

This Instrument was Prepared by:

Send Tax Notice To: Sandra K. Jarrell

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

69 Winterhaven Dr.
Alabaster, AL 35007

File No.: MV-19-25727

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Shaun Barr**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sandra K. Jarrell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

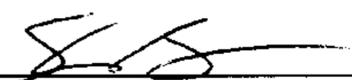
No part of the homestead of the Grantor herein or his spouse.

\$41,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 the said Grantees, 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 aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of September, 2019.



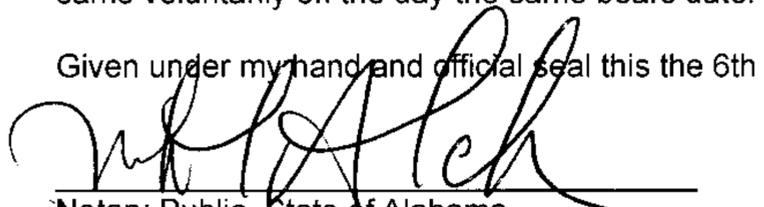
Shaun Barr

State of Alabama

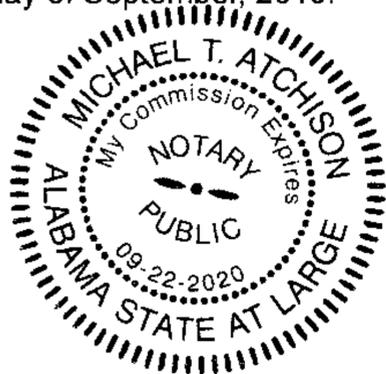
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Shaun Barr, 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 and official seal this the 6th day of September, 2019.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 09/06/2019
State of Alabama
Deed Tax: \$14.00


20190906000329800 1/3 \$42.00
Shelby Cnty Judge of Probate, AL
09/06/2019 03:23:57 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the North 1/2 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

PARCEL 1:

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 15, Township 21 south, Range 3 West, Shelby County, Alabama; thence South 00 degrees 24 minutes 34 seconds West a distance of 334.34 feet; thence North 88 degrees 20 minutes 51 seconds West a distance of 735.95 feet; thence North 02 degrees 31 minutes 34 seconds West a distance of 334.11 feet; thence South 88 degrees 26 minutes 25 seconds East a distance of 574.58 feet; thence South 01 degree 32 minutes 38 seconds West a distance of 124.95 feet; thence South 88 degrees 25 minutes 13 seconds East a distance of 124.80 feet; thence North 01 degree 21 minutes 12 seconds East a distance of 124.82 feet; thence South 88 degrees 25 minutes 56 seconds East a distance of 53.98 feet to the Point of Beginning.

ALSO: A 30 foot Ingress, Egress, drainage and utility easement situated in the SE 1/4 of Section 15 Township 20 South, Range 3 West, lying 15 feet each side of and parallel to the following described centerline:

Commence as the Northeast corner of the NE 1/4 of the SE 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence South 00°24'34" West along the East line of said 1/4-1/4 section, a distance of 17.20' to the POINT OF BEGINNING, said point being the point of a non-tangent curve to the left having a radius of 100.00', a central angle of 36°44'54" and subtended by a chord which bears South 45°00'40" West, a chord distance of 63.04'; thence southwesterly along said curve an arc distance of 64.14'; thence South 26°38'13" West a distance of 143.04' to the point of a curve to the left having a radius of 300'00', a central angle of 15°49'49" and a chord which bears South 18°43'18" West, a chord distance of 82.62'; thence Southwesterly along said curve, an arc distance of 82.89'; thence South 10°48'24" West a distance of 151.51' to the point of a curve turning right, having a radius of 200.00', a central angle of 70°18'52" and subtended by a chord which bears South 45°57'50" West, a chord distance of 230.33'; thence Southwesterly along said curve, an arc distance of 245.44' to the point of a reverse curve to the left having a radius of 180.00', a central angle of 38°32'39" and subtended by a chord which bears South 61°50'56" West, a chord distance of 118.82'; thence Southwesterly along said curve, an arc distance of 121.09'; thence South 42°34'36" West a distance of 57.87' to the point of a curve to the right having a radius of 75.00', a central angle of 89°16'51" and subtended by a chord which bears South 87°13'02" West, a chord distance of 105.40'; thence Westerly along said curve, an arc distance of 116.87'; thence North 48°08'32" West a distance of 57.67' to the point of a curve to the left having a radius of 105.00', a central angle of 57°37'58" and subtended by a chord which bears North 76°57'31" West, a chord distance of 101.22'; thence Northwesterly along said curve, an arc distance of 105.62' to the point of a reverse curve to the right having a radius of 330.00', a central angle of 14°49'08" and subtended by a chord which bears South 81°38'04" West, a chord distance of 85.11'; thence westerly along said curve, an arc distance of 85.35'; thence South 89°02'38" West a distance of 43.52' to the point of a curve to the left, having a radius of 375.00', a central angle of 13°28'38" and a chord which bears South 82°18'20" West, a chord distance of 88.00'; thence Westerly along said curve, an arc distance of 88.21'; thence South 75°34'01" West a distance of 40.46'; thence South 78°44'51" West a distance of 127.55' to the point of a curve to the right, having a radius of 100.00', a central angle of 22°05'15" and subtended by a chord which bears South 89°47'29" West, a chord distance of 38.31'; thence Westerly along said curve, an arc distance of 38.55' to the point of a reverse curve to the left, having a radius of 200.00', a central angle of 23°08'36" and subtended by a chord which bears South 89°15'49" West, a chord distance of 80.24'; thence Westerly along said curve, an arc distance of 80.79'; thence South 77°41'31" West a distance of 251.20' to the point of a curve to the right, having a radius of 450.00', a central angle of 23°48'54" and subtended by a chord which bears South 89°35'58" West, a distance of 185.70'; thence Westerly along said curve, an arc distance of 187.04'; to the point of a compound curve to the right having a radius of 135.00', a central angle of 27°27'28" and subtended by a chord which bears North 64°45'41" West, a chord distance of 64.08'; thence Northwesterly along said curve, an arc distance of 64.70'; thence North 51°02'08" West a distance of 76.52' to the Point of Termination of said Easement.



20190906000329800 2/3 \$42.00
Shelby Cnty Judge of Probate, AL
09/06/2019 03:23:57 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Shaun Barr
Mailing Address 325 Logos Trace, Alabaster, AL 35007

Grantee's Name Sandra K. Jarrell
Mailing Address 69 Wintertown Drive, Alabaster AL 35007

Property Address 332 Biddie Ln., Alabaster, AL 35007

Date of Sale September 06, 2019
Total Purchase Price \$55,000.00
or
Actual Value
or
Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale, Sales Contract, Closing Statement, Appraisal, Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date September 04, 2019

Print Shaun Barr

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190906000329800 3/3 \$42.00
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