

Grantors' Name(s):
Robert W. Andrepont
Deanna Andrepont
32 Hunters Trace
Pelham, Alabama 35124

Grantee's Name:
Robert W. Andrepont
32 Hunters Trace
Pelham, Alabama 35124

Property Address:
40 & 50 Highway 260
Maylene, Alabama 35114

Date of Final Judgment of Divorce: 02/15/2018
Current Assessor's MV: \$52,490.00
One-half (1/2) of MV: \$26,245.00

THIS INSTRUMENT WAS PREPARED BY:
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, AL 35203

SEND TAX NOTICE TO:
Robert W. Andrepont
32 Hunters Trace
Pelham, Alabama 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors, ROBERT W. ANDREPONT, a single man formerly married to Deanna Andrepont, and DEANNA ANDREPONT, a single woman formerly married to Robert W. Andrepont (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto ROBERT W. ANDREPONT, a single man formerly married to Deanna Andrepont (hereinafter referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR -2017-900638.00, in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

And subject to the foregoing, GRANTORS will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTORS, which claims are based upon matters occurring subsequent to GRANTORS' acquisition of the bargained premises and prior to the date of delivery of this deed.

WMA IN WITNESS WHEREOF, the said GRANTOR, ROBERT W. ANDREPONT has hereto set his signature and seal this 26th day of FEB., 2018 and the said GRANTOR, DEANNA ANDREPONT has hereto set her signature and seal this 26th day of February, 2018

Robert W. Andrepont (SEAL)
ROBERT W. ANDREPONT, GRANTOR

Deanna Andrepont (SEAL)
DEANNA ANDREPONT, GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ROBERT W. ANDREPONT, a single man formerly married to Deanna Andrepont, signed 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.

Given under my hand and official seal this the 26th day of February, 2018.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2/10/22

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEANNA ANDREPONT, a single woman formerly married to Robert W. Andrepont, signed 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.

Given under my hand and official seal this the 22nd day of FEB., 2018.

[Signature]
NOTARY PUBLIC
My Commission Expires: 2-20-21

EXHIBIT A

A part of the N 1/2 of N 1/2 of NW 1/4 of NE 1/4 of Section 17, Township 21 South, Range 3 West of Huntsville Principal Meridian, Shelby County, being more particularly described as follows: Begin at the NE corner of N 1/2 of N 1/2 of NW 1/4 of NE 1/4 of said Section 17; thence in a westerly direction along North boundary of said N 1/2 of N 1/2 of NW 1/4 of NE 1/4 of said Section 17, 90.0 feet to the point of beginning of a tract of land herein described; thence turning an angle of 96 degrees 45 minutes to left in southerly direction 40.0 feet to point of intersection with NW boundary of a county road right of way said point being in the arc of a curve turning to left in southwesterly direction and having a radius of 151.16 feet the arc being subtended by a central angle of 15 degrees 50 minutes and having a chord of 41.64 feet (measured) in length said chord forming an angle of 47 degrees 16 minutes to right from last mentioned course having a length of 40.0 feet; thence along said arc of said curve 41.77 feet to the point of intersection with another curve, two curves being tangent to each other at the said point the curve is turning to the right in southwesterly direction and having a radius of 411.03 feet, said arc being subtended by a central angle of 16 degrees 06 minutes and having a chord of 115.12 feet (measured) in length said chord forming an angle of 0 degrees 18 minutes to the right from last mentioned chord having a length of 41.64 feet (measured); thence along said arc of said curve 115.50 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is the NW boundary of said right of way 30.76 feet (measured) to the point of beginning of an arc or a curve turning to left in southwesterly direction and having a radius of 7402.05 feet, said arc being subtended by a central angle of 0 degrees 54 minutes and having a chord of 116.27 feet (measured) in length said chord forming an angle of 0 degrees 27 minutes to left from last mentioned course having a length of 30.76 feet (measured); thence along said arc of said curve 116.27 feet (measured) which is NW boundary of said road right of way to the point of intersection with NE boundary of Southern R.R. R.O.W.; thence turning angle of 75 degrees 07 minutes to right from last mentioned chord having a length of 116.27 feet in a northwesterly direction 120.88 feet (measured) along said R.R. R.O.W.; thence turning angle of 90 degrees 55 minutes to right in northeasterly direction 225.32 feet (measured) to point of intersection with North line of said N 1/2 of N 1/2 of said 1/4-1/4 section; thence turning an angle of 55 degrees 33 minutes to right in easterly direction along North boundary of said N 1/2 of N 1/2 of said 1/4-1/4 section 186.0 feet to the point of beginning.

20180226000059220 02/26/2018 10:59:24 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/26/2018 10:59:24 AM
\$44.50 CHERRY
20180226000059220

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the typed name of the County Clerk.