



20191015000379430 1/4 \$110.00
Shelby Cnty Judge of Probate, AL
10/15/2019 09:47:46 AM FILED/CERT

This Instrument was prepared by:
Elizabeth A. Roland, Attorney
Roland Milling Law LLC
304 Canyon Park Dr.
Pelham, AL 35124

Send Tax Notice To
Amber Brooke Bailey
428 Hwy 83.
Harpersville, AL 35078

WARRANTY DEED

**NO TITLE EXAMINATION MADE
NO SURVEY EXAMINED BY
THIS ATTORNEY.**

**DESCRIPTION FURNISHED BY
GRANTEE.**

**Source of Title: 20160229000060950
Shelby County Judge of Probate
Alabama. 2/29/2016.**

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Thousand and no/100 (\$1000.00) Dollars and other good and valuable consideration to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I, Neil Bailey, a married man, herein referred to as Grantor(s), grant, bargain, sell and convey unto Amber Brooke Bailey, an unmarried woman, herein referred to as Grantee(s), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION


Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back line and rights of way of records.

This property is no part of the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee(s), her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee(s), her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), her heirs and assigns forever, against the lawful claims of all persons.

24 IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) as of this the day of April, 2019.



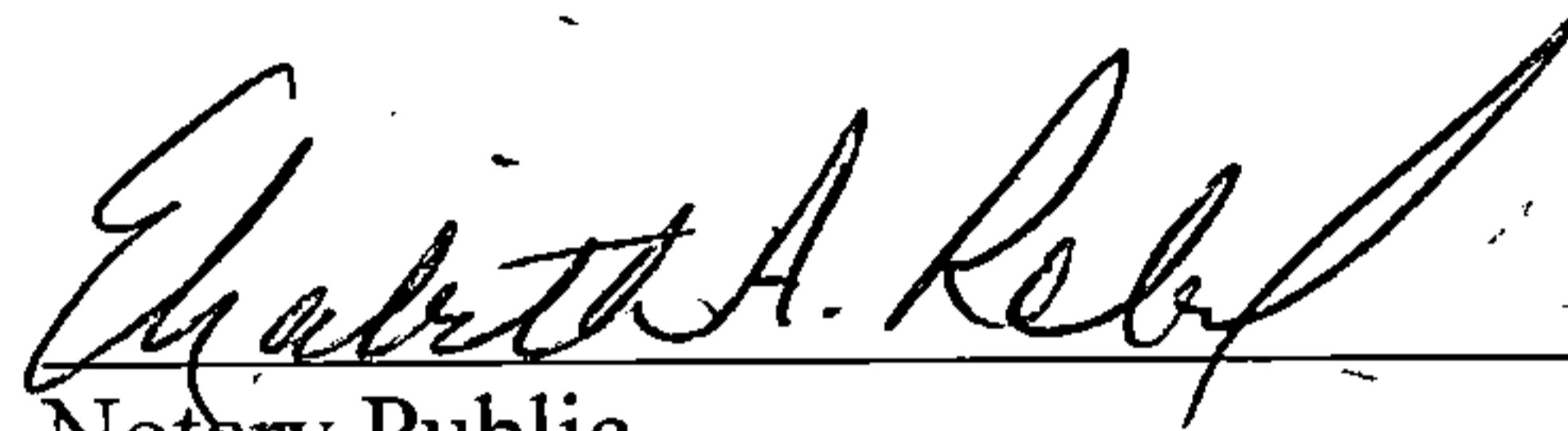
Neil Bailey (L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, hereby certify that Neil Bailey, a married man, whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of April, 2019.



Notary Public

**My Commission Expires:
May 22, 2022**



20191015000379430 2/4 \$110.00
Shelby Cnty Judge of Probate, AL
10/15/2019 09:47:46 AM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION



20191015000379430 3/4 \$110.00
Shelby Cnty Judge of Probate, AL
10/15/2019 09:47:46 AM FILED/CERT

PARCEL NO. 2:

Commence at a 1-inch pipe in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 16 minutes 26 seconds West along the South boundary of said quarter-quarter section for a distance of 1043.33 feet to a point on the Easterly right of way of Shelby County Highway No. 83; thence proceed North 35 degrees 12 minutes 50 seconds West along the Easterly right of way of said highway for a distance of 70.92 feet (set 1/2-inch rebar), said point being a point on the Northerly boundary of a 20-foot ingress and egress easement being Existing easement A non-exclusive easement for ingress and egress, said point also being the point of beginning; from this beginning point continue North 35 degrees 12 minutes 51 seconds West along the Easterly right of way of said highway for a distance of 506.28 feet to a point being located in the centerline of a 20-foot ingress and egress easement being Existing easement B non-exclusive easement for ingress and egress; thence proceed North 74 degrees 28 minutes 22 seconds East along the centerline of said easement for a distance of 43.91 feet; thence proceed North 70 degrees 21 minutes 07 seconds East along the centerline of said easement for a distance of 137.72 feet; thence proceed North 69 degrees 57 minutes 21 seconds East along the centerline of said easement for a distance of 101.02 feet; thence proceed North 73 degrees 21 minutes 51 seconds East along the centerline of said easement for a distance of 91.66 feet; thence proceed North 78 degrees 04 minutes 01 seconds East along the centerline of said easement for a distance of 24.45 feet; thence proceed South 01 degrees 44 minutes 25 seconds West for a distance of 9.40 feet; thence proceed North 78 degrees 39 minutes 35 seconds East for a distance of 348.16 feet; thence proceed South 01 degrees 47 minutes 28 seconds West for a distance of 128.45 feet; thence proceed South 88 degrees 03 minutes 23 seconds East for a distance of 197.59 feet to the West boundary of a 20-foot ingress and egress easement being Existing easement A non-exclusive easement for ingress and egress; thence proceed South 14 degrees 33 minutes 52 seconds East along the Westerly boundary of said easement for a distance of 239.36 feet (set 1/2-inch rebar); thence proceed South 30 degrees 44 minutes 39 seconds West along the Westerly boundary of said easement for a distance of 213.20 feet (set 1/2-inch rebar); thence proceed South 44 degrees 18 minutes 16 seconds West along the Westerly boundary of said easement for a distance of 64.68 feet (set 1/2-inch rebar); thence proceed South 73 degrees 28 minutes 44 seconds West along the Westerly boundary of said easement for a distance of 67.26 feet (set 1/2-inch rebar); thence proceed North 89 degrees 02 minutes 04 seconds West along the Northerly boundary of said easement for a distance of 240.45 feet (set 1/2-inch rebar); thence proceed North 86 degrees 13 minutes 35 seconds West along the Northerly boundary of said easement for a distance of 222.87 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Southeast one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS A AND B:

EASEMENT "A":

A 20-foot ingress and egress easement being Existing easement A non-exclusive easement for ingress and egress being described as follows: Commence at a 1-inch pipe in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 16 minutes 26 seconds West along the South boundary of said quarter-quarter section for a distance of 1043.33 feet to a point on the Easterly right of way of Shelby County Highway No. 83; thence proceed North 35 degrees 12 minutes 50 seconds West along the Easterly right of way of said highway for a distance of 58.06 feet to the centerline of said easement; from this beginning point proceed South 86 degrees 13 minutes 35 seconds East along the centerline of said easement for a distance of 215.02 feet; thence proceed South 89 degrees 02 minutes 04 seconds East along the centerline of said easement for a distance of 242.23 feet; thence proceed North 73 degrees 28 minutes 44 seconds East along the centerline of said easement for a distance of 71.40 feet; thence proceed North 44 degrees 18 minutes 16 seconds East along the centerline of said easement for a distance of 68.47 feet; thence proceed North 30 degrees 44 minutes 39 seconds East along the centerline of said easement for a distance of 218.56 feet; thence proceed North 14 degrees 33 minutes 52 seconds West along the centerline of said easement for a distance of 240.57 feet to the termination of said easement, said easement being the same as shown by Instrument #20070925000450320 in the office of the Judge of Probate of Shelby County, Alabama.

EASEMENT "B":

A 20-foot ingress and egress easement being Existing easement B non-exclusive easement for ingress and egress being described as follows: Commence at a 1-inch pipe in place being the Southeast corner of the Northwest one-fourth of the Southeast one-fourth of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88 degrees 16 minutes 26 seconds West along the South boundary of said quarter-quarter section for a distance of 1043.33 feet to a point on the Easterly right of way of Shelby County Highway No. 83; thence proceed North 35 degrees 12 minutes 50 seconds West along the Easterly right of way of said highway for a distance of 70.92 feet (set 1/2-inch rebar); thence continue North 35 degrees 12 minutes 51 seconds West along the Easterly right of way of said highway for a distance of 506.28 feet to a point being located in the centerline of a 20-foot ingress and egress easement being Existing easement B non-exclusive easement for ingress and egress, said point being the point of beginning; from this beginning point thence proceed North 74 degrees 28 minutes 22 seconds East along the centerline of said easement for a distance of 43.91 feet; thence proceed North 70 degrees 21 minutes 07 seconds East along the centerline of said easement for a distance of 137.72 feet; thence proceed North 69 degrees 57 minutes 21 seconds East along the centerline of said easement for a distance of 101.02 feet; thence proceed North 73 degrees 21 minutes 51 seconds East along the centerline of said easement for a distance of 91.66 feet; thence proceed North 78 degrees 04 minutes 01 seconds East along the centerline of said easement for a distance of 24.45 feet, said easement being the same as shown by Instrument #20141110000354550 in the office of the Judge of Probate of Shelby County, Alabama.

According to survey of Christopher M. Ray, Ala. Reg. No. 26017, dated February 16, 2016.

Real Estate Sales Validation Form

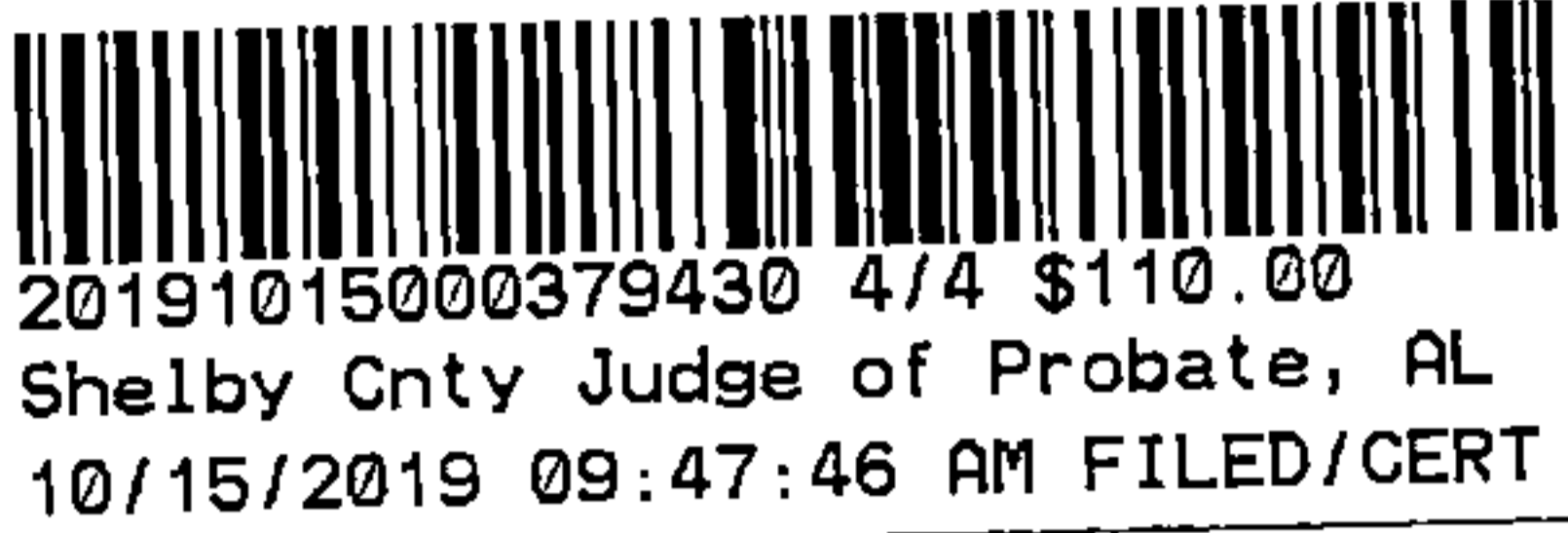
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Neil Bailey
Mailing Address PO Box 875
Pelham, AL 35124

Grantee's Name Amber Brooke Bailey
Mailing Address 428 Highway 83
Harpersville, AL 35078

Property Address 428 Highway 83
Harpersville, AL 35078

Date of Sale 04/24/2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 78,890.00



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 Shelby County (AL) Tax Assessor's Office

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 or 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 4/24/2019

Print Neil Bailey
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 10/15/2019
State of Alabama
Deed Tax: \$79.00

verified by)

Print Form

Form RT-1