

Reli Settlement Solutions, LLC  
3595 Grandview Parkway Ste. 275  
Birmingham, AL 35243

20190523000176240  
05/23/2019 08:42:23 AM  
DEEDS 1/2

Send tax notice to:  
Chris Mathis Wilson and Julianne Wilson  
1070 Overland Road  
Montevallo, AL 35115  
BHM1900270

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

State of Alabama  
County of Shelby

### **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Jill Bridges Hendon and Matt F. Bridges, as Personal Representatives of the Estate of Joyce M. Bridges, deceased, Shelby County Probate Case No. PR-2019-000091**, whose mailing address is 10 Southern Hills Pkwy., Calera, AL 35040 (hereinafter referred to as "Grantors"), by **Chris Mathis Wilson and Julianne Wilson** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land situated in the SW 1/4 of Section 22, Township 22 South, Range 3 West, described as follows: Beginning at the SW corner of the NE 1/4 of the SW 1/4 of Section 22, go North 89 deg. 37 min. East along the South boundary of said 1/4-1/4 Section 650.37 feet; thence South 39 deg. 53 min. East for 34.60 feet to the North boundary of Highway 12; thence North 50 deg. 08 min. E along said North boundary for 60.85 feet; thence North 39 deg. 35 min. West for 199.64 feet; thence North 50 deg. 25 min. East for 200.00 feet; then North 39 deg. 35 min. West for 301.15 feet; thence North 50 deg. 25 min. East for 350.00 feet to the Southerly boundary of Overland road; thence North 39 deg. 35 min. West along said Southerly boundary for 3.25 feet to the beginning of a curve to the left having a central angle of the left having a central angle of 82 deg. 47 min. and a radius of 163.19 feet; thence along the arc of said curve 235.78 feet to the point of tangency; thence South 57 deg. 38 min. West along said Southerly boundary for 122.56 feet to the beginning of a curve to the right having a central angle of 21 deg. 22 min. and a radius of 223.18 feet; thence along the arc of said curve 83.27 feet; thence South 26 deg. 08 min. West for 247.21 feet; thence South 43 deg. 02 min. East for 42.78 feet; thence South 45 deg. 14 min. West for 283.58 feet; thence North 43 deg. 02 min. West for 311.73 feet to the Easterly boundary of Hidden Valley Subdivision; thence South 45 deg. 14 min. West along said Easterly boundary 364.65 feet; thence South 56 deg. 44 min. East for 388.25 feet to the point of beginning; being situated in Shelby County, Alabama. Subject to a 40 foot wide drive easement as recorded in Deed Book 357, Page 439 in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO:**

**ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.**

**BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.**

**MINING AND MINERAL RIGHTS EXCEPTED.**

**\$211,105.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

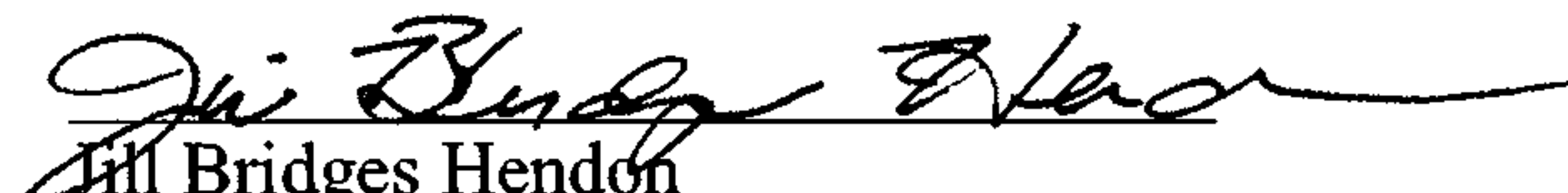
Joyce M. Bridges a/k/a Joyce L. Bridges was the surviving grantee of that certain deed recorded in Book 196, Page 403, in the Probate Office of Shelby County, Alabama; the other grantee, J.P. Bridges having died on or about November 2, 1994.


Joyce L. Bridges, a grantee in that certain deed recorded in Book 196, Page 403 and Joyce M. Bridges are one and the same person.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their 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, Jill Bridges Hendon and Matt F. Bridges, as Personal Representatives of the Estate of Joyce M. Bridges, deceased, Shelby County Probate Case No. PR-2019-000091, who are authorized to execute this conveyance, has caused this conveyance to be executed on this, the 17<sup>th</sup> day of May, 2019.

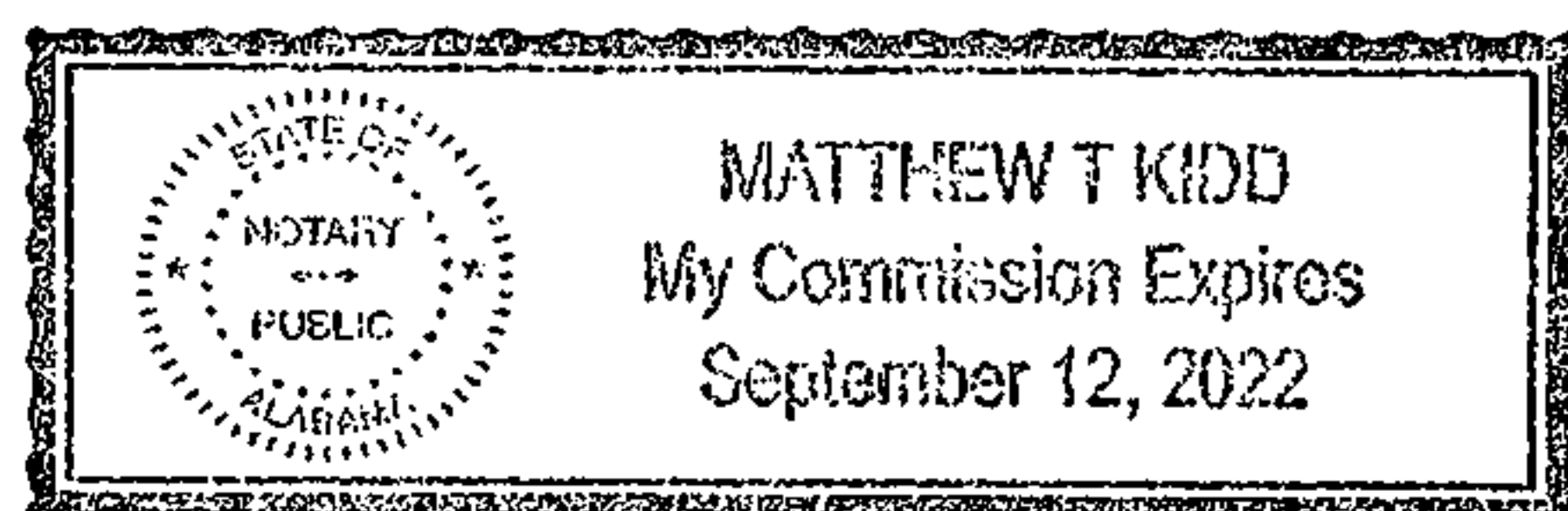
  
Jill Bridges Hendon  
Personal Representative

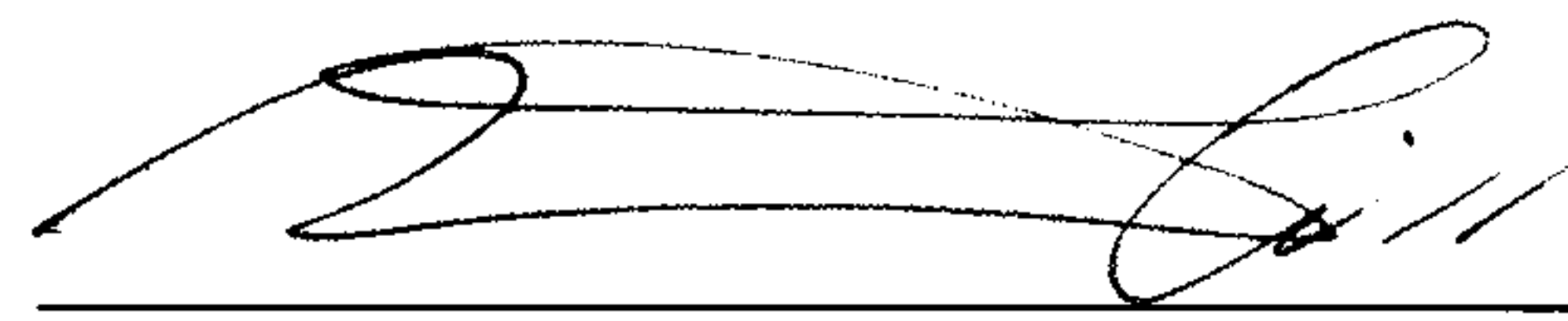
  
Matt F. Bridges  
Personal Representative

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill Bridges Hendon and Matt F. Bridges, as Personal Representatives of the Estate of Joyce M. Bridges, deceased, Shelby County Probate Case No. PR-2019-000091, 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, they, in their capacity and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this the 17<sup>th</sup> day of May, 2019.



  
Notary Public  
Print Name: Matthew T Kidd  
Commission Expires: 9.12.22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/23/2019 08:42:23 AM  
\$23.00 CHARITY  
20190523000176240

