

**20190411000118100**  
**04/11/2019 08:21:57 AM**  
**DEEDS 1/3**

**RECORDING REQUESTED BY:**  
HEATH J. CHESSER  
255 IVY WAY  
COLUMBIANA, AL 35051

**PREPARED BY:**  
LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**SEND TAX MESSAGE TO:**  
HEATH J. CHESSER  
255 IVY WAY  
COLUMBIANA, AL 35051

## **WARRANTY DEED**

For good consideration in the amount of \$350,000.00, I (we) **DANIEL P. CHESSER AND LISA K. CHESSER, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION** whose mailing address is 11915 GATEWAY DRIVE , ELBERTA, AL 36530, hereby bargain, deed and convey to **HEATH J. CHESSER, A SINGLE MAN** whose mailing address is 255 IVY WAY , COLUMBIANA, AL 35051, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**APN: 15 6 13 0 000 007.000**

**Property Address: 255 IVY WAY, COLUMBIANA, AL 35051**

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 said GRANTEES, his, her or 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 foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 5<sup>th</sup> day of April, 2019

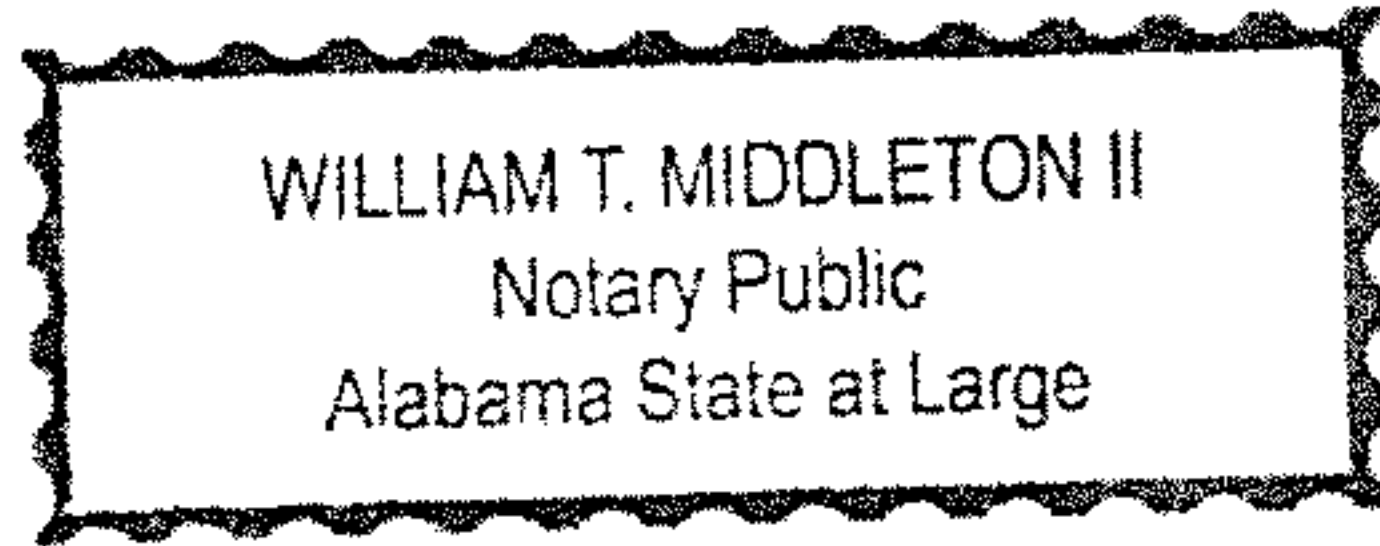
Daniel P. Chesser  
DANIEL P. CHESSER

Lisa K. Chesser  
LISA K. CHESSER

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that **DANIEL P. CHESSER AND LISA K. CHESSER** 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 this 5 day of April, 2019.



William T. Middleton II  
Notary Public  
William T. Middleton II  
Exp. 10/21/2019

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, CITY OF COLUMBIANA, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A BOLT AT THE NW CORNER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 1 WEST, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND, RUN THENCE SOUTH ALONG THE ACCEPTED WEST BOUNDARY OF SAID SECTION 13 A DISTANCE OF 757.51 FEET TO A 5/8 INCH REBAR THAT IS 558.49 FEET NORTH OF A 4 INCH X 4 INCH CONCRETE MONUMENT ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE TURN 101 DEG. 11 MIN. 41 SEC. LEFT AND RUN 345.37 FEET ALONG A FENCE LINE TO A 5/8 INCH REBAR; THENCE RUN 19 DEG. 58 MIN. 27 SEC. RIGHT AND RUN 323.58 FEET ALONG A FENCE LINE TO A 5/8 INCH REBAR; THENCE RUN 98 DEG. 42 MIN. 47 SEC. LEFT AND RUN 752.43 FEET TO A 5/8 INCH REBAR ON THE ACCEPTED NORTH BOUNDARY OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN 91 DEG. 09 MIN. 34 SEC. LEFT AND RUN 659.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND.

TOGETHER WITH A 20 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED TO WIT: FROM A BOLT AT THE SE CORNER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 1 WEST, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED 20 FOOT EASEMENT; RUN THENCE WEST ALONG THE ACCEPTED SOUTH BOUNDARY OF SAID SECTION 11 A DISTANCE OF 214.00 FEET TO A 5/8 INCH REBAR IN THE CENTER OF IVY WAY (NO DEDICATED R.O.W.); THENCE TURN 100 DEG. 21 MIN. 16 SEC. RIGHT AND RUN 20.33 FEET ALONG SAID IVY WAY CENTERLINE TO A POINT; THENCE TURN 79 DEG. 38 MIN. 44 SEC. RIGHT AND RUN 210.90 FEET TO A POINT ON THE ACCEPTED WEST BOUNDARY OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 14.43 FEET TO A POINT; THENCE TURN 53 DEG. 05 MIN. 44 SEC. RIGHT AND RUN 25.00 FEET TO A POINT ON THE ACCEPTED SOUTH BOUNDARY OF SAID SECTION 12; THENCE TURN 126 DEG. 53 MIN. 21 SEC. RIGHT AND RUN 30.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED 20 FOOT EASEMENT FOR INGRESS AND EGRESS.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/11/2019 08:21:57 AM  
\$121.00 CHERRY  
20190411000118100

*Allen S. Bayl*