

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

SEND TAX NOTICE TO:

Sandra Armstrong

3181 Chelsea Road

Columbiana, AL 35051

Value 48,210

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20190306000071930 1/3 \$69.50
Shelby Cnty Judge of Probate, AL
03/06/2019 01:35:47 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection (\$1.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I,

Edward Langley (one and the same person as Charles Edward Langley), an unmarried man, widower of Margaret Langley, deceased; 3155 Chelsea Road, Columbiana, AL 35051

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

Sandra Armstrong
3181 Chelsea Road, Columbiana, AL 35051

(herein referred to as GRANTEE) the following described real estate, situated in Shelby County, Alabama, 3155 Chelsea Road, Columbiana, Alabama 35051, to-wit:

Begin at the Southwest corner of NE 1/4 of SW 1/4 of Section 2, Township 21, Range 1 West and run East along the South line of said forty acres 150 feet to the West line of the right of way of Columbiana-Chelsea paved road; thence along said right of way North 160 feet; thence West and parallel with the South line of said forty acres 150 feet to the West line of said forty acres; thence along same South 160 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property which has been previously conveyed to A. W. Bell and wife, Lura Bell, by deed dated August 28, 1997, and recorded as Instrument Number 1997-27655 in the Probate Records of Shelby County, Alabama:

Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said 1/4 1/4 for 143.53 feet to the point of intersection of the West right of way line of County Highway 47; thence turn an angle of 87 deg. 28 min. 32 sec. to the left and run along said right of way for 166.70 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and central angle of 2 deg. 56 min. 50 sec., for an arc distance of 145.30 feet to the point of beginning; thence continue along said right of way along said curve to the left, having a radius of 2824.79 feet and a central angle of 4 deg. 15 min. 34 sec., for an arc distance of 210.00 feet; thence turn an angle of 89 deg. 16 min. 20 sec. to the left, from the tangent to the curve, and run 138.91 feet; thence turn an angle of 23 deg. 38 min. 05 sec. to the left and run 98.34 feet, thence turn an angle of 72 deg. 19 min. 30 sec. to the left and run 156.97 feet; thence turn an angle of 80 deg. 05 min. 09 sec. to the left and run 208.05 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West, and contains 0.99 acre.

Subject to easements, rights-of-way, and restrictions of record.

CFL

The purpose of the deed recorded as Instrument Number 1997-27655 in the Probate Records of Shelby County, Alabama, was to relinquish any claim of title the grantors had in and to the property therein conveyed to the grantees, and to establish the boundary lines of the grantees, and to acknowledge the correct legal description of the property, as determined by John Gary Ray.

LESS AND EXCEPT the following described property which has been previously conveyed to Robert Armstrong and wife, Sandra Armstrong, by deed dated August 28, 1997, and recorded as Instrument Number 1997-27653 in the Probate Records of Shelby County, Alabama:

Commence at the Southwest corner of the NE 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West; thence run Easterly along the South boundary of said 1/4 1/4 for 143.53 feet to the point of intersection of the West right of way line of County Highway 47; thence turn an angle of 87 deg. 28 min. 32 sec. to the left and run along said right of way for 140.13 feet to the point of beginning; thence continue along the last described course along said right of way for 26.57 feet; thence continue along said right of way along a curve to the left, having a radius of 2824.79 feet and central angle of 2 deg. 56 min. 50 sec., for an arc distance of 145.30 feet; thence turn an angle of 89 deg. 34 min. 38 sec. to the left, from the tangent to the curve, and run 208.05 feet; thence turn an angle of 99 deg. 54 min. 51 sec. to the left and run 174.42 feet; thence turn an angle of 80 deg. 05 min. 09 sec. to the left and run 174.18 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 and the NW 1/4 of the SW 1/4, Section 2, Township 21 South, Range 1 West, and contains 0.76 acre.

Subject to easements, rights-of-way, and restrictions of record.

The purpose of the deed recorded as Instrument Number 1997-27653 in the Probate Records of Shelby County, Alabama, was to relinquish any claim of title the grantors had in and to the property therein conveyed to the grantees, and to establish the boundary lines of the grantees, and to acknowledge the correct legal description of the property, as determined by John Gary Ray.

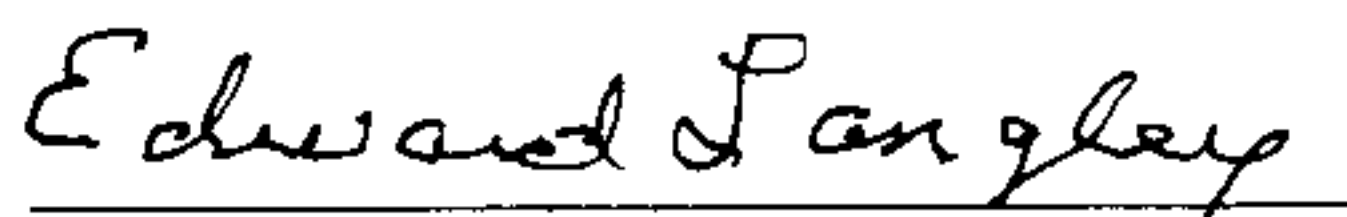
Grantor intends to convey to Grantee all of the right, title, and interest of Grantor in and to any and all real property located in Shelby County, Alabama, whether correctly described herein or not.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

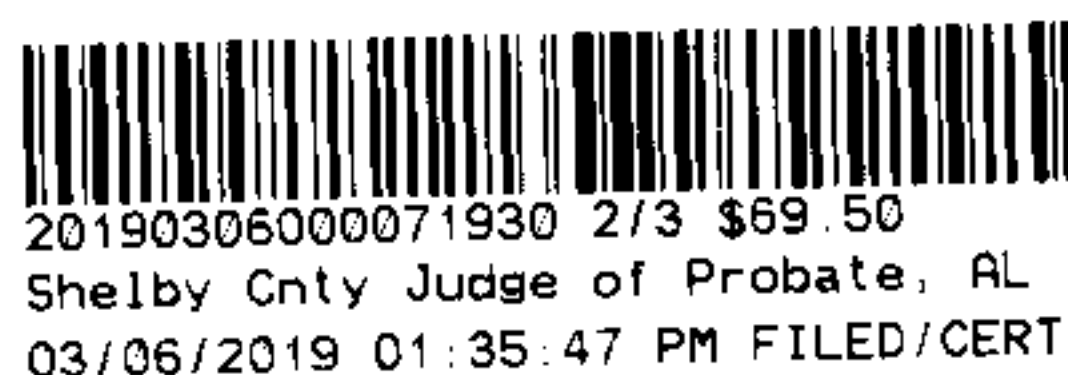
TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 24 day of April, 2017.

 (SEAL)
Edward Langley (who is one and the same person as Charles Edward Langley)

[ACKNOWLEDGMENT ON FOLLOWING PAGE]



STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Edward Langley**, who is one and the same person as Charles Edward Langley, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of April, 2017.

John C. Gish

(SEAL)

Notary Public

My Commission Expires: 5-6-18

