

Recording Data:

This instrument was prepared by:
Thomas H. Boggs, Jr.
P. O. Drawer 740
Demopolis, AL 36732

Send Tax bill to:
James W. Bird, Jr.
3732 Village Center Way
Hoover, Alabama 35226

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE (\$1.00) Dollar** and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **James W. Bird, Jr. and wife, Judith M. Bird**, hereinafter referred to as Grantors), do grant, bargain, sell, and convey unto **James W. Bird, III and Nathan Franklin Bird, jointly**, (hereinafter referred to as Grantees), **55.14% interest** of following described real estate, situated in Shelby County, Alabama, to-wit:

All that part of the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying North and West of a county gravel road and a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ all in Section 9, Township 24 North, Range 14 East, Shelby County, Alabama; said parcel being more particularly described as follows: As a point of beginning start at the NE corner of Section 9 and run North 89 degrees 05 minutes and 24 seconds West and along the North boundary of Section 9 for a distance of 5254.48 ft. to its NW corner; thence run South 0 degrees 52 minutes and 09 seconds East and along the West boundary of said section for a distance of 3697.58 ft. to a point; thence run North 86 degrees 17 minutes and 54 seconds East for a distance of 1179.80 ft. to the East boundary of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence run North 0 degrees 07 minutes and 44 seconds West and along the East boundary of said forty for a distance of 948.29 ft. to its NE corner; thence run North 89 degrees 39 minutes and 13 seconds East and along the South boundary of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the South boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for the distance of 2583.73 ft. to its SE corner; thence run South 0 degrees 31 minutes and 17 seconds East and along the West boundary of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ for a distance of 1306.92 ft. to its SW corner; thence run South 89 degrees 39 minutes 57 seconds East and along the South boundary of said forty for a distance of 433.69 ft. to its intersection with the West Right-of-way Margin of a county gravel road, 30 ft. from centerline; thence run North and East and along the West and North Right-of-way Margin of said road to its intersection with the East boundary of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence run North 2 degrees 46 minutes and 35 seconds East and along the East boundary of said forty for a distance of 269.56 ft. to its NE corner; thence run North 2 degrees 05 minutes and 58 seconds East and along the East boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ for a distance for a distance of 1301.57 ft. to the point of beginning.

Deed References: 2007122800582330 and 40
20080114000017630 and 40
20110614000174630

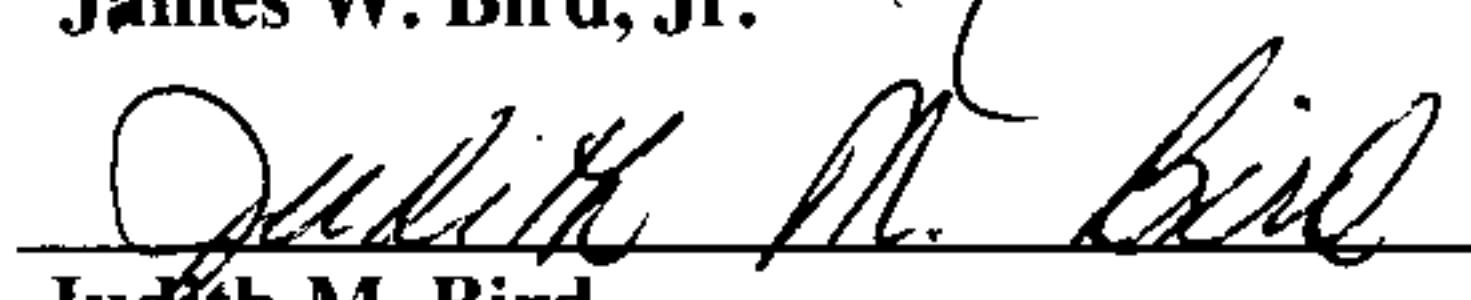
Shelby County, AL 11/29/2018
State of Alabama
Deed Tax: \$210.00


20181129000418030 1/3 \$231.00
Shelby Cnty Judge of Probate, AL
11/29/2018 01:42:58 PM FILED/CERT

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this the 24 day of October, 2018.


James W. Bird, Jr.

Judith M. Bird

STATE OF ALABAMA

MARENGO COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **James W. Bird, Jr.**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of October, 2018.



STATE OF ALABAMA

Marengo COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Judith M. Bird**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of October, 2018.



20181129000418030 2/3 \$231.00
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The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by a separate Title Letter signed by such attorneys.

Grantor's Address

3732 Village Center Way
Hoover, Alabama 35226

Grantee's Address

James W. Bird, III
1501 Oxmoor Road
Birmingham, AL 35209

Nathan Franklin Bird
4016 Dolly Ridge Road
Birmingham, AL 35243

Property Address

County Rd. 86
Calera, Alabama

Assessor's Market Value

\$ 420,000.00

Date of Sale

Oct 24th, 2018



20181129000418030 3/3 \$231.00
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