 feet, to the Northwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Sec.; Thence turn an angle of 90 deg. 38 min. 06 sec. to the right and proceed East, along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec. for a distance of 1330.54 feet to the point of beginning.

Parcel Two:

A part of the W $\frac{1}{2}$ of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 24 South, Range 15 East, being one in the same parcel of land as Tract No. 1 on the survey of Reese Mallette, Jr., Registered Alabama Licensed Surveyor No. 2950, dated September, 1970, which is more particularly described as follows: Begin at the SW corner of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 15 and run thence in a Northerly direction along the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 166.41 feet to a point; thence turn an angle of 88 deg. 15' 07" to the right and run Easterly a distance of 330.00 feet to a point; thence turn an angle of 91 deg. 44' 53" to the right and run Southerly a distance of 166.23 feet to a point; thence turn an angle of 88 deg. 01' 42" to the right and run Westerly a distance of 330.00 feet to the point of beginning.

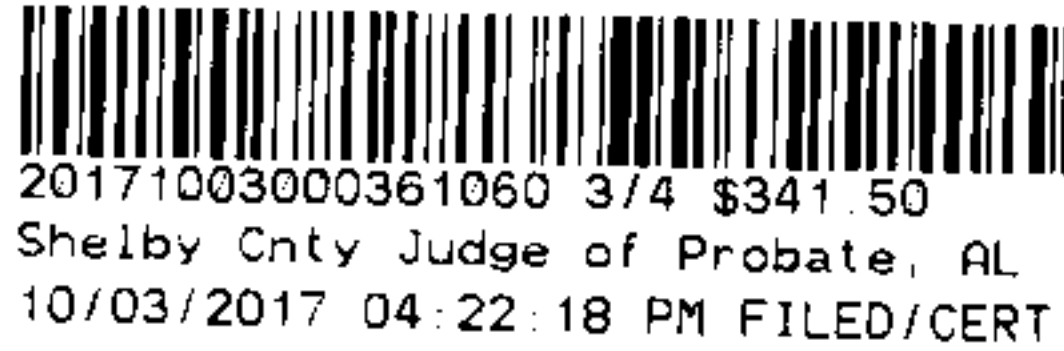
Parcel Three:

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15, Township 24 South, Range 15 East, more particularly described as follows: Commence at the SW corner of Section 15, Township 24 South, Range 15 East, and run thence East with the Section line for a distance of 2,628.85 feet to an iron pin at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section; thence with a deflection angle to the left of 88 deg. 01' 42", run Northerly a distance of 499.21 feet to the point of beginning of the property herein conveyed, which said point is the Southwestern corner of Lot No. 4 as shown on a survey of Reese E. Mallette, Jr., Land Surveyor, Alabama License No. 2950, dated September, 1970; thence continue in the same direction a distance of 166.40 feet to the Northwest corner of said Lot No. 4; thence turn to the right and run Easterly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330.00 feet to a point; which said point is the Northeastern corner of said Lot No. 4; thence turn to the right and run Southerly parallel with the Western line of the property herein conveyed a distance of 166.24 feet to a point, which said point is the Southeastern corner of said Lot No. 4; thence turn to the right and run Westerly parallel with the Southern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330.00 feet to the point of beginning.

There is reserved across the Eastern 30 feet of the herein described property an easement for ingress and egress to be used by grantors and grantees in connection with access to the other property located in said $\frac{1}{4}$ $\frac{1}{4}$ Section and grantors and grantees herein do hereby create and establish over each of said Lots 1 through 8, inclusive, a 30 foot easement over the east 30 feet of each of said lots in favor of grantors, grantees, their heirs, successors and assigns.

SIGNED FOR IDENTIFICATION:

Linda Faye Moore Etriss
Linda Faye Moore Etriss

**Parcel Four:**

A part of the $W\frac{1}{2}$ of the $W\frac{1}{2}$ of the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 15, Township 24 South, Range 15 East, being one in the same parcel of land as Tract No. 5 on the survey of Reese E. Mallette, Jr., Registered Alabama Licensed Surveyor No. 2950, dated September, 1970, and which is more particularly described as follows, to-wit: Commence at the SW corner of said $SW\frac{1}{4}$ of $SE\frac{1}{4}$ of said Section 15 and run thence in a northerly direction along the western boundary thereof a distance of 665.61 feet to point of beginning of lot herein conveyed, which said point is the SW corner of Parcel No. 5 according to said survey of Reese E. Mallette, Jr., as aforesaid; from said point of beginning continue northerly along the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 166.40 feet to a point; thence turn an angle of 88 deg. 15' 07" to the right and run easterly a distance of 330.00 feet to a point; thence turn an angle of 91 deg. 44' 53" to the right and run southerly a distance of 166.24 feet to a point; thence turn to the right an angle of 88 deg. 01' 42" and run westerly a distance of 330.00 feet to the point of beginning.

Parcel Five:

That part of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East, Shelby County, Alabama described as follows: Commence at the Southeast corner of the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$, Section 27, Township 21 South, Range 1 East, thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 174.32 feet, to the point of beginning; thence continue West along said South line a distance of 336.28 feet; thence turn an angle of 110 deg. 16 min. 39 sec. to the right and run a distance of 327.79 feet to a point in a gravel road; thence turn an angle of 88 deg. 01 min. 05 sec. to the right and run along said roadway a distance of 299.15 feet to the West right-of-way of Alabama State Highway #145; thence turn an angle of 87 deg. 44 min. 01 sec. to the chord of a right-of-way curve and run along said curve a chord distance of 222.22 feet to the point of beginning. Containing 1.95 acres, more or less, according to the survey dated April 22, 1981 by Frank W. Wheeler, Registered Land Surveyor #3385.

SUBJECT only to the following liens, encumbrances, limitations and restrictions:

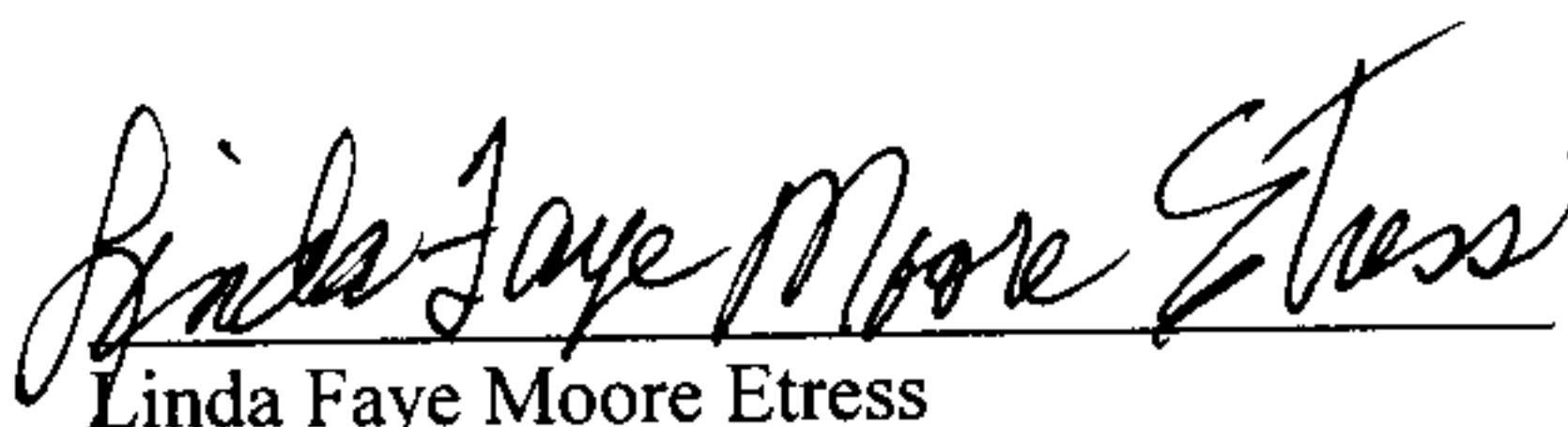
1. Taxes for the year 1989 are a lien, but not due and payable until October 1, 1989, which are to be paid in full by Grantee.
2. Subject to agreement between R. E. Butler and Hobert Lee dated March 9, 1961, and recorded in Deed Book 225, at Page 531, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to flood rights to Alabama Power Company, if any.

Parcel Six:

Begin at the NE corner of the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East; thence run South 2 degrees 27 minutes east along the east boundary of said $1/4$ - $1/4$ section a distance of 812 feet to a point; thence turn an angle of 18 degrees 51 minutes to the right and run a distance of 327 feet to a point; thence turn an angle 91 degrees 23 minutes to the right and run a distance of 409.7 feet to a point; thence turn an angle of 38 degrees 43 minutes to the left and run 218.7 feet to a point; thence turn an angle of 78 degrees 53 minutes to the right and run a distance of 113.0 feet to a point; thence turn an angle of 57 degrees 10 minutes to the left and run a distance of 189.4 feet to a point; thence turn an angle of 130 degrees 57 minutes to the right and run a distance of 1332.0 feet to the point of beginning. Said parcel of land is lying in the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 27, Township 21 South, Range 1 East.

Situated in Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:



Linda Faye Moore Etrass

