

Send Tax Notice to:

Randy Pigg and Diane Pigg
122 Goel Road
Birmingham, Al 35244

20191001000359630
10/01/2019 03:20:51 PM
DEEDS 1/3

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

#203 That in consideration of **Six Hundred Thirty Seven Thousand and 00/100 Dollars (\$637,000.00)**, 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 of which is acknowledged. I or we, **Gilbert O. Fredrick, III and Kimberly C. Fredrick, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1125 Pinellas Bayway S. Tierra Verde, FL 33715, bargain, sell and convey unto **Randy L. Pigg and Diane A. Pigg** (herein referred to as grantees) whose mailing address is 122 Goel Road, Birmingham, Al 35244 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 122 Goel Road, Birmingham, Al 35244 to wit:

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

TRACT 1:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM AN EXISTING CONCRETE MONUMENT BEING THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 16 AND LOOKING IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST LINE OF LOT 69 AND LOT 10A, HOMESTEAD, THIRD SECTOR AS RECORDED IN MAP BOOK 6, PAGE 118, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, TURN AN ANGLE TO THE LEFT OF 54 DEGREES 31 MINUTES 08 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 270.66 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND AND BEING THE POINT OF BEGINNING; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION ALONG LAST MENTIONED COURSE FOR A DISTANCE OF 8.86 FEET TO AN EXISTING CRIMP IRON PIN; THENCE TURN AN ANGLE TO THE LEFT OF 36 DEGREES 37 MINUTES 23 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 221.50 FEET TO AN EXISTING CRIMP IRON PIN; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 06 SECONDS AND RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 400.75 FEET TO AN EXISTING CRIP IRON PIN BEING ON THE SOUTHEAST RIGHT OF WAY LINE OF GOEL DRIVE; THENCE

TURN AN ANGLE TO THE RIGHT OF 89 DEGREES 58 MINUTES 41 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTHEAST RIGHT OF WAY LINE FOR A DISTANCE OF 228.61 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 10 MINUTES 19 SECONDS AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 406.71 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT II:

PART OF THE EAST 1/2 OF SE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 16, RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWEST LINE OF LOT 69 AND LOT 10A, HOMESTEAD THIRD SECTOR, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA IN MAP BOOK 6, PAGE 188, FOR A DISTANCE OF 568.97 FEET TO AN EXISTING IRON REBAR; THENCE TURN AN ANGLE TO THE LEFT OF 91 DEGREES 18 MINUTES 51 SECONDS AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 228.57 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 89 DEGREES 49 MINUTES 41 SECOND AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 406.71 FEET TO AN EXISTING IRON REBAR SET BY LAURENCE D. WEYGAND; THENCE TURN AN ANGLE TO THE LEFT OF 53 DEGREES 22 MINUTES 37 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 270.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PART OF TRACT II:

PART OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 S, RANGE 2 W, SHELBY COUNTY, ALABAMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 S, RANGE 2 W, SHELBY COUNTY, ALABAMA, AND THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG THE SOUTHWESTERN BOUNDARY OF LOT 10-A, HOMESTEAD FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 118, FOR A DISTANCE OF 566.26 FEET TO A FOUND #4 REBAR; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 90° 47' 44" AND RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 102.25 FEET TO A REBAR SET BY WEYGAND; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 89° 06' 43" AND RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 495.05 FEET TO A REBAR SET BY WEYGAND; THENCE TURN AN INTERIOR ANGLE TO THE RIGHT OF 125° 34' 46" AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 124.58 FEET, TO THE POINT OF BEGINNING.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$484,350.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27 day of SEPTEMBER, 2019

Gilbert O. Fredrick, III

Kimberly C. Fredrick

STATE OF Alabama

Tettensan COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Gilbert O. Fredrick, III and Kimberly C. Fredrick** 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 27th day of **September, 2019**

My Commission Expires: 10/31/2020

Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

File No. ATB1251



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2019 03:20:51 PM
\$181.00 CHERRY
20191001000359630

Allen S. Bayal