

Send tax notice to:
LISA P DREW
1525 CHELSEA ROAD
COLUMBIANA, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2019111

20190409000115930

SHELBY COUNTY

04/09/2019 03:37:36 PM

DEEDS 1/3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thirty-Five Thousand Nine Hundred and 00/100 Dollars (\$235,900.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **AGNES M POOL, a single individual, and SHERRY M TIDWELL, a married woman**, whose mailing address is: 306 North Deborah Dr Columbiana AL 35051 (hereinafter referred to as "Grantors") by **LISA P DREW** whose property address is: **1525 CHELSEA ROAD, COLUMBIANA, AL, 35051** 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 Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1:

BEGIN at the NE Corner of the SE ¼ of the NE ¼ of Section 15, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S 89°47'46" W for a distance of 663.91'; thence S 01°06'23" W for a distance of 449.41'; thence S 01°06'23" W for a distance of 502.07'; thence N 89°03'59" E for a distance of 682.36'; thence N 00°00'00" E for a distance of 942.55' to the POINT OF BEGINNING.

PARCEL 2:

BEGIN at the NW Corner of the SW ¼ of the NW ¼ of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N 88°54'33" E for a distance of 416.27'; thence S 24°45'21" E for a distance of 100.00'; thence N 89°13'25" E for a distance of 985.65'; thence S 03°34'44" E for a distance of 269.75'; thence N 89°50'19" E for a distance of 150.16' to the Westerly R.O.W. line of Shelby County Highway 47, 80' R.O.W.; thence S 03°33'36" E and along said R.O.W. line for a distance of 169.32' to a curve to the left, having a radius of 1490.00', and subtended by a chord bearing S 03°24'53" E, and a chord distance of 3.03'; thence along the arc of said curve and said R.O.W. line for a distance of 3.03'; thence S 82°24'07" W and leaving said R.O.W. line for a distance of 1283.11'; thence S 07°04'50" W for a distance of 259.34'; thence S 89°03'59" W for a distance of 317.55'; thence N 00°00'00" E for a distance of 942.55' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated March 9, 2019.

ALSO, a 40 ft. right of way easement for egress and ingress described as follows: Commencing at the NE corner of the SE ¼ of the NE ¼ of Section 15, Township 21 South, Range 1 West; thence run West along the North line of said ¼ - ¼ section for 663.93 feet to the West line of the E ½ of said ¼ - ¼ section; thence 88 degrees 43

minutes 35 seconds left and run South along the West line of the E ½ of said ¼ - ¼ section for 951.32 feet to the point of beginning; thence continue the last described course for 1275.56 feet along the West line of the E ½ of the SE ¼ of the NE ¼ of Section 15, Township 21 South, Range 1 West and the West line of the E ½ of the NE ¼ of the SE ¼ of Section 15, Township 21 South, Range 1 West; thence 92 degrees 14 minutes 06 seconds left and run in an easterly direction 40 feet; thence turn an angle to the left and run in a northerly direction parallel to the West line of the E ½ of the NE ¼ of the SE ¼ and the West line of the East ½ of the SE ¼ of the NE ¼ of Section 15, Township 21 South, Range 1 West a distance of 1275.56 feet; thence turn an angle to the left and run in a westerly direction parallel with the North line of the SE ¼ of the NE ¼ of Section 15, Township 21 South, Range 1 West a distance of 40 feet to the point of beginning.

This property is not the homestead of the Grantor, nor that of her spouse.

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. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities, relating thereto, whether or not appearing in the Public Records.
3. Any reappraisal, assessed value adjustment, and/or escape taxes which may become due by virtue of any action of the Office of the Tax-Assessor, the Office of the Tax Collector, and/or the Board of Equalization.
4. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records.
5. Permit to Alabama Power company recorded in Deed Book 131, Page 445 and Deed Book 212, Page 573.
6. Right of way to Shelby County recorded in Deed Book Deed Book 135, Page 77.
7. Easement as described in Real Book 158, Page 304 and Inst. No. 2000-17418.

\$95,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 5th day of April, 2019.


AGNES M POOL

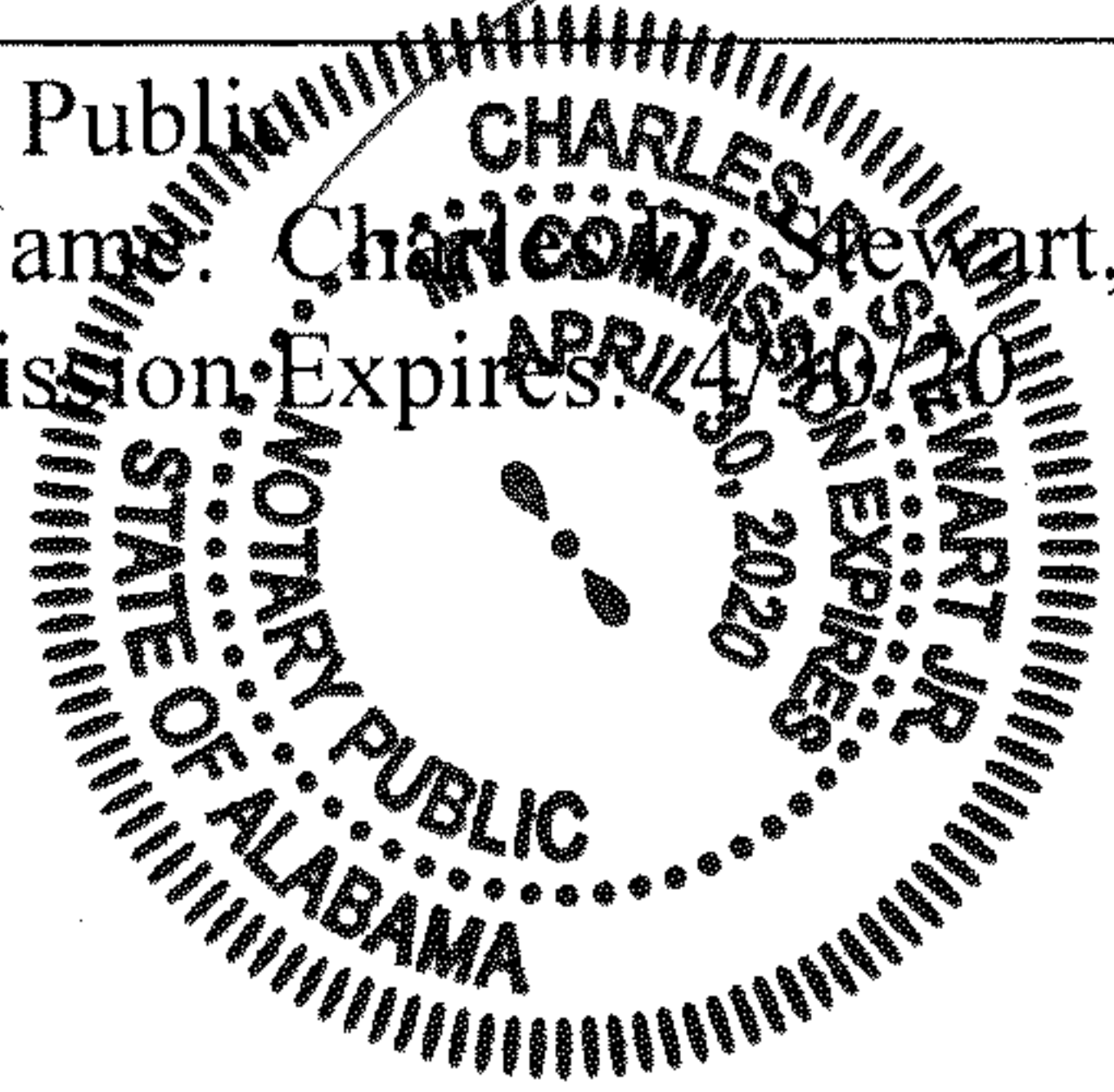

SHERRY M TIDWELL

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AGNES M POOL and SHERRY M TIDWELL 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 5th day of April, 2019.

Notary Public
Print Name: Charles Stewart, Jr.
Commission Expires: APR 4, 2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2019 03:37:36 PM
\$257.00 CHERRY
20190409000115930

Allen S. Bayl