

20190416000124980
04/16/2019 03:44:02 PM
DEEDS 1/2

**\$78,551.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.
\$2,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN,
INSTRUMENT 20190416000124760 – 04/16/2019 - MORT**

**Send tax notice to:
ASHLEY HOWARD
47 DORA LANE
VINCENT, AL 35178
PLC1900045**

**This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243**

**STATE OF ALABAMA
COUNTY OF SHELBY**

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that inconsideration of the sum of EIGHTY THOUSAND AND NO/100 (\$80,000.00) DOLLARS and other good and valuable consideration in hand paid to the undersigned, **Tompouce LLC, an Alabama Limited Liability Company whose mailing address is: 7820 Harpine Hwy, Linville, VA 22834**, (hereinafter "Grantor"), the receipt of which is acknowledged, the undersigned does hereby grant, bargain, sell and convey unto **Ashley Howard whose mailing address is: 47 Dora Lane, Vincent, AL 35178**, (hereinafter "Grantee"), the following described real estate situated in Shelby County, State of Alabama, **the property address of which is: 47 Dora Lane, Vincent, AL 35178**, to wit:

FROM THE NW CORNER OF THE SE ¼-NE ¼ OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA PROCEED THENCE S 1°52'22"W, ALONG THE WEST BOUNDARY OF SAID SE ¼-NE ¼ FOR A DISTANCE OF 370.27 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL OF LAND; THENCE FROM SAID POINT OF BEGINNING, PROCEED THENCE S 81°17'03"E, 228.33 FEET; THENCE S 6°32'45"W, 216.08 FEET; THENCE N 81°17'03"W, PARALLEL TO THE NORTH BOUNDARY OF HEREIN DESCRIBED PARCEL OF LAND FOR A DISTANCE OF 210.60 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFOREMENTIONED SE ¼-NE ¼; THENCE N 1°52'22"E, ALONG THE WEST BOUNDARY OF SAID SE ¼-NE ¼ FOR 217.48 FEET BACK TO THE POINT OF BEGINNING.

ALSO, FOR ACCESS TO THE ABOVE DESCRIBED PARCEL OF LAND AN EASEMENT BEING 15 FEET WIDE AND 7.50 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE TO WIT: FROM THE NW CORNER OF THE SE ¼-NE ¼ OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA PROCEED THENCE S 1°52'22"W, ALONG THE WEST BOUNDARY OF SAID SE ¼ - NE ¼ FOR A DISTANCE OF 370.27 FEET; THENCE S 81°17'03"E 228.33 FEET; THENCE S 6°32'45"W, 216.08 FEET; THENCE N 81°17'03"W, 12.36 FEET TO A POINT IN THE CENTER OF AN EXISTING DIRT DRIVE, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED 15 FOOT EASEMENT; THENCE FROM SAID POB PROCEED ALONG THE CENTERLINE OF SAID EASEMENT THE FOLLOWING COURSES; THENCE S 0°25'09"E, 52.83 FEET; THENCE S 11°18'38"E, 57.80 FEET; THENCE S 1°30'25"W, 87.31 FEET; THENCE S 1°30'25"W, 35.50 FEET TO A POINT IN THE CENTER OF MCBRAYER DRIVE (RIGHT OF WAY 30 FEET), SAID POINT BEING THE POINT OF TERMINATION OF HEREIN DESCRIBED EASEMENT. THE ABOVE DESCRIBED PARCEL OF LAND AND ACCESS EASEMENT ARE LOCATED IN THE WEST ½ OF THE SE ¼ - NE ¼ OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND IS A PORTION OF THAT SAME PROPERTY DESCRIBED BY DEED RECORDED IN DEED

BOOK 310, PAGE 292, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO, PERMANENTLY AFFIXED TO THE REAL PROPERTY IS ONE MOBILE HOME DESCRIBED AS A 2007 28X72 CAVALIER MANUFACTURED HOME, MODEL #08E5366L, COMPRISED OF TWO SECTIONS AND BEARING THE SERIAL NUMBERS ~~BC07AL0138022A AND BC07AL0138022B~~ BC07AL0138022A AND BC07AL0138022B.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators 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 Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, TOMPOUCE, LLC, an Alabama Limited Liability Company, by DAVID RAO its MEMBER, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 11 day of April, 2019.

TOMPOUCE, LLC
an Alabama Limited Liability Company

By: 
DAVID RAO
Its: MEMBER

STATE OF Virginia
COUNTY OF Rockingham

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID RAO, whose name as MEMBER of TOMPOUCE, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he, in his/her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal this the 11 day of April, 2019.



Sue B. Garst
Notary Public
Commission Expires: 5-31-2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2019 03:44:02 PM
\$98.00 CHARITY
20190416000124980

Allen S. Bayl