

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35023

SEND TAX NOTICE TO:
Nathaniel V. Randolph and Bailey Randolph
7 Bullett Lane
Wilsonville, AL 35186

WARRANTY DEED

20180905000318110
09/05/2018 11:25:38 AM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eighty-Nine Thousand Nine Hundred And No/100 Dollars (\$89,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Anthony Britt Cairo, a single person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Nathaniel V. Randolph and Bailey Randolph (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in the NE 1/4 of Section 14, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:
Commence at the Northwest corner of said Section 14; thence run east along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run south for 1437.79 feet to the Point of Beginning; thence turn left 21 degrees 30 minutes 15 seconds and run southeast for 553.10 feet; thence turn left 77 degrees 10 minutes 51 seconds and run northeasterly for 286.90 feet to Bulley Creek; thence run north along the meander of said creek; thence turn left 81 degrees 52 minutes 08 seconds a chord distance of 622.91 feet along said creek; thence turn left 07 degrees 10 minutes 34 seconds a chord distance of 106.06 feet along said creek; thence turn right 03 degrees 47 minutes 39 seconds a chord distance of 290.69 along said creek to the southeast right of way of Shelby County Highway #61; thence turn left 140 degrees 26 minutes 36 seconds from last chord and run southeasterly along said right of way for 343.36 feet to the point of clockwise curve having a delta angle of 08 degrees 26 minutes 32 seconds and a radius of 2532.05 feet; thence run along the arc of said curve 373.08 feet to the Point of Beginning.

Also an Easement for ingress and egress and utilities described as follows:
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 for 4072.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run South 1925.92 feet to the Point of Beginning of said centerline; thence turn right 170 degrees 43 minutes 16 seconds and run northwesterly 205.97 feet; thence turn left 05 degrees 04 minutes 45 seconds and run northwesterly for 57.09 feet; thence turn left 14 degrees 48 minutes 10 seconds and run northwesterly for 60.51 feet; thence turn left 10 degrees 19 minutes 01 seconds and run northwesterly for 246.72 feet to the southeasterly right of way of Shelby County Highway #61 and the end of said centerline.

LESS AND EXCEPT:
Commence at the Northwest corner of said Section 14; thence run East along the North Section line for a distance of 3823.62 feet; thence turn right 90 degrees 00 minutes 00 seconds and run south for 1437.73 feet; thence run south 21 degrees 30 minutes 15 seconds east for a distance of 553.10 feet to a point; thence run North 81 degrees 19 minutes 02 seconds East for 143.42 feet to a steel rebar corner and the Point of Beginning of the property herein described; thence run north 81 degrees 19 minutes 02 seconds east for 143.48 feet to a corner within the waters of the Bully Creek slough of Lay Lake; thence run North 00 degrees 33 minutes 16 seconds west for a distance of 172.64 feet to a corner of the bank of said Lake; thence south 88 degrees 07 minutes 23 seconds west for a distance of 262.40 feet to a rebar corner on the east edge of an existing gravel roadway; thence run South 06 degrees 30 minutes 32 seconds East along said roadway for a distance of 131.06 feet to a rebar corner; thence run south 62 degrees 38 minutes 27 seconds east for a distance of 120.75 feet to the Point of Beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$88,271.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 31 day of August, 2018.

Anthony Britt Cairo
Anthony Britt Cairo

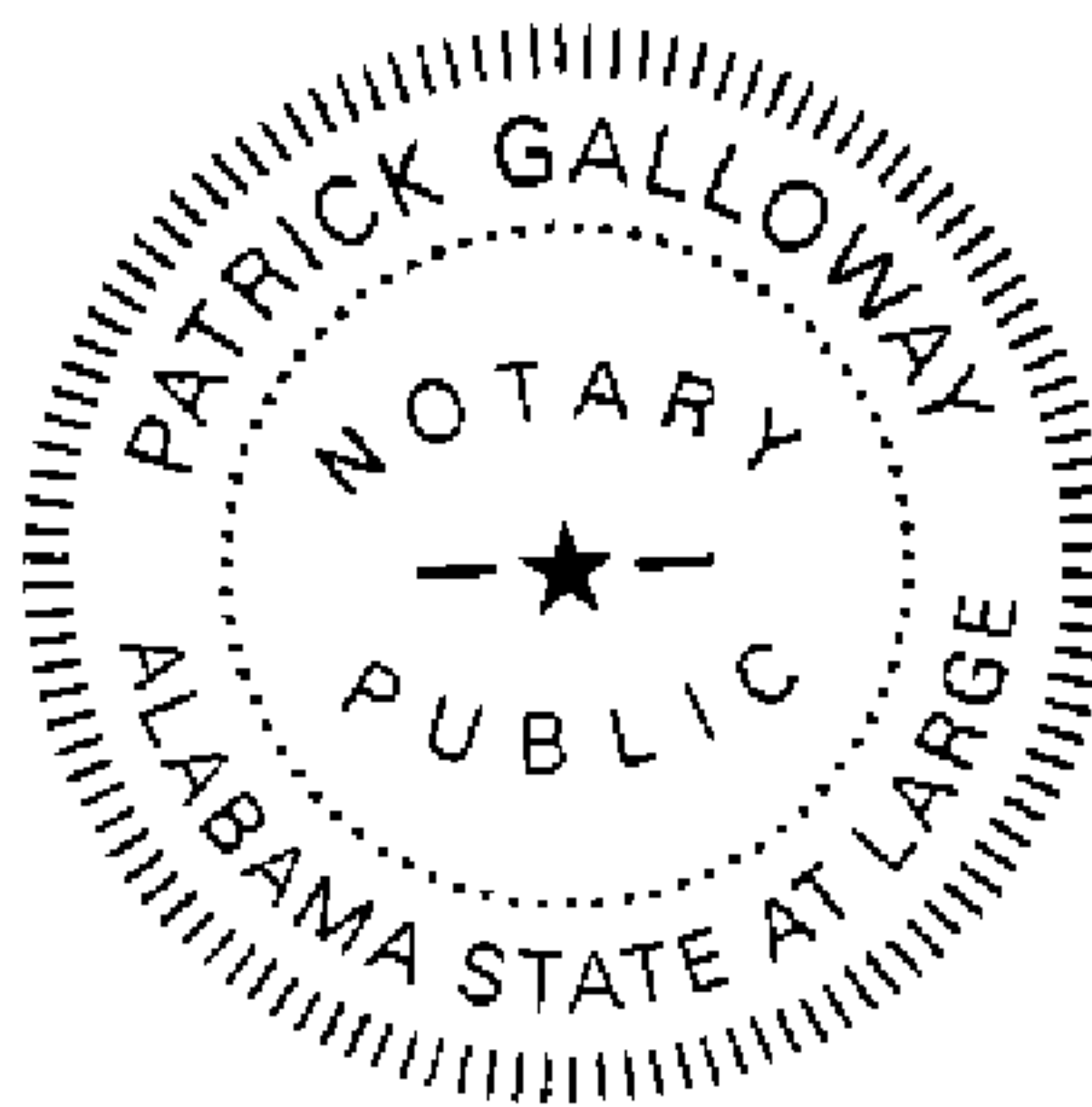
STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Anthony Britt Cairo whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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

Patrick Galloway
Notary Public

My commission expires: 10-4-21



Real Estate Sales Validation Form

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

Grantor's Name Anthony Britt Cairo
 Mailing Address 7 Bullett Lane
 Wilsonville, AL 35186

Grantee's Name Nathaniel V. Randolph and Bailey
 Randolph
 Mailing Address 1387 Hueytown Road (LWF)
 Hueytown, AL 35023

Property Address 7 Bullett Lane
 Wilsonville, AL 35186

Date of Sale August 31, 2018
 Total Purchase Price \$89,900.00

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 - Anthony Britt Cairo, 7 Bullett Lane, Wilsonville, AL 35186.

Grantee's name and mailing address - Nathaniel V. Randolph and Bailey Randolph, 1387 Hueytown Road (LWF),
 Hueytown, AL 35023.

Property address - 7 Bullett Lane, Wilsonville, AL 35186

Date of Sale - August 31, 2018.

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: August 31, 2018

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/05/2018 11:25:38 AM
 \$23.00 CHERRY
 20180905000318110

Allen S. Bayl