

This document prepared by:

Tanya K. Shunnara, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727


20181211000431780 1/5 \$198.50
Shelby Cnty Judge of Probate, AL
12/11/2018 12:05:23 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Instrument #20160720000254010

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Curtis Leslie Spraitzar, Trustee
Curtis L. Spraitzar Trust
2009 Vestavia Park Court
Vestavia Hills, Alabama 35216-3201

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

CURTIS LESLIE SPRAITZAR, an unmarried man,
whose mailing address is **2009 Vestavia Park Court, Vestavia Hills, Alabama 35216-3201**

(hereinafter referred to as "Grantor"), in hand paid by

**CURTIS LESLIE SPRAITZAR, OR ANY SUCCESSOR(S), AS TRUSTEE OF
THE CURTIS L. SPRAITZAR TRUST U/A/D DECEMBER 3, 2018,**
whose mailing address is **2009 Vestavia Park Court, Vestavia Hills, Alabama 35216-3201**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property (the "Property") situated in Shelby County, Alabama (being unimproved land located off of Hwy 39, Chelsea, Alabama, and having an **Assessor's Market Value of \$171,330.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner - Parcel No. 09 7 35 0 005 021.000), to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A
PART HEREOF FOR LEGAL DESCRIPTION OF PROPERTY.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, or any part thereof, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting any of the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property, or any part thereof.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTE: The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity as named herein, to have, hold, maintain and distribute as a part of the "trust estate" created and held under, and in strict accordance with the terms and provisions of, that certain revocable trust agreement entitled the "Curtis L. Spraitzar Trust" entered into by Curtis Leslie Spraitzar, as both "Grantor" and "Trustee" thereunder, dated December 3, 2018, as the same may be amended and/or restated from time to time (such revocable trust agreement, together with any and all amendments thereto and/or restatements thereof at any time made, the "Trust Agreement") for the benefit of the beneficiary(ies) thereof as provided under said Trust Agreement.

NOTE: The Property hereby conveyed is NOT the homestead of the Grantor, who is an unmarried man.

NOTE: Curtis Leslie Spraitzar and Curtis L. Spraitzar are one and the same person.

REAL ESTATE SALES VALIDATION INFORMATION: In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

[Remainder of Page Intentionally Left Blank - Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal this 3rd day of December, 2018.

Grantor:

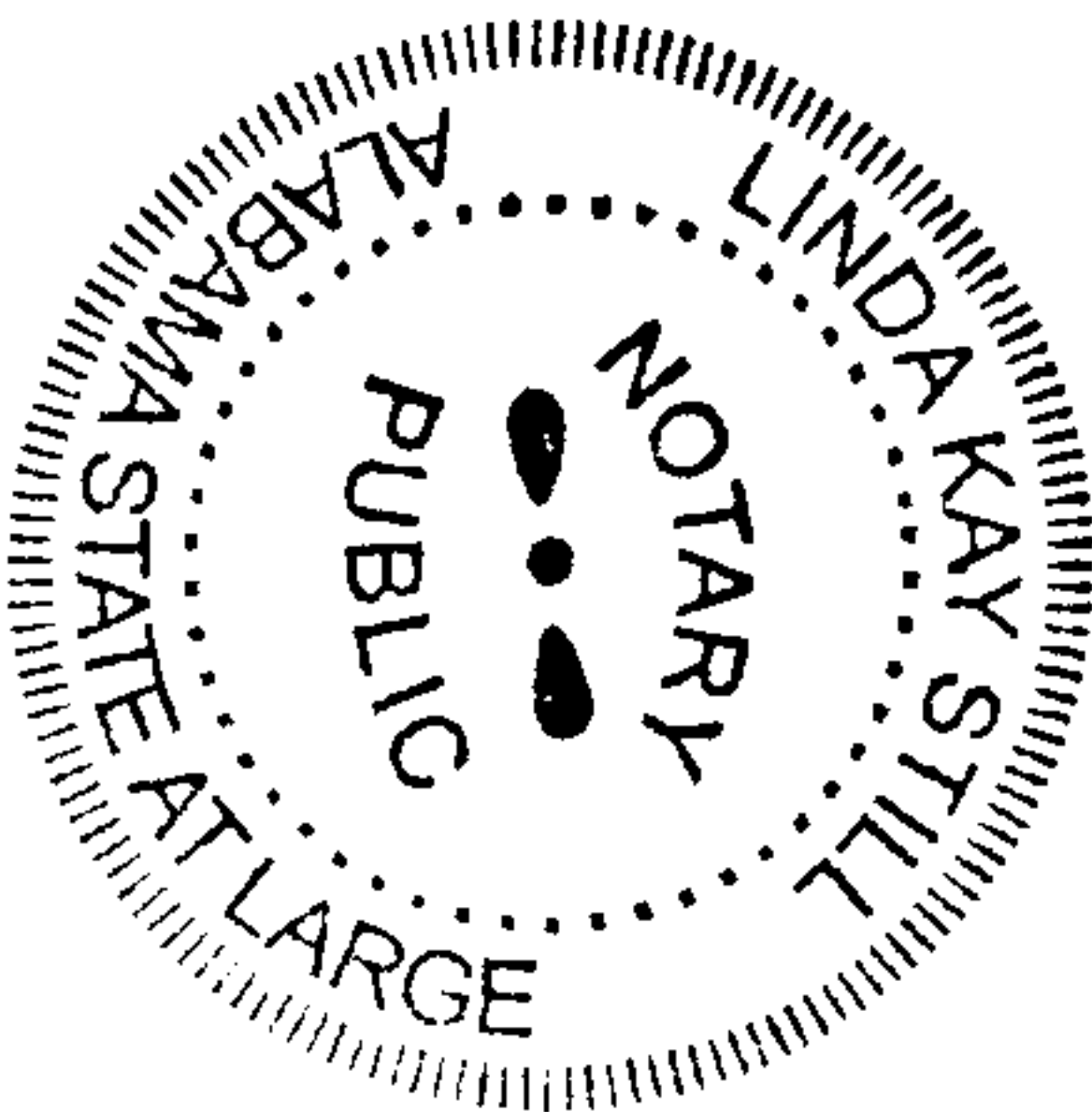
Curtis Leslie Spraitzar
Curtis Leslie Spraitzar

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Curtis Leslie Spraitzar, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

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

[NOTARIAL SEAL]



Linda Kay Still
Notary Public
My Commission Expires 1-12-21


20181211000431780 3/5 \$198.50
Shelby Cnty Judge of Probate, AL
12/11/2018 12:05:23 PM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

The following described property situated in Shelby County, Alabama, to-wit:

All of the NW 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 1 West, located and situated in Shelby County, Alabama, with exception of railroad right-of-way now existing on or across said realty, consisting of 40 acres, more or less, **less and except** any portion of the above-described NW 1/4-NW 1/4 which lies north and/or west of those certain north and west boundary lines of said NW 1/4-NW 1/4 established by: (a) as to the north boundary line, the survey of John S. Parks, P.E. & L.S., Alabama Reg. No. 12579, dated December 31, 1991, and amended June 20, 1993, which is attached as Exhibit "A" to that certain Order of Court dated February 4, 1994, Spraitzar v. Miles, et al., Circuit Court of Shelby County, Alabama, Case No. CV 92-853, and recorded May 23, 1994, in Inst. #1994-16601, and rerecorded on June 22, 1994, in Inst. #1994-19775 all in the Probate Office of Shelby County, Alabama; and (b) as to the west boundary line, the survey of John S. Parks, P.E. & L.S., Alabama Reg. No. 12579, dated December 31, 1991, attached as Exhibit No. 45 to that certain Amended Order dated May 23, 1994, Spraitzar v. Miles, et al., Circuit Court of Shelby County, Alabama, Case No. CV 92-853, and recorded May 23, 1994, in Inst. #1994-16603 in the Probate Office of Shelby County, Alabama, said Amended Order being an amendment to that certain Order dated February 23, 1994, issued in the above-described case and recorded on May 23, 1994, in Inst. #1994-16602, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH THE FOLLOWING DESCRIBED INGRESS AND EGRESS EASEMENTS:

1. A 15-foot-wide right-of-way situated in the SE 1/4 of the SE 1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama. Commence at the SE corner of Section 27, Township 19 South, Range 1 West, and run West along the South line of said Section for 149.5 feet, to the point of beginning and centerline of said 15-foot-wide right-of-way; from point thus obtained turn an angle of 57 deg. 48' 36" to the right and run for a distance of 30 feet to a point; thence turn an angle of 6 deg. 43' to the right and run 30 feet, more or less, to the point of ending on the Southeasterly right-of-way of Shelby County Highway No. 39.

According to survey of John S. Parks, P.E. and L.S. AL Reg. No. 12579, dated December 31, 1991, and amended June 20, 1993, as recorded in Map Book 18, Page 144, in the Probate Office of Shelby County, Alabama (the "Parks Amended Survey"); **except that** said Parks Amended Survey provides for a 30-foot-wide right-of-way, but said right-of-way was reduced to a 15-foot-wide right-of-way with the same centerline shown in the Parks Amended Survey per Order of Court dated February 4, 1994, Spraitzar v. Miles, et al., Circuit Court of Shelby County, Alabama, Case No. CV 92-853, recorded on May 23, 1994, in Inst. #1994-16601, and rerecorded on June 22, 1994, in Inst. #1994-19775, all in the Probate Office of Shelby County, Alabama.

2. A 15-foot-wide right-of-way situated in the NE 1/4 of the NE 1/4 of Section 34, Township 19 South, Range 1 West. Commence at the NE corner of Section 34, Township 19 South, Range 1 West and run South along the East line of said Section for a distance of 140 feet to the point of beginning of centerline of a 15-foot-wide right-of-way for a roadway; thence from said point turn 119 deg. 45 min. to the right and run for a distance of 50 feet to a point; thence turn an angle of 14 deg. 48 min. to the right and run for a distance of 70 feet to a point; thence turn an angle of 1 deg. 00 min. to the right and run for a distance of 37 feet to a point; thence turn an angle of 6 deg. 06 min. to the right and run for a distance of 48.83 feet, more or less, to the North line of Section 34 and the point of ending of this part of said right-of-way; said point of ending lying 149.5 feet West of the point of commencement.

According to survey of John S. Parks, P.E. and L.S. AL Reg. No. 12579, dated December 31, 1991, and amended June 20, 1993, recorded in Map Book 18, Page 144, in the Probate Office of Shelby County, Alabama (the "Parks Amended Survey"); **except that** said Parks Amended Survey provides for a 30-foot-wide right-of-way, but was reduced to a 15-foot-wide right-of-way (7-1/2 feet on each side of centerline) per Amended Order dated May 23, 1994, Spraitzar v. Miles, et al, Circuit Court of Shelby County, Alabama, Case No. CV-92-853, recorded on May 23, 1994, in Inst. #1994-16603, Probate Office of Shelby County, Alabama, said Amended Order being an amendment to that certain Order dated February 23, 1994, issued in the above-described case and recorded on May 23, 1994, in Inst. #1994-16602, in the Probate Office of Shelby County, Alabama.

3. A right-of-way, 30 feet in width, running along and contiguous to the eastern most boundary of that certain tract of land located in Section 35, Township 19, Range 1-West, in Shelby County, Alabama, and known as Tract 20, in Chelsea Estates, as recorded in Map Book 5, Page 61, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the SW 1/4 of the NW 1/4 of Section 35, Township 19 South, Range 1 West (also being the NW corner of Lot 21 of Chelsea Estates); Thence run East along the North line of said 1/4-1/4 Section for a distance of 620.34 feet to the Point of Beginning; Thence turn Southwesterly $108^{\circ}23'52\frac{1}{2}"$ and run parallel to the East boundary of said Lot 20 a distance of 270 feet (approximately) to a point on the curb line of North Fork Circle as shown on the Map of said Chelsea Estates; Thence run in an Easterly direction along the curb line of said North Fork Circle to a point where said curb line intersects the Western boundary of Lot 19 of Chelsea Estates; Thence run in a Northerly direction along the Western boundary of said Lot 19 a distance of 270.18 feet to a point being the Northwest Corner of said Lot 19; Thence turn West $71^{\circ}36'07\frac{1}{2}"$ and run 31.5 feet along the North line of said Lot 20 to the Point of Beginning.

According to Orders dated December 10, 1980, and May 7, 1981, Spraitzar v. Johnston, et al, Probate Court for Shelby County, Alabama, Case No. 21-261, as recorded in Inst. #1994-09810, and being a rerecording of such Orders originally recorded in Book 51, Page 813, and Book 51, Page 818, Probate Office of Shelby County, Alabama.

