



20180904000317240 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
09/04/2018 03:54:12 PM FILED/CERT

This Instrument Was Prepared By:

**Grady Scott Lovelady
3347 Pelham Pkwy
Pelham, Alabama 35124
(205) 663-9020**

Send Tax Notice:

**Grady Scott Lovelady
3347 Pelham Pkwy
Pelham, AL 35124**

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **Ten Thousand and no/100 Dollars (\$10,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William S. Lovelady, a married man**, hereinafter called "GRANTOR", does hereby grant, bargain, sell and convey unto **Grady Scott Lovelady, an unmarried man**, hereinafter called "Grantee" all of its right, title and interest, in the following described real, situated in **Shelby County, Alabama**, to-wit:

See attached legal description marked as Exhibit "A".

Subject to all items of record.

This property does not constitute homestead for the Grantor.

This Instrument was prepared without benefit of title search.

TO HAVE AND TO HOLD unto the said GRANTEE, and the Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and the Grantee's transferees and assigns that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and the Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantors thereto on this date the 31st day of August, 2018.

Property address: N/A

Shelby County, AL 09/04/2018
State of Alabama
Deed Tax: \$10.00

GRANTOR

William S. Lovelady (L.S.)
William S. Lovelady

STATE OF ALABAMA)
) **ACKNOWLEDGMENT**
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that William S. Lovelady is signed to the foregoing deed, and who is known to me, acknowledges before me on this day that, being informed of the contents of the deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of August, 2018.

[Signature]
Notary Public
My Commission Expires: 02/17/20


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EXHIBIT "A"

A parcel of land located in the SW 1/4 of the NE 1/4, the SE 1/4 of the NW 1/4, the NE 1/4 of the SW 1/4, and the NW 1/4 of the SE 1/4, all in Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the SE corner of said SW 1/4 of the NE 1/4; thence in a Northerly direction, along the East line of said 1/4 1/4 Section, a distance of 293.23 feet; thence 87 deg. 58 min. 40 sec. left, in a Westerly direction a distance of 2395.06 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 17, said point also being on a curve to the left, said curve having a radius of 676.24 feet and a central angle of 26 deg. 27 min. 23 sec.; thence 75 deg. 01 min. 34 sec. left to tangent of said curve; thence along arc of said curve, in a Southwesterly and then Southeasterly direction, along said right of way line, a distance of 312.25 feet to end of said curve; thence continue in a Southeasterly direction along said right of way line, a distance of 49.15 feet; thence 78 deg. 31 min. 03 sec. left, in an Easterly direction, a distance of 2407.33 feet to a point on the East line of said NW 1/4 of the SW 1/4; thence 92 deg. 01 min. 20 sec. left, in a Northerly direction along said East line, a distance of 64.51 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a 100 foot Southern Railroad right of way.

LESS AND EXCEPT:

A lot or parcel of land in the S 1/2 of the SE 1/4 of the NW 1/4, Section 8, Township 22 South, Range 3 West, Shelby County, Alabama, described more particularly as follows: From the SW corner of said 1/4 1/4 Section, run North along the West 1/4 1/4 line for 289.2 feet; thence run East and parallel to the North 1/4 1/4 line for 248.1 feet to a point on the East right of way line of Shelby County Road No. 17, and the point of beginning of subject parcel of land, from said point thus established, run Southerly along said right of way line for 98.2 feet to a point on the Northerly margin of a field road; thence deflect an angle to the left of 101 deg. 57 min. and run Easterly along said road margin for 316 feet to a point in the center of a creek; run thence Northeasterly along said center of said creek for 131 feet; thence run West and parallel to the North 1/4 1/4 line for 382.6 feet to a point on said right of way line; run thence Southerly along said road right of way for 60 feet and back to the point of beginning; being situated in Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the SW corner of S 1/2 of SE 1/4 of NW 1/4 of Section 8, Township 22 South, Range 3 West; thence North 289.2 feet; thence East 248.1 feet to the East right of way of a county road; thence right 99 deg. 16 min. 01 sec. and run 98.2 feet to the point of beginning; thence left 101 deg. 57 min., and run Northeasterly 316.0 feet to the center of a creek; thence run Southwesterly along the center of said creek, 100 feet more or less; thence run Southwesterly and parallel above described North property line, 225.0 feet, more or less; thence run Northeasterly 100.0 feet to the point of beginning; being situated in Shelby County, Alabama.



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