

This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Terri Webb & Bobby Webb
167 Creek Hollow Trail
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Thousand Nine Hundred Twenty Five and No/00 Dollars (\$20,925.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nelson Wayne Archer, unmarried, herein referred to as grantor, whether one or more** does grant, bargain, sell and convey unto, **Terri Hicks Webb and Bobby Webb (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2018 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(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 to the said grantee, his, her or their heirs and assigns forever.

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


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of March, 2018.


Nelson Wayne Archer

STATE OF ALABAMA
SHELBY COUNTY


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nelson Wayne Archer, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2018.


Notary Public

My Commission Expires: 9-11-19

Shelby County, AL 03/08/2018
State of Alabama
Deed Tax: \$21.00


20180308000076180 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
03/08/2018 02:24:30 PM FILED/CERT

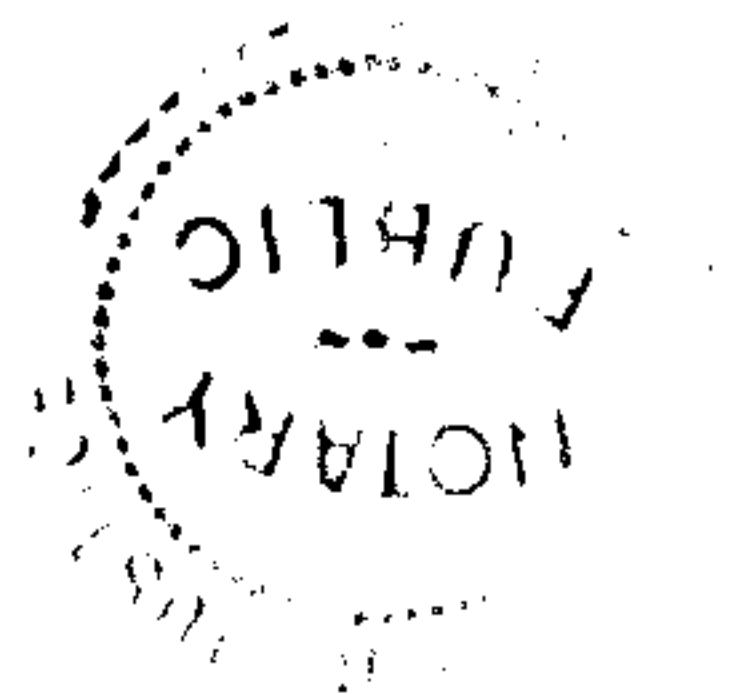


EXHIBIT "A"
LEGAL DESCRIPTION

COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN SOUTHERLY ALONG THE WEST LINE THEREOF FOR 545.90 FEET; THENCE 101 DEGREES 33 MINUTES 38 SECONDS LEFT RUN NORTHEASTERLY FOR 115.06 FEET; THENCE 84 DEGREES 54 MINUTES 12 SECONDS RIGHT RUN SOUTHEASTERLY FOR 177.73 FEET; THENCE 10 DEGREES 26 MINUTES 6 SECONDS RIGHT RUN SOUTHERLY FOR 84.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 104.12 FEET; THENCE 100 DEGREES 3 MINUTES 12 SECONDS LEFT RUN NORTHEASTERLY FOR 191.91 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90 DEGREES 14 MINUTES 2 SECONDS, A RADIUS OF 25.00 FEET, AND AN ARC LENGTH OF 39.37 FEET; THENCE 45 DEGREES 7 MINUTES 1 SECONDS LEFT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 35.43 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 12 DEGREES 35 MINUTES 34 SECONDS, A RADIUS OF 275.00 FEET, AND AN ARC LENGTH OF 60.44 FEET; THENCE 51 DEGREES 24 MINUTES 48 SECONDS LEFT TO CHORD RUN NORTHWESTERLY ALONG SAID CHORD FOR 60.32 FEET; THENCE 6 DEGREES 17 MINUTES 47 SECONDS LEFT RUN NORTHWESTERLY FOR 31.64 FEET; THENCE 81 DEGREES 18 MINUTES 23 SECONDS LEFT RUN SOUTHWESTERLY FOR 185.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO USE OF THE FOLLOWING EASEMENTS:
A 50' EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN EASTERLY ALONG THE SOUTH LINE THEREOF FOR 58.36 FEET; THENCE 30 DEGREES 56 MINUTES 3 SECONDS LEFT RUN NORTHEASTERLY FOR 217.09 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30 DEGREES 56 MINUTES 3 SECONDS, A RADIUS OF 270.00 FEET, AND AN ARC LENGTH OF 145.77 FEET; THENCE 15 DEGREES 28 MINUTES 2 SECONDS RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 144.01 FEET; THENCE 15 DEGREES 28 MINUTES 2 SECONDS RIGHT RUN EASTERLY FOR 36.51 FEET; THENCE 89 DEGREES 37 MINUTES 16 SECONDS LEFT RUN NORTHERLY FOR 343.91 FEET TO THE CENTER OF A 60' EASEMENT AND THE POINT OF BEGINNING; THENCE 16 DEGREES 28 MINUTES 34 SECONDS LEFT RUN NORTHWESTERLY FOR 51.73 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13 DEGREES 15 MINUTES 24 SECONDS A RADIUS OF 300.00 FEET, AND AN ARC LENGTH OF 69.41 FEET; THENCE 6 DEGREES 37 MINUTES 42 SECONDS LEFT TO CHORD RUN NORTHWESTERLY ALONG SAID CHORD FOR 69.26 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 6 DEGREES 35 MINUTES 47 SECONDS, A RADIUS OF 1044.83 FEET, AND AN ARC LENGTH OF 120.29 FEET; THENCE 4 DEGREES 57 MINUTES 46 SECONDS LEFT TO CHORD RUN NORTHWESTERLY ALONG SAID CHORD FOR 120.23 FEET; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 244.65 FEET; THENCE 90' RIGHT RUN NORTHEASTERLY 25.00 FEET TO THE CENTER OF A CUL-DE-SAC AND THE POINT OF ENDING.

ALSO: A 60' EASEMENT FOR TRACTS, THE BOUNDARY OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SE1/4 OF THE NW1/4 SECTION 17, TOWNSHIP 20 SOUTH, RANGE 1 EAST; THENCE RUN NORTHERLY ALONG THE WEST LINE THEREOF FOR 31.20 FEET; THENCE 65 DEGREES 43 MINUTES 19 SECONDS RIGHT RUN NORTHEASTERLY FOR 240.56 FEET; THENCE 71 DEGREES 56 MINUTES 39 SECONDS LEFT RUN NORTHERLY FOR 264.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 60.94 FEET; THENCE 79 DEGREES 56 MINUTES 48 SECONDS RIGHT RUN NORTHEASTERLY FOR 241.88 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 39 DEGREES 23 MINUTES 47 SECONDS, A RADIUS OF 672.43 FEET, AND AN ARC LENGTH OF 462.36 FEET; THENCE 19 DEGREES 41 MINUTES 53 SECONDS RIGHT TO CHORD RUN EASTERLY ALONG SAID CHORD FOR 453.31 FEET; THENCE 19 DEGREES 41 MINUTES 55 SECONDS RIGHT RUN SOUTHEASTERLY FOR 54.66 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 56 DEGREES 37 MINUTES 19 SECONDS, A RADIUS OF 145.00 FEET, AND AN ARC LENGTH OF 143.29 FEET; THENCE 28 DEGREES 18 MINUTES 39 SECONDS LEFT TO CHORD RUN EASTERLY ALONG SAID CHORD FOR 137.53 FEET; THENCE RUN NORTHEASTERLY FOR 203.99 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40 DEGREES 14 MINUTES 34 SECONDS, A RADIUS OF 260.00 FEET, AND AN ARC LENGTH OF 182.61 FEET; THENCE 20 DEGREES 7 MINUTES 16 SECONDS RIGHT TO CHORD RUN NORTHEASTERLY ALONG SAID CHORD FOR 178.88 FEET; THENCE 20 DEGREES 19 MINUTES 12 SECONDS RIGHT RUN EASTERLY FOR 797.57 FEET; THENCE 13 DEGREES 18 MINUTES 57 SECONDS LEFT RUN EASTERLY FOR 245.79 FEET; THENCE 19 DEGREES 15 MINUTES 34 SECONDS RIGHT RUN SOUTHEASTERLY FOR 287.78 FEET; THENCE 24 DEGREES 0 MINUTES 48 SECONDS LEFT RUN NORTHEASTERLY FOR 148.48 FEET; THENCE 10 DEGREES 54 MINUTES 57 SECONDS RIGHT RUN EASTERLY FOR 227.87 FEET; THENCE 52 DEGREES 34 MINUTES 48 SECONDS LEFT RUN NORTHEASTERLY FOR 165.51 FEET; THENCE 106 DEGREES 21 MINUTES 52 SECONDS RIGHT RUN SOUTHEASTERLY FOR 63.06 FEET; THENCE 73 DEGREES 47 MINUTES 58 SECONDS RIGHT RUN SOUTHWESTERLY FOR 177.39 FEET; THENCE 52 DEGREES 24 MINUTES 57 SECONDS RIGHT RUN WESTERLY FOR 251.78 FEET; THENCE 10 DEGREES 54 MINUTES 56 SECONDS LEFT RUN SOUTHWESTERLY FOR 155.51 FEET; THENCE 24 DEGREES 0 MINUTES 47 SECONDS RIGHT RUN NORTHWESTERLY FOR 290.36 FEET; THENCE 19 DEGREES 15 MINUTES 34 SECONDS LEFT RUN WESTERLY FOR 242.61 FEET; THENCE 13 DEGREES 18 MINUTES 57 SECONDS RIGHT RUN WESTERLY FOR 804.57 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 40 DEGREES 10 MINUTES 56 SECONDS, A RADIUS OF 200.00 FEET, AND AN ARC LENGTH OF 140.26 FEET; THENCE 20 DEGREES 21 MINUTES 0 SECONDS LEFT TO CHORD RUN SOUTHWESTERLY ALONG SAID CHORD FOR 137.41 FEET; THENCE 20 DEGREES 5 MINUTES 28 SECONDS LEFT RUN SOUTHWESTERLY FOR 203.99 FEET TO A POINT OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 56 DEGREES 37 MINUTES 19 SECONDS, A RADIUS OF 205.00 FEET, AND AN ARC LENGTH OF 202.59 FEET; THENCE 28 DEGREES 18 MINUTES 39 SECONDS RIGHT TO CHORD RUN WESTERLY ALONG SAID CHORD FOR 194.44 FEET; THENCE 28 DEGREES 18 MINUTES 39 SECONDS RIGHT RUN NORTHWESTERLY FOR 54.66 FEET TO A POINT OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 39 DEGREES 23 MINUTES 47 SECONDS, A RADIUS OF 612.43 FEET, AND AN ARC LENGTH OF 421.10 FEET; THENCE 19 DEGREES 41 MINUTES 53 SECONDS LEFT TO CHORD RUN WESTERLY ALONG SAID CHORD FOR 412.86 FEET; THENCE 19 DEGREES 41 MINUTES 53 SECONDS LEFT RUN SOUTHWESTERLY FOR 252.52 FEET TO THE POINT OF BEGINNING.



20180308000076180 2/3 \$42.00
Shelby Cnty Judge of Probate: AL
03/08/2018 02:24:30 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Nelson Wayne Archer
Mailing Address 695 Page Creek Road
Wilsonville, AL 35186

Grantee's Name: Terri Hicks Webb & Bobby Webb
Mailing Address: 167 Creek Hollow Trail
Wilsonville, AL 35186

Property Address: 167 Creek Hollow Trail
Wilsonville, AL

Date of Sale 3-8-18
Total Purchase Price \$ 20,925.00

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 3-8-18

Sign Nelson Wayne Archer
(Grantor/Grantee/Owner/Agent) circle one

Print NELSON WAYNE ARCHER

Unattested

(Verified by)

