

Send tax notice to:
COOPER JOHNSON
179 BENT TREE ACRES
INDIAN SPRINGS, AL, 35242

This instrument prepared by:
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Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019120

SHELBY COUNTY

20190311000076970
03/11/2019 11:39:44 AM
DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Nine Hundred Thirty-Five Thousand and 00/100 Dollars (\$1,935,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DANA E. STOCKLI and WALTER GAVIN STOCKLI, wife and husband**, whose mailing address is: 2930 Cahaba Valley Rd Indian Spring AL 35124 (hereinafter referred to as "Grantors") by **COOPER JOHNSON** whose property address is: **179 BENT TREE ACRES, INDIAN SPRINGS, AL, 35242** hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Dana E. Stockli and Dana M. Whitlock are one and the same person.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2018 which constitutes a lien but are not yet due and payable until October 1, 2019.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1998-9741; Inst. No.1998-28436; Inst. No. 1998-9740; Inst. No. 1998-12100, and Inst. No. 1998-9735.
5. Right-of-way granted to Shelby County recorded in Deed Volume 136, Page 426 and Deed Volume 216, Page 155.
6. Pole permit recorded in Deed Volume 345, Page 379.
7. Easement granted Alabama Power Company recorded in Real 1, Page 329.
8. Transmission line permits to Alabama Power Company, recorded in Volume 148, Page 5; Volume 136, Page 426; Deed Book 101, Page 542; Deed Book 134, Page 374; Deed Book 134, Page 375 and Deed Book 148, Page 20.
9. The rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to, and/or traversing through, subject property.
10. Agreement with Alagasco recorded in Instrument Volume 285, Page 527.
11. Right of Way to Shelby County for public road, as shown by instrument recorded in Deed Book 216, Page 38 and Deed Book 216, Page 37.
12. Right of way for easement, If any, to public or adjoining landowners for roadway shown as Old Road on the map or plat of the division of Nellie Geraldine Wooten Estate, as shown by Instrument recorded In Map Book 4, page 84, In the Probate Office of Shelby County, Alabama.

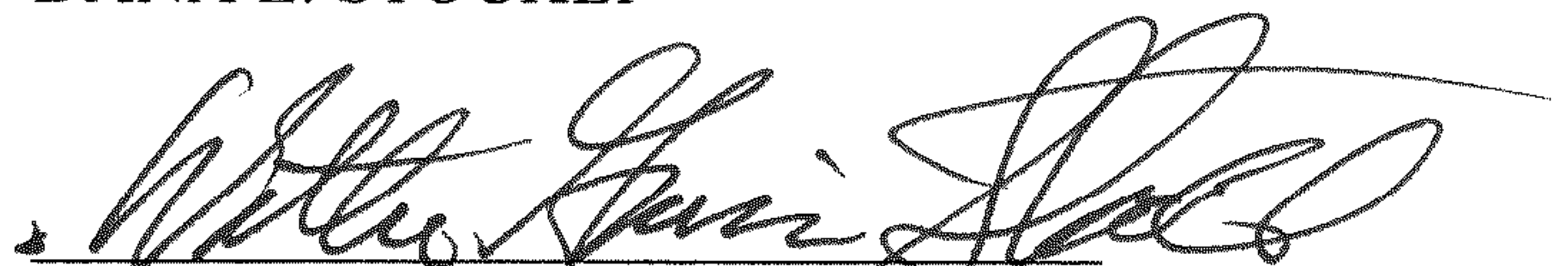
13. Easement recorded in Instrument 1998-9740 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 8th day of March, 2019.


DANA E. STOCKLI


WALTER GAVIN STOCKLI

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANA E. STOCKLI and WALTER GAVIN STOCKLI 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 the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of March, 2019.

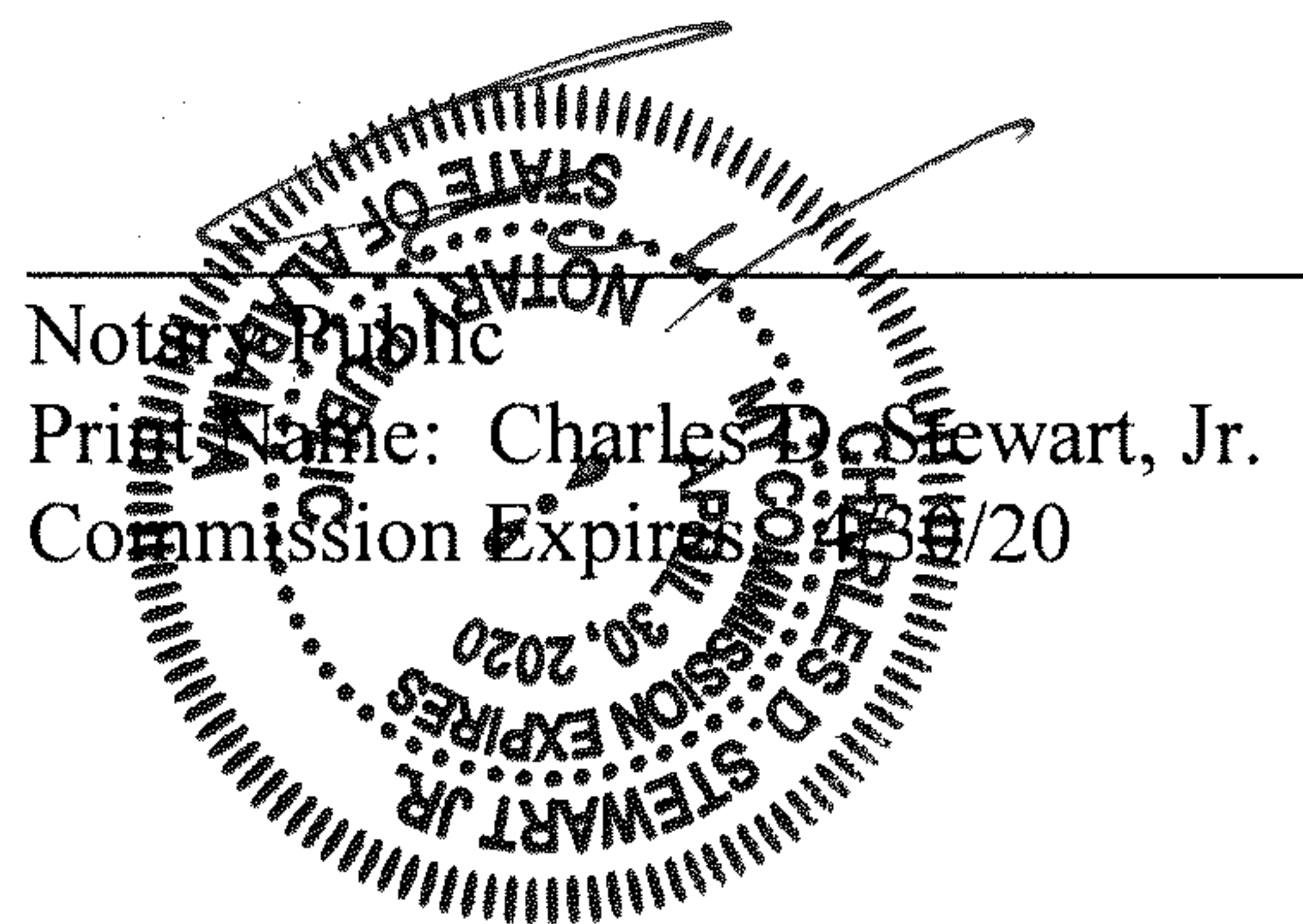


EXHIBIT A
LEGAL DESCRIPTION

Parcel I

Lot 4, according to the Survey of Bent Tree Acres, as recorded in Map Book 23, Page 128 A & B, in the Probate Office of Shelby County, Alabama.

Parcel II

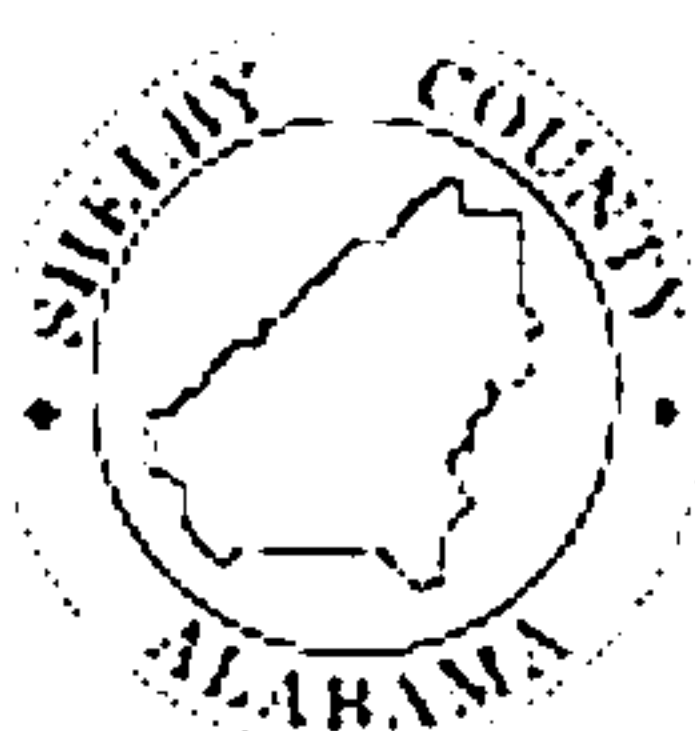
A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on Page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 04 minutes 12 seconds and run in as Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of 16 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance on 102.21 feet to an iron pin set; thence turn an angle to the left of 16 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of 158 degrees 05 minutes 00 seconds and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 28 minutes 19 seconds and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of 22 degrees 50 minutes 48 seconds and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of 03 degrees 12 minutes 57 seconds and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of 01 degrees 55 minutes 32 seconds and a radius of 140.95 feet; thence turn an angle to the right of 03 degrees 46 minutes 07 seconds to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning.

Parcel III

A parcel of land situated in the South half of Section 14 and the North half of Section 23, all in Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Eastern most corner of Lot 4 of Bent Tree Acres as recorded in Map Book 23 on Pages 128A & B in the Office of the Judge of Probate, Shelby County, Alabama, said point also being at the centerline of Bishop Creek thence run Northwesterly along the Northeast line of said Lot 4 for a distance of 50 feet, more or less to a line iron; thence continue Northwesterly along the Northeast line of said Lot 4 for a distance of 917.04 feet to the northern most corner of said Lot 4, also being on the Southeast line of Lot 6 in said Bent Tree Acres; thence turn an Interior angle to the left of 73 degrees 38 minutes 31 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to a point thence turn an interior angle to the left of 196 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to a point thence turn an interior angle to the left of 196 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 107.27 feet to a point thence turn an interior angle to the left of 245 degrees 50 minutes 02 seconds and run in a Northwesterly direction along the Northeasterly line of said Lot 6 for a distance of 440.00 feet to a point on the Southerly right of way line of Cahaba Valley Trace also known as Shelby County Highway Number 14; thence turn an interior angle to the left of 75 degrees 09 minutes 16 seconds and run in a Northeasterly direction along said right of way line for a distance of 320.00 feet to a point; thence turn an Interior angle to the left of 107 degrees 29 minutes 47 seconds and run in a Southeasterly direction for a distance of 536.07 feet to a point thence turn an interior angle to the left of 179 degrees 53 minutes 32 seconds and run in a Southeasterly direction for a distance of 741.79 feet to a line iron; thence continue along the described course to a point at the centerline of Bishop Creek thence turn an interior angle to the left and run Southwesterly along the centerline of said creek to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2019 11:39:44 AM
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20190311000076970

Allen S. Bayl