

Send tax notice to:
William P Poske
217 Widgeon Circle
Alabaster, AL 35007

This instrument prepared by:
Charles D. Stewart, Jr.
4898 Valleydale Rd, A2
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

20181009000359900
10/09/2018 01:35:50 PM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Consideration: \$10,000.00
Land Swap

That in consideration of TEN DOLLARS AND NO/00 (\$10.00) **the amount which can be verified in the agreement between the two parties** in hand paid to the undersigned, REX SHERER, A MARRIED MAN, **whose mailing address is: 323 Logos Trace, Alabaster, AL 35007** (hereinafter referred to as "Grantors") by WILLIAM P POSKE AND DANNA L. POSKE **whose mailing address is: 217 Widgeon Circle, Alabaster, AL 35007** (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, joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached legal description Exhibit "A"

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET BACK LINES, AND RIGHTS OF WAY, IF ANY, OF RECORD

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor his spouse.

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 Grantor, has hereunto set his/her hand and seal
this the 3rd day of October, 2018


Rex Sherer

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 3rd day of
October, 2018.

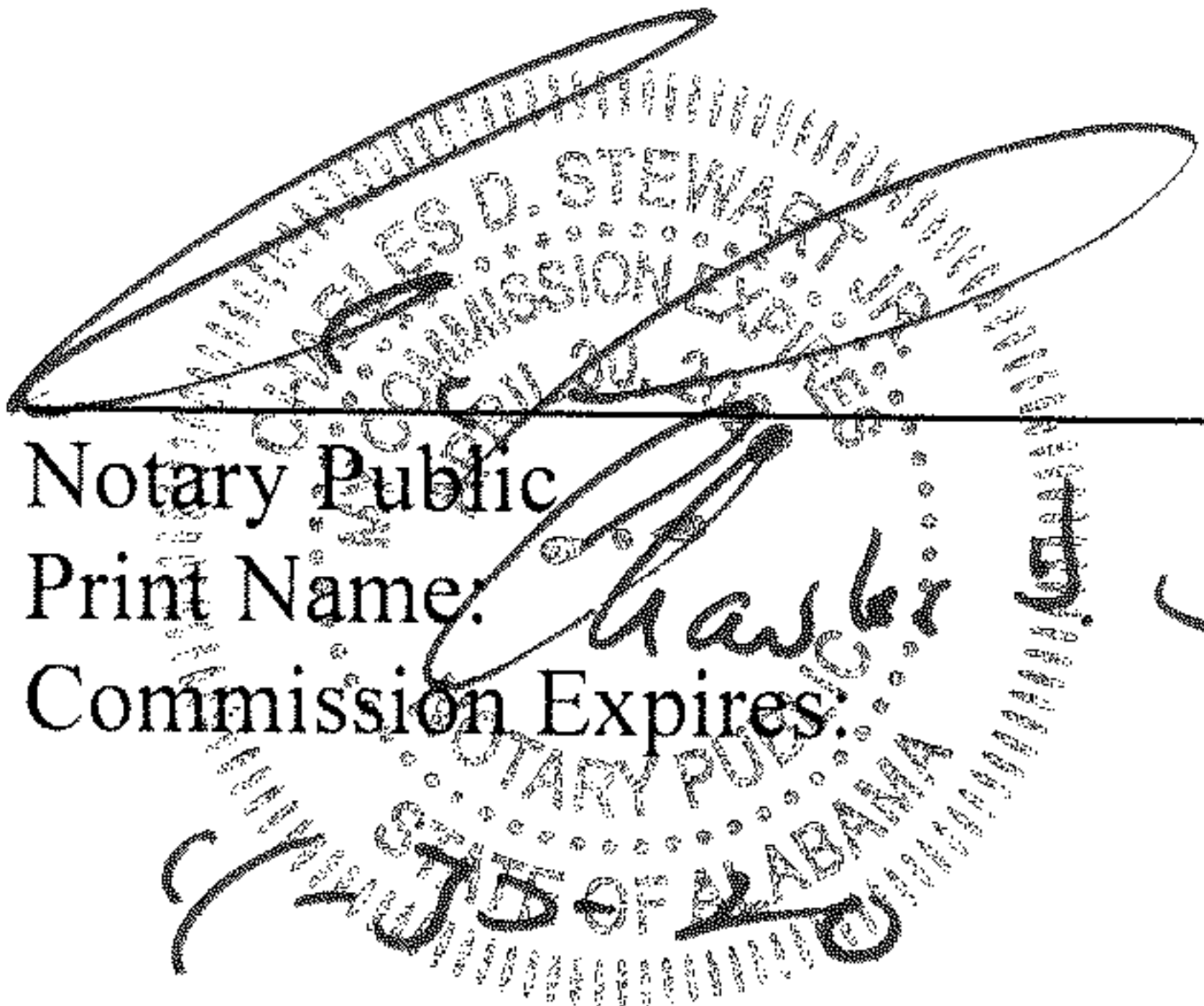

Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 12-31-2020

EXHIBIT A
LEGAL DESCRIPTION

Any interest in a part of Lot 29-B, according to the Survey of a Resurvey of Lot 20A and Lot 29 The Grove, as recorded in Map Book 50, Page 2, in the Probate Office of Shelby County, Alabama.

Also known as:

A parcel of land being part of Lot 20A, according to the Resurvey of Lots 20 and 30, The Grove, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 43, Page 133, and being more particularly described as follows:

Commence at the Northeast corner of Lot 20A, according to the Resurvey of Lots 20 and 30, The Grove, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 43, Page 133; thence S 00°31'46" E a distance of 30.70' to a point on the right of way line of Widgeon Circle (50' right of way); thence along said right of way with a curve turning to the left with an arc length of 154.84', with a radius of 50.00' with a chord bearing of S 01°38'05" W, with a chord length of 99.98' to the Point of Beginning; thence continue along said right of way with a compound curve turning to the left with an arc length of 17.08', with a radius of 50.00', with a chord bearing of N 83°07'43" E, with a chord length of 17.00'; thence continue along said right of way with a reverse curve turning to the right with an arc length of 21.01', with a radius of 25.00', with a chord bearing of S 82°34'39" E, with a chord length of 20.40'; thence continue along said right of way, S 57°58'44" E a distance of 23.58' to the Northwest corner of Lot 29, according to the Resurvey of Lots 1-24 & 27-39, The Grove, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 36, Page 97; thence S 31°31'02" W, along the westerly line of said Lot 29, a distance of 167.33'; thence N 11°02'08" E, leaving said westerly line, a distance of 158.68' to the Point of Beginning.

The described parcel contains 4,936 square feet.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2018 01:35:50 PM
\$31.00 CHERRY
20181009000359900

Allen S. Bayl