

Send tax notice to:
BRADLY M. EDWARDS
5149 S SHADES CREST ROAD
BESSEMER, AL, 35022

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

2018331T

WARRANTY DEED

**20180703000236720
07/03/2018 10:50:14 AM
DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty-Nine Thousand and 00/100 Dollars (\$249,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **PHILLIP M. BURROW and CYNTHIA A. BURROW**, husband and wife, whose mailing address is: 106 CAMBRIDGE POINTE CIRCLE, ALABASTER, AL 35007 (hereinafter referred to as "Grantors") by **BRADLY M. EDWARDS and MELISSA MARIE EDWARDS** whose property address is: 5149 S SHADES CREST ROAD, BESSEMER, AL, 35022 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

Lot D, Starting at the NW Corner of the NE 1/4 of the SE 1/4 of Section 28, Tp. 20 Range 4 West, thence 0-0 South 30 feet to an iron stake, thence east paralleling the quarter section line 451 feet to an iron stake, the NW corner of the lot thence south 36°09' east 1089 feet to an iron stake, the SW corner of the lot, thence north 83°11' east 256.8 feet to an iron stake, the SE corner of the lot, thence north 36°09' west 1055 feet to an iron stake, the NE corner of the lot, thence west 256 feet to the point of beginning.

Lot E, Starting at the NE corner of the NE 1/4 of the SE 1/4 of Section 28, Tp. 20, Range 4, West, thence south 30 feet along the section line for the point of beginning, thence south 1°05' east 850 feet to an iron stake on the section line the SE corner of the lot, thence north 36°09' West 1055 feet to an iron stake, the NW corner, thence east 0-0 624 feet to the point of beginning.

More completely described in the attached 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 oil, 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. Rights of others in and to the use of easement as set forth in Instrument No. 1996-00045, in the Probate Office of Shelby County, Alabama.

\$211,650.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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 29th day of June, 2018.


PHILLIP M. BURROW


CYNTHIA A. BURROW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PHILLIP M. BURROW and CYNTHIA A. BURROW 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of June, 2018.

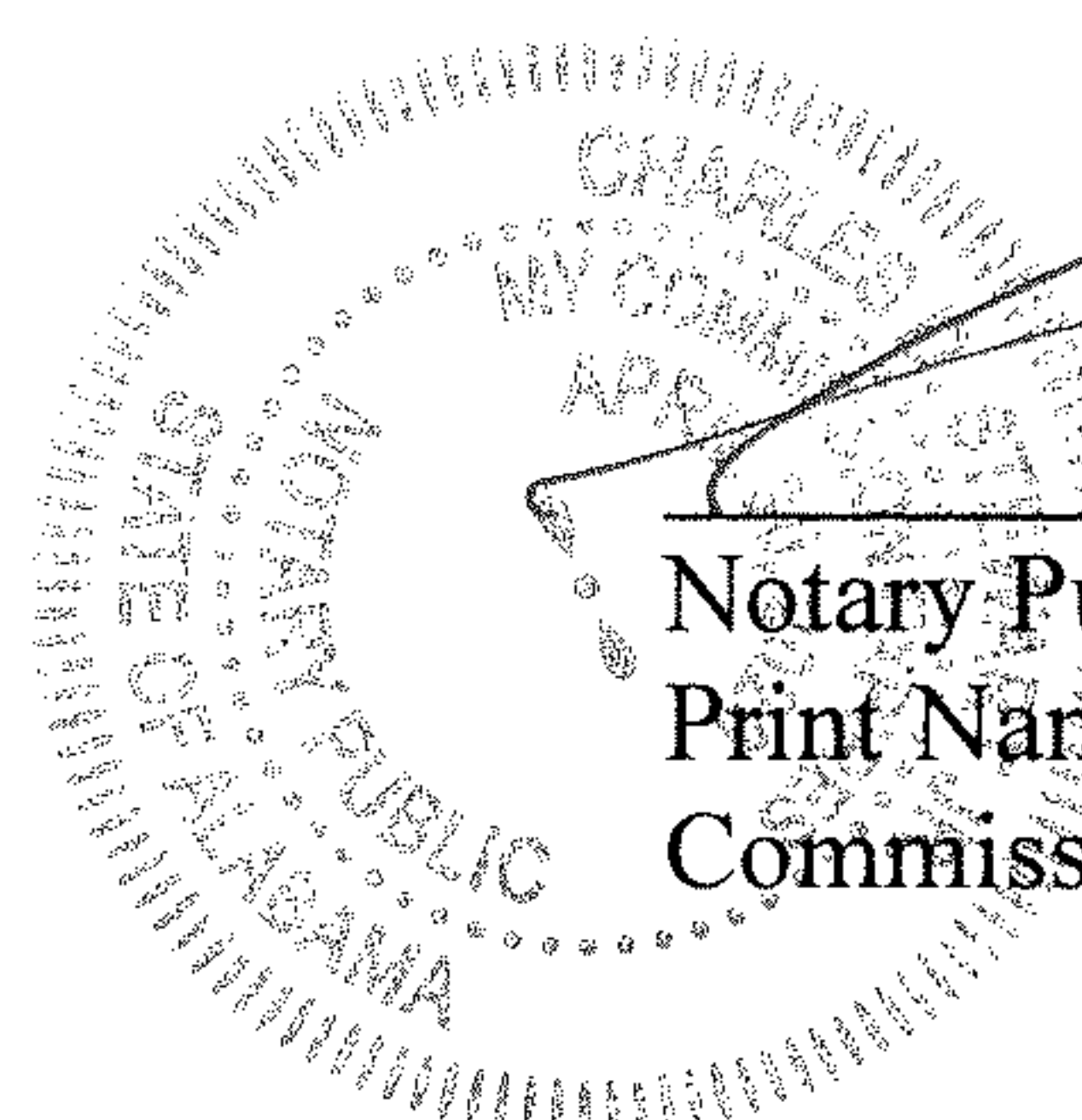

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4/30/20

EXHIBIT "A"

Lot D: Starting at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence South 30 feet to an iron stake; thence East paralleling the quarter section line 451 feet to an iron stake, being the Northwest corner of the said Lot and the Point of Beginning; thence South 36 degrees 09 minutes East 1089 feet to an iron stake, the Southwest corner of the lot; thence North 83 degrees 11 minutes East 256.8 feet to an iron stake, the Southeast corner of the lot; thence North 36 degrees 09 minutes West 1055 feet to an iron stake, the Northeast corner of the lot; thence West 256 feet to the point of beginning.

Lot E: Starting at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence South 30 feet along the section line for the point of beginning; thence South 1 degree 05 minutes East 850 feet to an iron stake on the section line, the Southeast corner of the lot; thence North 36 degrees 09 minutes West 105 feet to an iron stake, the Northwest corner of the lot; thence East 624 feet to the point of beginning.

Subject to a 30 foot wide easement filed in Instrument No. 1996-00045, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence run South along the East line of said section a distance of 30.00 feet to a point on the South side of an existing 30.00 foot easement; thence turn right 91 degrees 06 minutes Westerly along the South line of said easement a distance of 162.78 feet to the center line of a proposed 30.00 foot wide easement running Southerly across the above described property, said point being the point of beginning of the following described centerline and said proposed easement being 15.00 feet each side of said center line; thence 90 degrees 00 minutes left Southerly along said centerline a distance of 78.68 feet to the P.I. of a curve to the right, said curve having a central angle of 34 degrees 55 minutes a radius of 250.17 feet and forming an arc of 152.46 feet; thence turn right 34 degrees 55 minutes Southwesterly along said centerline a distance of 187.93 feet to the P.I. of a curve to the left, said curve having a central angle of 14 degrees 09 minutes, a radius of 880.24 feet and forming an arc of 217.39 feet; thence turn left 14 degrees 09 minutes Southwesterly along said centerline a distance of 172.10 feet to the P.I. of a curve to the left, said curve having a central angle of 36 degrees 11 minutes, a radius of 192.38 feet and forming an arc of 121.49 feet; thence turn left 36 degrees 11 minutes Southeasterly along said centerline a distance of 340.62 feet to the P.I. of a curve to the right, said curve having a central angle of 21 degrees 39 minutes 30 seconds, a radius of 331.12 feet and forming an arc of 125.17 feet; thence turn right 21 degrees 39 minutes 30 seconds Southwesterly along the said centerline a distance of 108.34 feet to the P.I. of a curve to the left, said curve having a central angle of 07 degrees 24 minutes 46 seconds, a radius of 694.67 feet and forming an arc of 89.87 feet; thence turn left 07 degrees 24 minutes 46 seconds Southerly along said centerline a distance of 45.00 feet to the termination of said easement.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 07/03/2018 10:50:14 AM
 \$58.50 DEBBIE
 20180703000236720