

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

File No.: 186020

Send Tax Notice To: Jonathan C. Davidson
5050 Beabout Drive
Birmingham, AL 35244

20190204000034920
02/04/2019 08:41:56 AM
DEEDS 1/3

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **David Paul Gray, a married man***, whose mailing address is 5744 Spring Creek Rd. Montevalle, AL 35115 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jonathan C. Davidson**, whose mailing address is **5050 Beabout Drive, Birmingham, AL 35244** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **5050 Beabout Dr., Birmingham, AL 35244**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

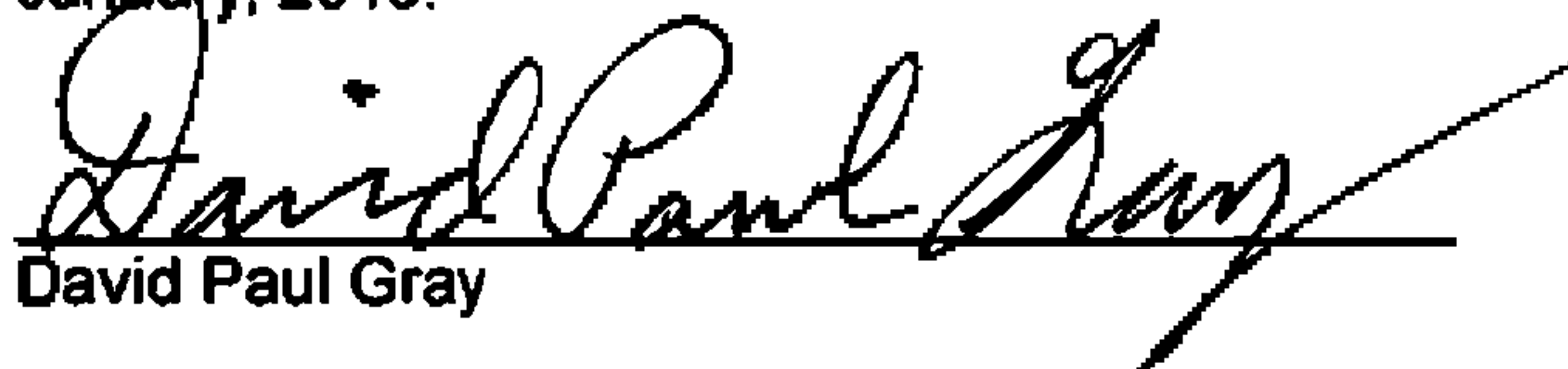
*Subject property is not the homestead of said Grantor and is not the homestead of Grantor's spouse.

\$320,336.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2019.


David Paul Gray

State of Alabama

County of ~~Jefferson~~ ^{Shelby}

20190204000034920 02/04/2019 08:41:56 AM DEEDS 2/3

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that David Paul Gray, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of January, 2019.

Debra Vaughn Escott
Notary Public, State of Alabama
My Commission Expires: 8/15/2019

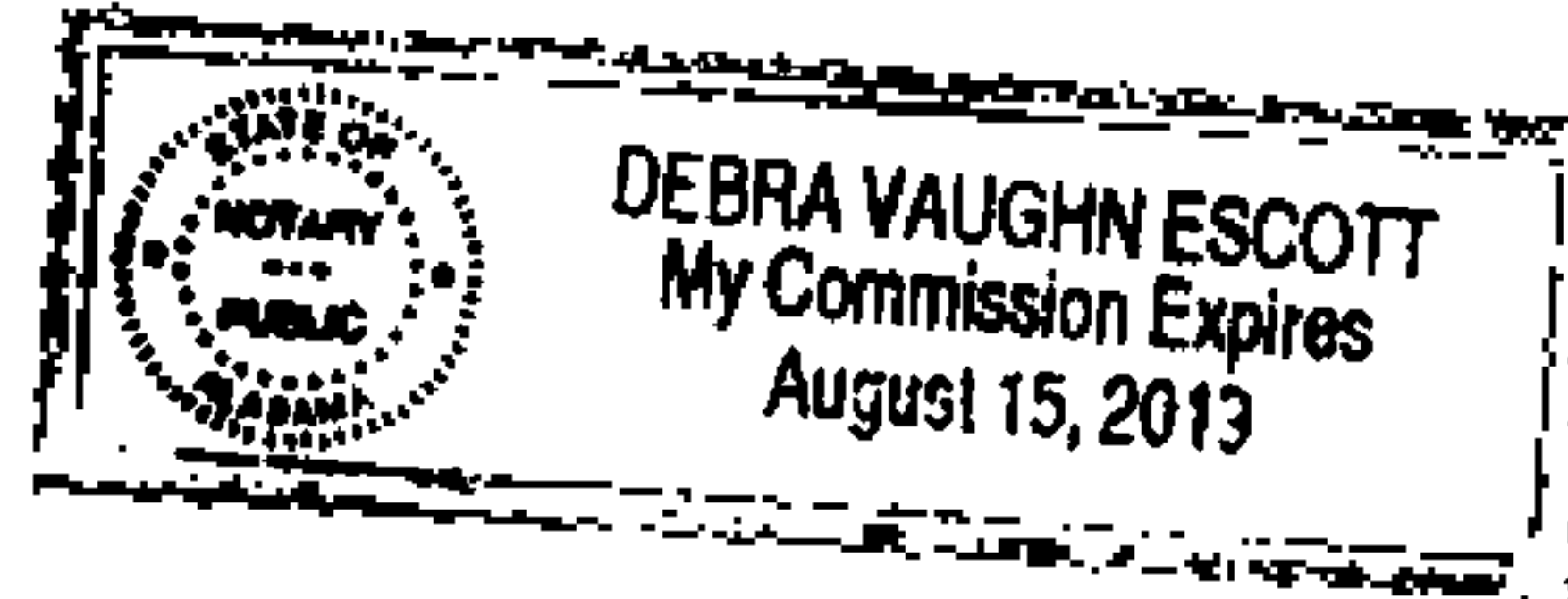


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 186020

Begin at the SW corner of the East ½ of the East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West, and run North along the West Boundary thereof 175.00 feet; thence turn 92 degrees 11 minutes right and run easterly 170.00 feet; thence turn 87 degrees 49 minutes right and run Southerly 175.00 feet to a point on the south boundary of said East ½ of East ½ of SW 1/4; thence 92 degrees 11 minutes right and run 170.00 feet to the point of beginning.

LESS AND EXCEPT:

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 30, Township 19 South, Range 2 West; thence run North 87 degrees 42 minutes 56 seconds West along the South line of said Section for a distance of 605.88 feet to the point of beginning; thence continue North 87 Degrees 42 minutes 56 seconds West for a distance of 60.00 feet, thence run North 00 degrees 05 minutes 52 seconds East for a distance of 40.00 feet; thence run South 87 degrees 42 minutes 56 seconds East a distance of 61.53 feet; thence run South 02 degrees 17 minutes 04 seconds West for a distance of 39.97 feet to the point of beginning.

Also; an easement for ingress and egress to a public road (Valleydale Road) said easement to be over an existing paved drive as presently located, said paved drive being located within a parcel of land described as follows:

Commence at the SW corner of the East ½ of East ½ of the SW 1/4 of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run Easterly along the South boundary of said 1/4 section 170.00 feet; thence turn 92 degrees 11 minutes left and run Northerly 95.00 feet to the point of beginning of the Easement herein described; thence 14 degrees 00 minutes right and 180.00 feet; thence 83 degrees 40 minutes left and 40.00 feet; thence 49 degrees 00 minutes right and 55.00 feet; thence 28 degrees 40 minutes 36 seconds right and 595.52 feet; thence 3 degrees 20 minutes 36 seconds left and 58.70 feet to the point of a curve to the left; said curve having a central angle of 47 degrees 02 minutes and radius of 227.50 feet, thence run along said curve 186.75 feet to the southeasterly right of way line of Valleydale Road; thence left and southwesterly along said road right of way line 20.37 feet; thence 100 degrees 52 minutes left to the tangent of a curve to the right, said curve having a central angle of 48 degrees 00 minutes and a radius of 207.50 feet; thence southerly along said curve 173.83 feet to the point of tangent to said curve; thence southerly along the tangent to said curve 68.16 feet; thence 3 degrees 20 minutes 36 seconds right and 590.88 feet; thence 28 degrees 40 minutes 36 seconds left and 78.00 feet; thence 33 degrees 37 minutes 58 seconds right and 85.04 feet; thence 100 degrees 46 minutes 58 seconds left and 25.00 feet; thence 87 degrees 49 minutes right and 80.00 feet to the point of beginning.

Said tract of land being subject to an easement described as follows: Commence at the Southeast corner of the Southwest quarter of Section 30, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North 87 degrees 42 minutes 56 seconds West along the South line of said section for a distance of 665.88 feet; thence run North 00 degrees 05 minutes 52 seconds East for a distance of 40.00 feet; thence run South 87 degrees 42 minutes 56 seconds East for a distance of 30.00 feet to the point of beginning of a 12 foot wide easement for ingress and egress lying 6 feet to each side of the following described line; thence run North 02 degrees 48 minutes 27 seconds east for a distance of 86.19 feet to the point of curvature of a tangent curve to the right having a central angle of 77 degrees 21 minutes 43 seconds, a radius of 25.00 feet, and chord bearing North 41 degrees 29 minutes 19 seconds East for a distance of 31.25 feet; thence run along the arc of said curve for a distance of 33.76 feet to the point of tangency; thence run North 88 degrees 10 minutes 11 seconds East for a distance of 116.50 feet to the ending point of said easement. All situated in Shelby County, AL.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/04/2019 08:41:56 AM
\$61.00 CHERRY
20190204000034920

Allen S. Bayl