

**SEND TAX NOTICE TO:**  
William Pettus Buck, Jr. and Kelly Isaacson  
Buck  
1242 Buck Lake Road  
Chelsea, Alabama 35043

**This instrument was prepared by:**  
Shannon E. Price, Esq.  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**20181120000410550**  
**11/20/2018 01:23:12 PM**  
**DEEDS 1/3**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of **Two Hundred Fifty Thousand dollars & no cents (\$250,000.)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Mary Lou Buck Davis and James E. Davis, wife and husband

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**William Pettus Buck, Jr. and Kelly Isaacson Buck**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama, to-wit:

A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA; THENCE N 00 DEG 00'00" E ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 319.13'; THENCE N 73 DEG 19'37" W A DISTANCE OF 45.66'; THENCE N 54 DEG 55'52" W A DISTANCE OF 285.43'; THENCE N 62 DEG 12'05" W A DISTANCE OF 231.17'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 385.00', WITH A CHORD BEARING OF N 73 DEG 56'59" W, WITH A CHORD LENGTH OF 156.78'; THENCE N 85 DEG 41'53' W A DISTANCE OF 103.11'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.05', WITH A RADIUS OF 548.00', WITH A CHORD BEARING OF N 77 DEG 51'14" W, WITH A CHORD LENGTH OF 149.58'; THENCE N 70 DEG 00'35" W A DISTANCE OF 222.09'; THENCE N 65 DEG 09'36" W DISTANCE OF 73.16'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.67'. WITH A RADIUS OF 41.00'; WITH A CHORD BEARING OF N 10 DEG 11'22" W, WITH A CHORD LENGTH OF 67.15'; THENCE N 44 DEG 46'52" E A DISTANCE OF 33.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 133.23', WITH A RADIUS OF 151.00', WITH A CHORD BEARING OF N 19 DEG 30'15" E, WITH A CHORD LENGTH OF 128.95'; THENCE N 05 DEG 46'23" W A DISTANCE OF 95.13'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 389.00', WITH A CHORD BEARING OF N 05 DEG 51'18" E, WITH A CHORD LENGTH OF 156.81'; THENCE N 17 DEG 28'59" E A DISTANCE OF 126.30'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.45', WITH A RADIUS OF 166.00', WITH A CHORD BEARING OF N 40 DEG 30'47" E, WITH A CHORD LENGTH OF 129.88'; THENCE N 63 DEG 32'35" E A DISTANCE OF 261.31'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 57.98', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 30 DEG 19'22" E, WITH A CHORD LENGTH OF 54.79'; THENCE N 02 DEG 53'50" W A DISTANCE OF 195.15'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.81', WITH A RADIUS OF. 45.00'; WITH A CHORD BEARING OF N 47 DEG 58'27" W, WITH A CHORD LENGTH OF 63.73'; THENCE S 86 DEG 56'56" W A DISTANCE OF 309.63'; THENCE N 80 DEG 07'01" W A DISTANCE OF 80.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.85', WITH A RADIUS OF 75.00', WITH A CHORD BEARING OF N 56 DEG 52'32' W, WITH A CHORD LENGTH OF 59.19'; THENCE N 33 DEG 38'03" W A DISTANCE OF 31.46' TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE S 56 DEG 21'57" W A DISTANCE OF 189.52'; THENCE N 33 DEG 38'03" W A DISTANCE OF 208.00' TO A POINT ON THE EDGE OF A LAKE; THENCE N 27 DEG 54'16" E ALONG SAID LAKE A DISTANCE OF 41.02'; THENCE N 50 DEG 48'42" E ALONG SAID LAKE A DISTANCE OF 18.34'; THENCE N 56 DEG 32'41" E ALONG SAID LAKE A DISTANCE OF 67.31'; THENCE N 52 DEG 43'43" E ALONG SAID LAKE A DISTANCE OF 40.05'; THENCE N 72 DEG 24'13" E ALONG SAID LAKE A DISTANCE OF 35.43'; THENCE S 33 DEG 38'03" E A DISTANCE OF 218.00'; THENCE S 56 DEG 21'57" W A DISTANCE OF 10.48' TO THE POINT OF BEGINNING.

ALSO:  
AN INGRESS, EGRESS AND UTILITIES EASEMENT SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 27 AND THE S 1/2 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY. ALABAMA; THENCE N 00 DEG 00'00" E ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 319.13' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N 73 DEG 19'37" W A DISTANCE OF 45.66'; THENCE N 64 DEG 55'52" W A DISTANCE OF 285.43'; THENCE N 62 DEG 12'05" W A DISTANCE OF 231.17'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 385.00', WITH A CHORD BEARING OF N 73 DEG 56'59" W, WITH A CHORD LENGTH OF 156.78'; THENCE N 85 DEG 41'53" W A

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CBT File #1810091



DISTANCE OF 103.11'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 150.05', WITH A RADIUS OF 548.00', WITH A CHORD BEARING OF N 77 DEG 51'14" W, WITH A CHORD LENGTH OF 149.58'; THENCE N 70 DEG 00'35" W A DISTANCE OF 222.09'; THENCE N 65 DEG 09'36" W DISTANCE OF 73.16'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 78.67'. WITH A RADIUS OF 41.00'; WITH A CHORD BEARING OF N 10 DEG 11'22" W, WITH A CHORD LENGTH OF 67.15'; THENCE N 44 DEG 46'52" E A DISTANCE OF 33.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 133.23', WITH A RADIUS OF 151.00', WITH A CHORD BEARING OF N 19 DEG 30'15" E, WITH A CHORD LENGTH OF 128.95'; THENCE N 05 DEG 46'23" W A DISTANCE OF 95.13'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 157.89', WITH A RADIUS OF 389.00', WITH A CHORD BEARING OF N 05 DEG 51'18" E, WITH A CHORD LENGTH OF 156.81'; THENCE N 17 DEG 28'59" E A DISTANCE OF 126.30'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 133.45', WITH A RADIUS OF 166.00', WITH A CHORD BEARING OF N 40 DEG 30'47" E, WITH A CHORD LENGTH OF 129.88'; THENCE N 63 DEG 32'35" E A DISTANCE OF 261.31'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 57.98', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF N 30 DEG 19'22" E, WITH A CHORD LENGTH OF 54.79'; THENCE N 02 DEG 53'50" W A DISTANCE OF 195.15'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 70.81', WITH A RADIUS OF. 45.00'; WITH A CHORD BEARING OF N 47 DEG 58'27" W, WITH A CHORD LENGTH OF 63.73'; THENCE S 86 DEG 56'56" W A DISTANCE OF 309.63'; THENCE N 80 DEG 07'01" W A DISTANCE OF 80.55'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 60.85', WITH A RADIUS OF 75.00', WITH A CHORD BEARING OF N 56 DEG 52'32" W, WITH A CHORD LENGTH OF 59.19'; THENCE N 33 DEG 38'03" W A DISTANCE OF 31.46' TO THE POINT OF ENDING OF SAID EASEMENT.

Subject to:

Taxes for the year 2018 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

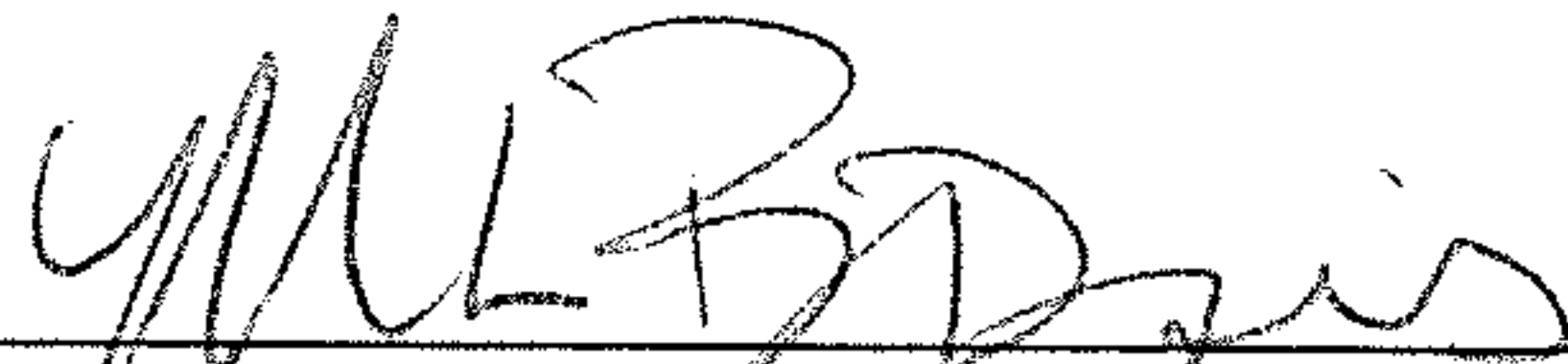
Riparian rights and other rights created by the fact that the subject property lies adjacent to Buck Lake.


Easement to Alabama Power Company as recorded in Instrument #20031001000661250, #20040909000501630, #20031001000661260 and #2001-18554.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, GRANTOR(S)** have hereunto set my (our) hand(s) and seal(s), this **November 14, 2018**.

  
\_\_\_\_\_  
Mary Lou Buck Davis (Seal)

  
\_\_\_\_\_  
James E. Davis (Seal)


STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Lou Buck Davis and James E. Davis, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of November, 2018.

  
\_\_\_\_\_  
Notary Public. (Seal)  
My Commission Expires: 1/9/2021

WILLIAM PATRICK COCKRELL, II  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 9, 2021

Real Estate Sales Validation Form

*This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)*

Grantor's Name Mary Lou Buck Davis and James E. Davis

Grantee's Name William Pettus Buck, Jr. and Kelly Isaacson Buck

Mailing Address 2409 Vestavia Drive  
Birmingham, Alabama 35216

Mailing Address 1242 Buck Lake Road  
Chelsea, Alabama 35043

Property Address 1242 Buck Lake Road  
Chelsea, Alabama 35043

Date of Sale 11/14/2018

Total Purchase Price \$250,000.00

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 - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 11/14/18

Print William Pettus Buck, Jr.

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/20/2018 01:23:12 PM  
\$271.00 CHARITY  
20181120000410550

Allen S. Bayl