

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
ETHEL ANNETTE GLASS
20986 HWY 55
STERRETT, AL 35147

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Forty Thousand and 00/100 (\$140,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROBERT LESTER WHITMORE and wife, RUTH E. WHITMORE, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto ETHEL ANNETTE GLASS, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

COMMENCE AT A SCRIBE IN BRIDGE BEING THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE PROCEED NORTH $89^{\circ} 06' 23''$ WEST ALONG THE SOUTH BOUNDARY OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR A DISTANCE OF 1318.39 FEET TO A $\frac{1}{2}$ " REBAR IN PLACE, SAID POINT BEING THE SE CORNER OF THE SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 5 AND ALSO BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED NORTH $89^{\circ} 22' 15''$ WEST ALONG THE SOUTH BOUNDARY OF SAID SE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 5 FOR A DISTANCE OF 548.87 FEET TO A FLAT IRON IN PLACE; THENCE PROCEED NORTH $13^{\circ} 06' 39''$ WEST FOR A DISTANCE OF 334.29 FEET TO A $\frac{1}{2}$ " PIPE IN PLACE; THENCE PROCEED NORTH $75^{\circ} 52' 33''$ EAST FOR A DISTANCE OF 70.95 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SHELBY COUNTY HIGHWAY 55; THENCE PROCEED NORTH $14^{\circ} 07' 27''$ WEST ALONG THE RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 10.0 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT BEING LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD, SAID POINT ALSO BEING THE P.C. OF A CONCAVE CURVE LEFT HAVING A DELTA ANGLE OF $09^{\circ} 08' 21''$ AND A RADIUS OF 1820.64 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD AND ALONG THE CURVATURE OF SAID CURVE FOR A CHORD BEARING AND DISTANCE OF NORTH $74^{\circ} 02' 42''$ EAST, 290.10 FEET TO A $\frac{5}{8}$ " REBAR IN PLACE; THENCE PROCEED SOUTH $24^{\circ} 08' 31''$ EAST FOR A DISTANCE OF 193.19 FEET TO A FENCE POST; THENCE PROCEED NORTH $59^{\circ} 02' 30''$ EAST FOR A DISTANCE OF 233.17 FEET TO A FENCE POST BEING LOCATED ON THE EAST BOUNDARY OF THE SOUTHEAST $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 5; THENCE PROCEED SOUTH $00^{\circ} 03' 38''$ EAST ALONG THE EAST BOUNDARY OF SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR A DISTANCE OF 382.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED THE SE ¼ OF THE SW ¼ OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ACCORDING TO THE OCTOBER 3, 2018 SURVEY BY CHRISTOPHER M. RAY, LICENSE NUMBER 26017.

SUBJECT TO:

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 3. THE RIGHTS OF UPSTREAM AND DOWNSTREAM RIPARAIN OWNERS WITH RESPECT TO ANY BODY OF WATER WHICH MAY LIE ADJACENT TO, AND/OR TRAVERSING THROUGH, SUBJECT PROPERTY.**
- 4. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.**
- 5. RIGHT OF WAY FOR SHELBY COUNTY HIGHWAY #55.**
- 6. AGREEMENT AND EASEMENT RECORDED IN DEED VOLUME 281, PAGE 274.**

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said ETHEL ANNETTE GLASS, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said ETHEL ANNETTE GLASS, their heirs and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor:	ROBERT LESTER WHITMORE AND RUTH E. WHITMORE
Grantor's Address:	20986 HWY 55, STERRETT, AL 35147
Grantee:	ETHEL ANNETTE GLASS
Grantee's Address:	20986 HWY 55, STERRETT, AL 35147
Tax Parcel ID No.:	05-3-05-0-001-028.000
Purchase Price:	\$140,000.00
Property Address:	20986 HWY 55, STERRETT, AL 35147

The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

10th IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this
day of October, 2018.

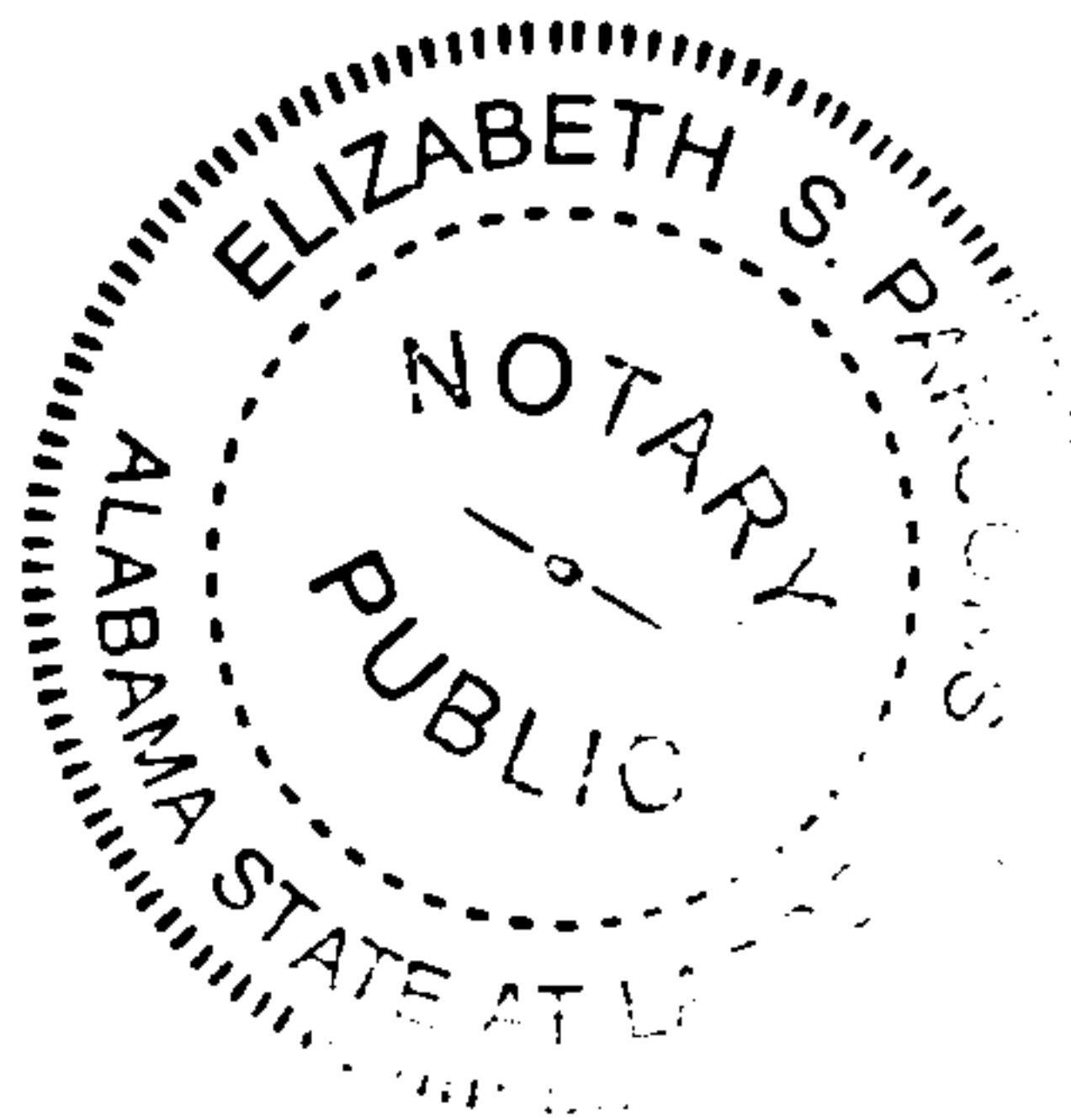


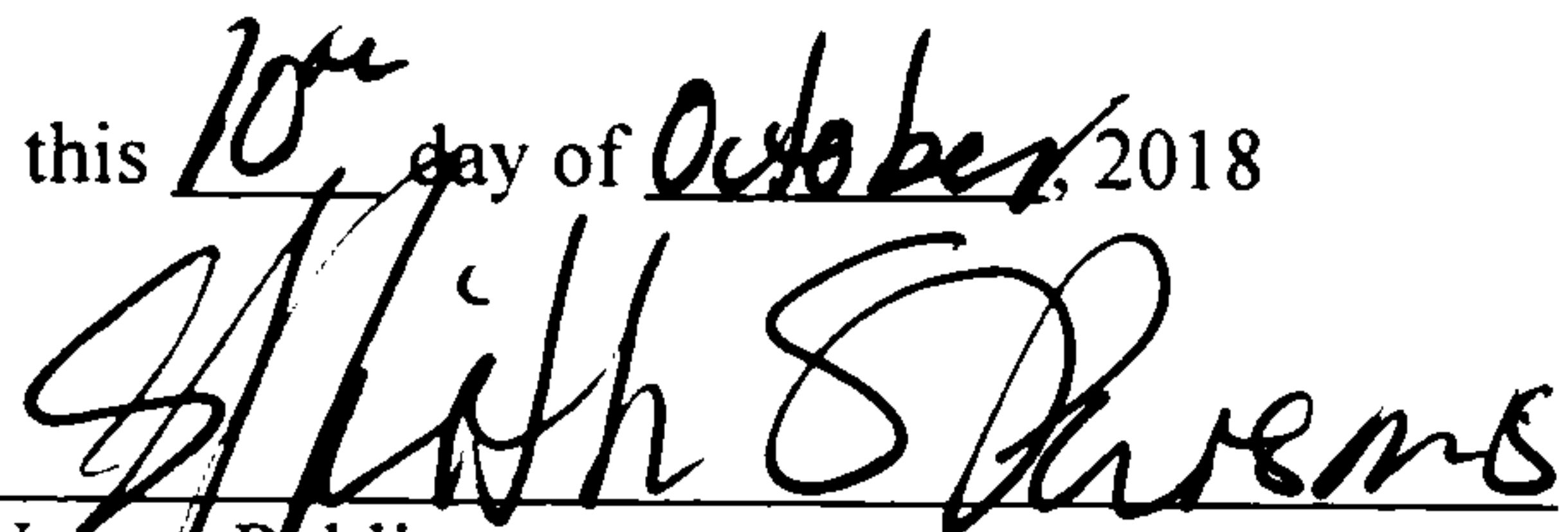
ROBERT LESTER WHITMORE

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROBERT LESTER WHITMORE, 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 said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

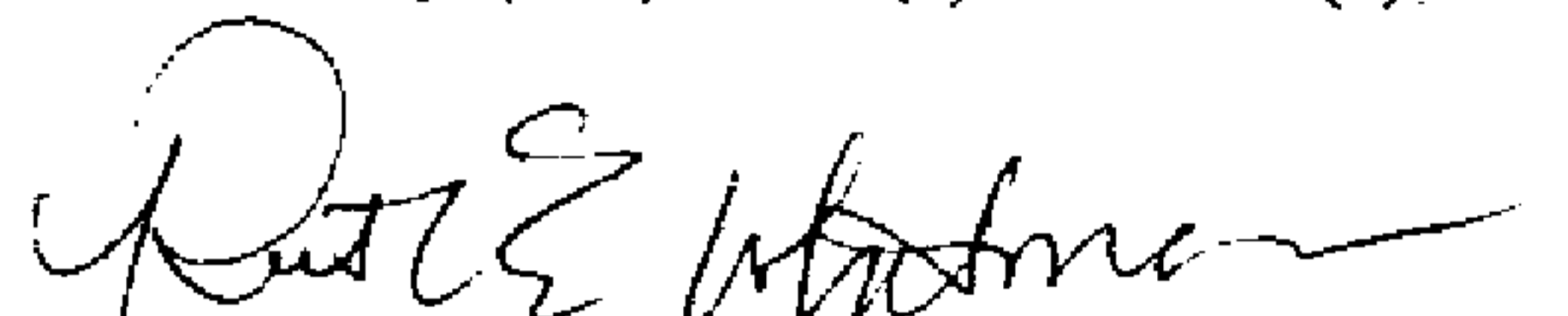
Given under my hand and official seal this 10th day of October, 2018





Notary Public
My Commission Expires: 1/9/19


9th IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this
day of October, 2018.

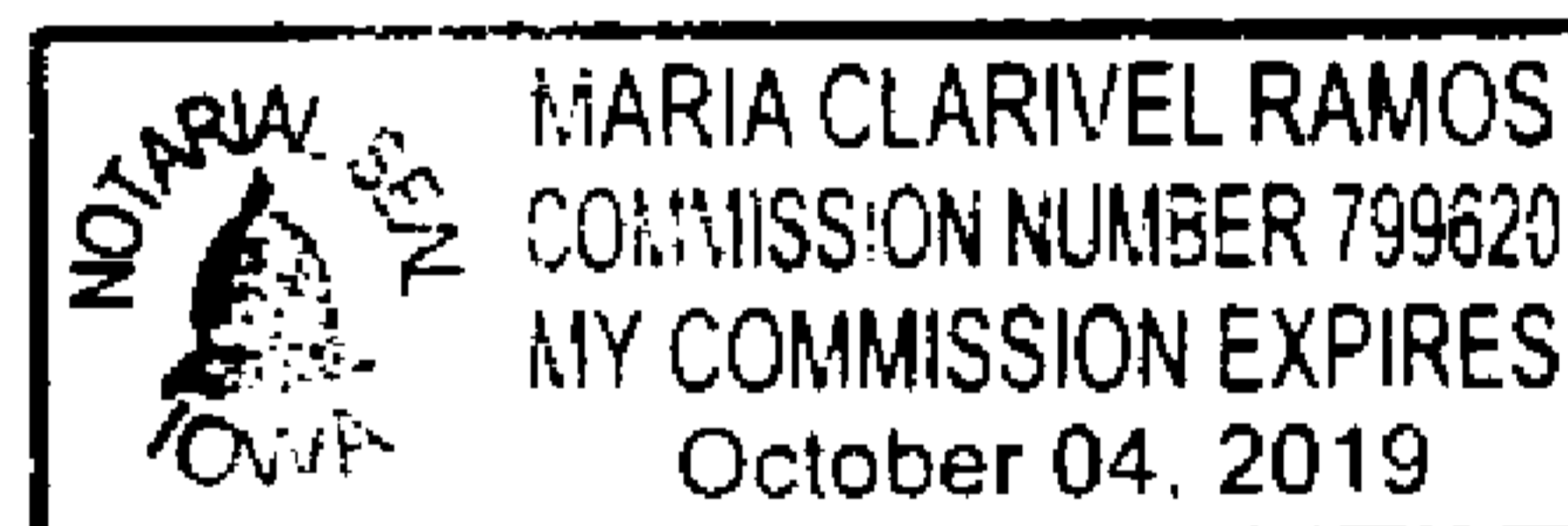

RUTH E. WHITMORE

STATE OF Iowa
COUNTY OF Bella Vista

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that RUTH E. WHITMORE, 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 said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2018


Notary Public
My Commission Expires: 10/04/19



445-18



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/11/2018 02:43:35 PM
\$164.00 KIMBERLY
20181011000362320

Alvin S. Bezel