

Send tax notice to:
ALISON A. HEATON
5581 SURREY LANE
BIRMINGHAM, AL, 35242

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

2017741

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Twenty-Five Thousand and 00/100 Dollars (\$925,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JAMES R. MONCUS, JR. and MARILYN C. MONCUS, HUSBAND AND WIFE **whose mailing address** is: 366 HIGHLANDS PARK DRIVE, BIRMINGHAM, AL 35242 (hereinafter referred to as "Grantors") by ALISON A. HEATON and JASON HEATON **whose property address** is: 5581 SURREY LANE, BIRMINGHAM, AL, 35242 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:

See Attached Legal Description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Title to all on, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights
3. Right of way granted to Alabama Power Company as set forth in Book 106, Page 312 and Book 134 Page 548, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Right of way granted to Shelby County as set forth in Book 135, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama,
5. An exclusive easement for ingress and egress as set out in Book 319, Page 528, in the Office of the Judge of Probate of Shelby County, Alabama.

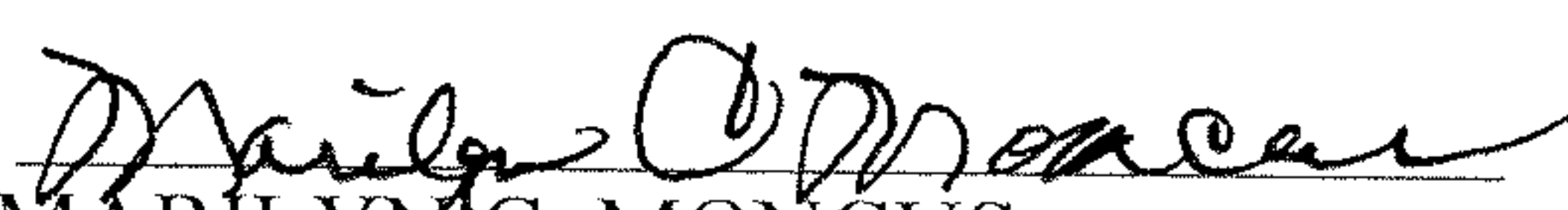
\$740,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 2nd day of January, 2018.

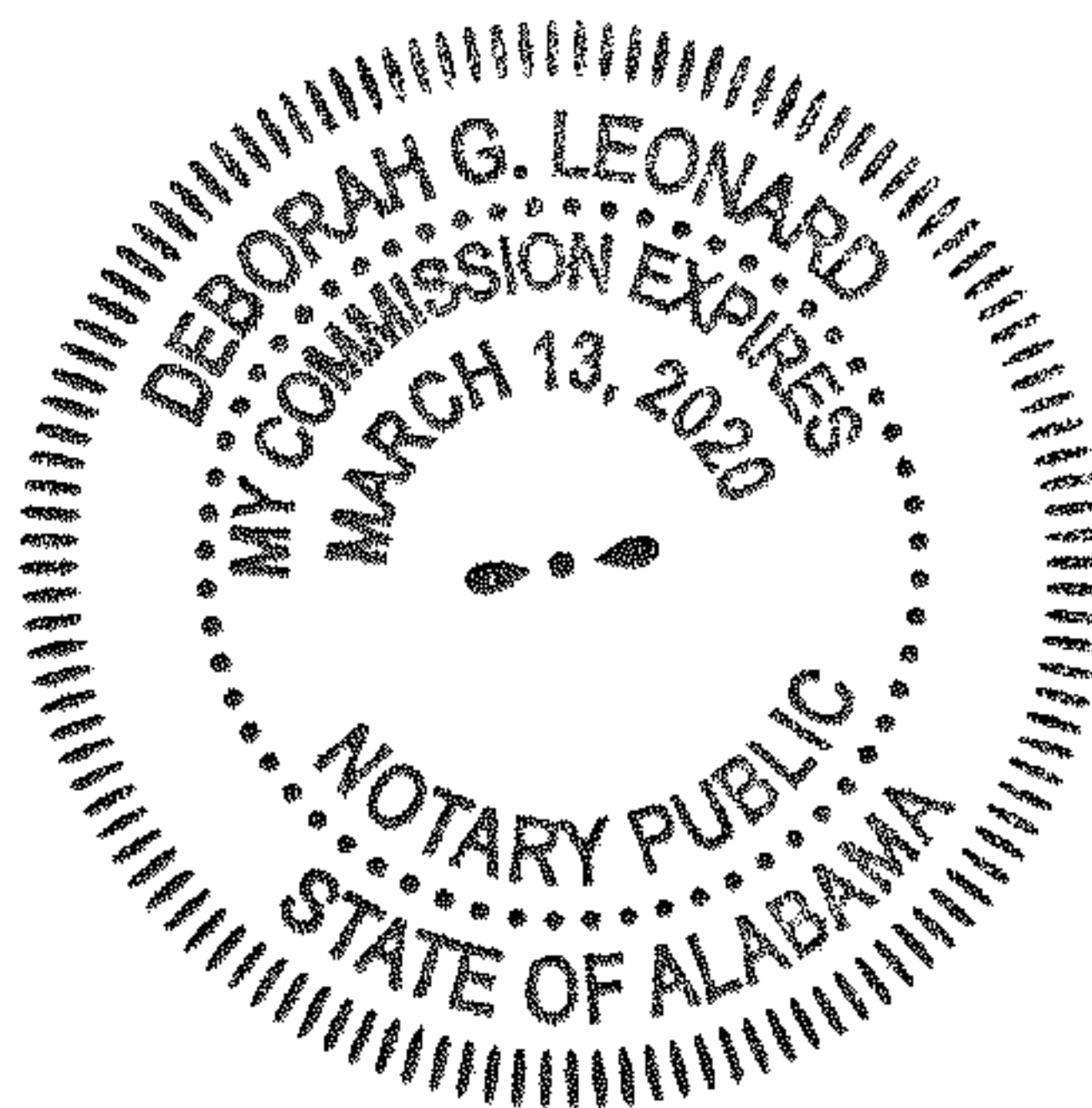

JAMES R. MONCUS, JR.


MARILYN C. MONCUS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES R. MONCUS, JR. and MARILYN C. MONCUS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of January, 2018.



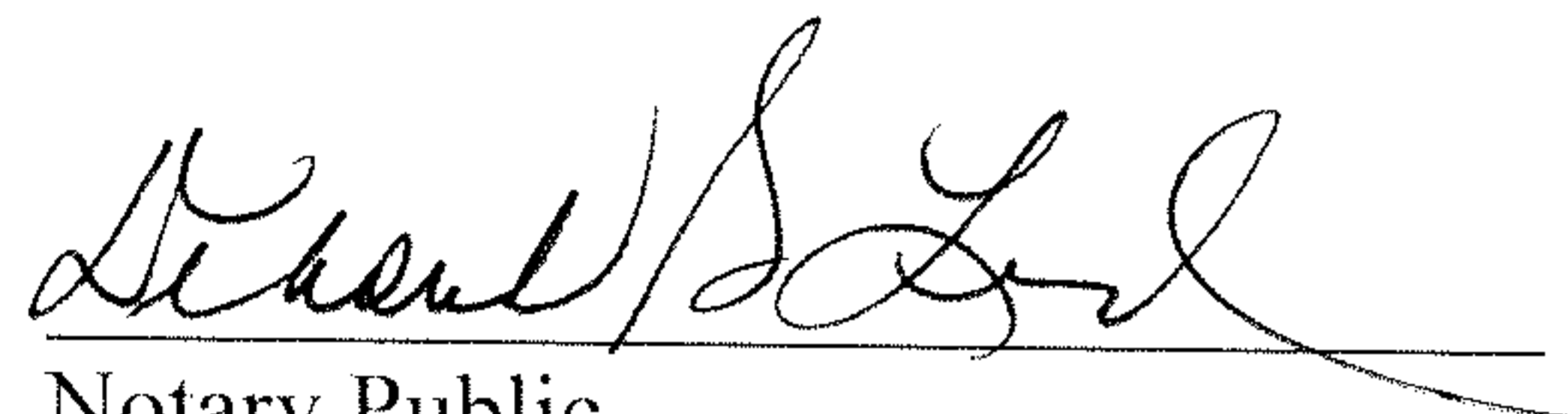

Notary Public
Print Name:
Commission Expires:

EXHIBIT "A"

20180105000005290 01/05/2018 12:17:22 PM DEEDS 3/3

A parcel of land situated in the North half of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin locally accepted to be the Northwest corner of said quarter-quarter section; thence run South along the West line of said quarter-quarter section for a distance of 315.00 feet to an iron pin; thence turn an angle to the left of 78 degrees 50 minutes 49 seconds and run in a Southeasterly direction for a distance of 389.04 feet to an iron pin; thence turn an angle to the left of 14 degrees 07 minutes 03 seconds and run in a Northeasterly direction for a distance of 942.11 feet to an iron pin at the intersection of the Northwest right of way of Highway No. 119 and the East line of said quarter-quarter section; thence turn an angle to the left 87 degrees 08 minutes 28 seconds and run in a Northerly direction along the East line of said quarter-quarter section for a distance of 288.75 feet to an iron pin at the Northeast corner of said quarter-quarter section; thence turn an angle to the left of 87 degrees 36 minutes 29 seconds and run in a Westerly direction along the North line of said quarter-quarter section for a distance of 1,323.06 feet to the Point of Beginning.

Also: Commence at an iron pin locally accepted to be the Northwest corner of said quarter-quarter section; thence run South along the West line of said quarter-quarter section for a distance of 315.00 feet to the point of beginning; thence continue along last stated course for a distance of 353.76 feet to an iron pin set; thence turn an angle to the left of 87 degrees 44 minutes 55 seconds and run in an Easterly direction for a distance of 1106.17 feet to an iron pin set on the Northwest right of way of Highway No. 119; thence turn an angle to the left of 61 degrees 52 minutes 52 seconds and run in a Northeasterly direction along said Northwest right of way for a distance of 429.65 feet to an iron pin set at the intersection of said Northwest right of way and the East line of said quarter-quarter section; thence turn an angle to the left of 123 degrees 20 minutes 06 seconds and run in a Southwesterly direction for a distance of 942.11 feet to an iron pin set; thence turn an angle to the right of 14 degrees 07 minutes 03 seconds and run in a Northwesterly direction for a distance of 389.04 feet to the point of beginning.

Also: Commence at an iron pin locally accepted to be the Northwest corner of said quarter-quarter section; thence run South along the West line of said quarter-quarter section for a distance of 668.76 feet to an iron pin set; thence turn an angle to the left of 87 degrees 44 minutes 55 seconds and run in an Easterly direction for a distance of 1196.88 feet to an iron pin set on the Southeast right of way of U.S. Highway No. 119, said point being the point of beginning; thence continue along the last stated course for a distance of 127.39 feet to an iron pin set on the East line of said quarter-quarter section; thence turn an angle to the left of 92 degrees 21 minutes 26 seconds and run in a Northerly direction along the East line of said quarter-quarter section for a distance of 221.52 feet to an iron pin set on the Southeast right of way of U.S. Highway No. 119; thence turn an angle to the left of 149 degrees 31 minutes 26 seconds and run in a Southwesterly direction along said Southeast right of way for a distance of 250.96 feet to the Point of Beginning.

Also: An easement for ingress and egress situated in the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, lying 7.50 feet either side of a line being more particularly described as follows: Commence at an iron pin locally accepted to be the Northwest corner of said quarter-quarter section; thence run South along the West line of said quarter-quarter section for a distance of 315.00 feet to an iron pin; thence turn an angle to the left of 78 degrees 50 minutes 49 seconds and run in a Southeasterly direction for a distance of 361.28 feet to the point of beginning; thence turn an angle to the right of 120 degrees 35 minutes 44 seconds and run in a Southwesterly direction for a distance of 37.75 feet to a point; thence turn an angle to the left of 10 degrees 42 minutes 00 seconds and run in a Southwesterly direction for a distance of 153.66 feet to a point; thence turn an angle to the right of 6 degrees 51 minutes 08 seconds and run in a Southwesterly direction for a distance of 164.66 feet to a point; thence turn an angle to the left of 19 degrees 53 minutes 23 seconds and run in a Southwesterly direction to a distance of 29.93 feet to a point on the Northeast right of way of Surrey Lane of Wagon Trace as recorded in Map Book 6, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the end of said easement.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/05/2018 12:17:22 PM
\$206.00 CHERRY
20180105000005290