



20180430000143990 1/4 \$82.00
Shelby Cnty Judge of Probate, AL
04/30/2018 08:38:35 AM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Charles & Cathy Pounds
3928 Perch Drive
Tuscaloosa, AL 35405

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Fifty-Eight Thousand Dollars and 00/100 (\$ 58,000.00), the receipt of sufficiency of which are hereby acknowledged, that **Angela Peal, a single woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Charles Pounds and Cathy Pounds, a married couple**, hereinafter known as the GRANTEE;

See attached Exhibit "A" for legal description.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared with the benefit of a title search by Shelby County Abstract & Title Company, Inc., under policy S-18-24492, and a survey was performed by Carl Daniel Moore, R eg. L.S. #12159, on or about 13 March, 2018, under Order # 24340. The legal description was taken from that certain instrument recorded in instrument # 20151109000389640, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises;

Shelby County, AL 04/30/2018
State of Alabama
Deed Tax: \$58.00

that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey he same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 27 Day of April, 2018.


Angela Peal
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Pubic in and for said State, do hereby certify that *Angela Peal*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 27 Day of April, 2018.


NOTARY PUBLIC
My Commission Expires: 18 March, 2020

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 350400


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EXHIBIT A

20180430000143990 3/4 \$82.00
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A parcel of land containing 6.89 acres, more or less, in the Northeast Quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 14, Thence run East along the North Section line 3823.62 feet, Thence turn right 90 deg. 00 min. 00 sec. and run South 1437.79 feet to the point of beginning; Thence turn left 21 deg. 30 min. 15 sec. and run Southeast 553.10 feet, Thence turn left 77 deg. 10 min. 51 sec. and run Northeast 286.90 feet to Bulley Creek, Thence run Southwest along the meander of said creek the following described courses; Thence turn right 135 deg. 58 min. 08 sec. a chord distance of 132.36 feet along said creek, Thence turn left 32 deg. 37 min. 11 sec. a chord distance of 127.17 feet along said creek, Thence turn right 18 deg. 59 min. 39 sec. a chord distance of 47.68 feet along said creek, Thence turn right 15 deg. 47 min. 50 sec. a chord distance of 67.05 feet along said creek, Thence turn left 05 deg. 05 min. 35 sec. a chord distance of 184.72 feet along said creek, Thence turn right 08 deg. 10 min. 48 sec. a chord distance of 135.25 feet along said creek, Thence turn right 112 deg. 46 min. 48 sec., leaving said creek, run Northwest 269.37 feet, Thence turn left 02 deg. 17 min. 09 sec. and run Northwest 597.92 feet to the Southeast right-of-way of Shelby County Highway #61, Thence turn right 71 deg. 45 min. 37 sec. and run Northeast 326.13 feet to a point on a counter-clockwise curve having a delta angle of 00 deg. 44 min. 05 sec. and a radius of 2532.05 feet, Thence run along the arc of said curve 32.47 feet to the point of beginning. Subject to an easement for ingress, egress and utilities, 15 feet wide, 7.5 feet on each side of the following described centerline, Commence at the Northwest corner of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, Thence run East along the North Section line 4072.00 feet, Thence turn right 90 deg. 00 min. 00 sec. and run South 1925.92 feet to the point of beginning of said centerline, Thence turn right 170 deg. 43 min. 16 sec. and run Northwest 205.97 feet, Thence turn left 05 deg. 04 min. 45 sec. and run Northwest 57.09 feet, Thence turn left 14 deg. 48 min. 10 sec. and run Northwest 60.51 feet, Thence turn left 10 deg. 19 min. 01 sec. and run Northwest 246.72 feet to the Southeast right-of-way of Shelby County Highway #61 and the end of said centerline

LESS & EXCEPT:

A parcel of land located in Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of said section, thence run N 90° 00' 00" E for a distance of 3802.98 feet; thence run S 00° 00' 00" W for a distance of 1460.66 feet to the point of beginning. Thence run S 21° 30' 15" E for a distance of 210.00 feet; thence run S 42° 30' 39" W for a distance of 305.09 feet; thence run N 27° 42' 14" W for a distance of 210.00 feet to the ROW of Shelby County Highway No. 61, thence run N 44° 03' 46" E along said ROW for a distance of 326.13 feet to the point of beginning. Containing 1.41 acres, more or less. According to survey and plat of Rodney Shiflett, RPLS, No. 21784, dated 8/16/04.

LESS & EXCEPT:

A parcel of land situated in the South One Half of the Northeast quarter of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3/4 inch rebar found at the Northern most corner of Lot 13 of Ingram's Subdivision as recorded in Map Book 40 on Page 44 in the office of the Judge of Probate, Shelby County, Alabama; thence run South 28 degrees, 04 minutes, 34 seconds East along the Northeast line of said Lot 13 and also along the Northeast line of Lots 14 & 15 in said Subdivision for a distance of 248.85 feet to an iron pin set with SSI cap at the Point of Beginning; thence run North 68 degrees, 09 minutes, 58 seconds East for a distance of 282.99 feet to an iron pin set with SSI cap; thence run South 23 degrees, 47 minutes, 21 seconds East for a distance of 170.12 feet to a iron pin found with a plastic cap; thence run South 22 degrees, 20 minutes, 20 seconds West for a distance of 137.83 feet to an iron pin set with SSI cap; thence run South 63 degrees, 39 minutes, 23 seconds West for a distance of 162.45 feet to an iron pin set with SSI cap on the Northeast line of Lot 17 in said Subdivision; thence run North 28 degrees, 04 minutes, 34 seconds West along the Northeast line of said Lot 17 and also along the Northeast line of Lots 16 & 15 in said Subdivision a distance of 283.33 feet to the Point of Beginning; said parcel containing 1.595 acres, more or less.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Angela Pearl
Mailing Address 127 Bulet Ln.
Wilsonville, AL 35786

Grantee's Name Charles & Cathy Parns
Mailing Address 3928 Pearl Dr.
Tuscaloosa, AL 35406

Property Address 127 Bulet Ln.
Wilsonville, AL 35786

Date of Sale 4/27/2018
Total Purchase Price \$ 52,000.

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 4/27/18

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Print

Angela Pearl

Sign

Angela Pearl

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1