

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Send Tax Notice To:
Leigh Ann Alexander
37-D Houston Drive
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Thousand and 00/100 Dollars (\$120,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Houston W Colburn, Jr. and wife, Joyce W Colburn

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

Leigh Ann Alexander

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT A

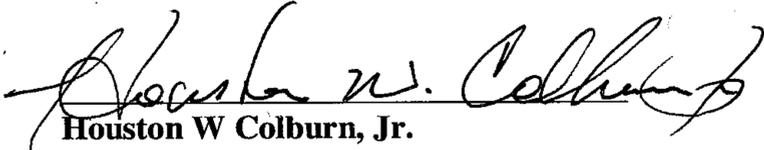
\$96,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

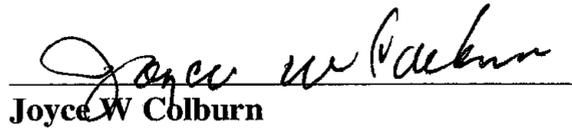
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this May 21, 2018.


Houston W Colburn, Jr.


Joyce W Colburn

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Houston W Colburn, Jr.** and wife, **Joyce W Colburn** whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 21, 2018.

My Commission Expires: 7/26/20


Notary Public



Grantor's Address:
100 Hwy 400
Columbiana, AL 35143
Property Address:
37-D Houston Drive
Pelham, AL 35124

EXHIBIT A

The Land is described as follows:

A parcel of land in the S.W. 1/4 of the S.E. 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama; described as follows; Commence at the most southerly corner of Lot 37 of Deer Springs Estates, Third Addition as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama; said point being the Northwest right-of-way of Houston Drive; Thence run Southwest along said Northwest right-of-way of Houston Drive (extended) a distance of 219.93 feet, Thence turn Left 89 degrees 29 minutes 25 seconds and run Southeast a distance of 60.00 feet to a point on the Southeast right-of-way of said Houston Drive (extended) Thence turn Left 90 degrees 30 minutes 35 seconds and run Northeast along said right-of-way of Houston Drive (extended) a distance of 69.95 feet, Thence turn Right 90 degrees 25 minutes 15 seconds and run Southeast 124.60 feet, Thence turn Right 112 degrees 55 minutes 18 seconds and run Southwest 90.76 feet, Thence turn Left 116 degrees 33 minutes 50 seconds and run Southeast 61.04 feet, Thence turn Right 85 degrees 17 minutes 06 seconds and run Southwest 315.14 feet to a point on the North right-of-way of Plantation Pipe Line, Thence turn right 46 degrees 01 minutes 01 seconds and run Westerly 79.55 feet, Thence turn left 09 degrees 40 minutes 30 seconds and run Southwest 92.26 feet along said right-of-way to the Point of Beginning: Thence continue Last course 472.97 feet along said right-of-way to a point on the West line of the S.W. 1/4 of the S.E. 1/4 of said section 17, Thence turn Right 99 degrees 40 minutes 31 seconds and run North 179.41 feet along said 1/4-1/4 line, Thence turn right 51 degrees 47 minutes 04 seconds and run Northeast 400.00 feet, Thence turn Right 92 degrees 00 minutes 46 seconds and run Southeast 228.94 feet to the center of a concrete drive, Thence turn right 40 degrees 06 minutes 27 seconds and run Southwest 113.95 feet, Thence turn left 31 degrees 34 minutes 57 seconds and run Southeast 54.32 feet to the Point of Beginning.

ALSO: An easement for ingress, egress and utilities, 30 feet wide, 15 feet on each side of the following described centerline: Commence at the most Southerly corner of Lot 37 Deer Springs Estates, Third Addition as recorded in Map Book 6, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama; said point being on the Northwest right-of-way of Houston Drive; Thence run Southwest along said Northwest right-of-way of Houston Drive (extended) a distance of 219.93 feet, Thence turn Left 89 degrees 29 minutes 25 seconds and run Southeast a distance of 60.00 feet to a point on the Southeast right-of-way of said Houston Drive (extended) Thence turn Left 90 degrees 30 minutes 35 seconds and run Northeast along said right-of-way of Houston Drive (extended) a distance 46.46 feet to the Point of Beginning of said centerline: thence turn right 150 degrees 36 minutes 56 seconds and run Southwest 60.18 feet, Thence turn right 36 degrees 02 minutes 10 seconds and run Southwest 94.19 feet, Thence turn right 13 degrees 55 minutes 14 seconds and run Southwest 108.45 feet, Thence turn left 15 degrees 24 minutes 09 seconds and run Southwest 177.00 feet to the end of said centerline.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/29/2018 11:18:18 AM
\$42.00 CHERRY
20180529000186140

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister".