


Prepared By

Name: Thomas A Brooker
Address: 100 Grande View Circle
Alabaster AL
State: AL Zip Code: 35114

Shelby County, AL 11/06/2019
State of Alabama
Deed Tax: \$5.00

After Recording Return To

Name: Carolyn Linski
Address: 2800 Cord 93
Helena
State: AL Zip Code: 35080


20191106000411940 1/4 \$36.00
Shelby Cnty Judge of Probate, AL
11/06/2019 09:57:45 AM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Five Thousand Dollars (\$5,000⁰⁰) in hand paid to Rodney A Brooker, a Seller, residing at 356 Wilderness Lane County of Shelby, City of Alabaster, State of Alabama (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to Carolyn Linski, a Buyer, residing at 2800 Cord 93, County of Shelby, City of Helena, State of AL (hereinafter known as the "Grantee(s)") the following *described real estate (*and in Exhibit A if attached), situated in Shelby County, Alabama to-wit:

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Thomas Brooker

Grantor's Signature

Thomas Brooker

Grantor's Name

100 Grandview View Circle

Address

ALABASTER, AL. 35114

City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Linda O'Neill

Witness's Signature

Linda O'Neill

Witness's Name

33 Kent Stone Way

Address

Alabaster, AL 35007

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip



20191106000411940 2/4 \$36.00
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STATE OF ALABAMA)

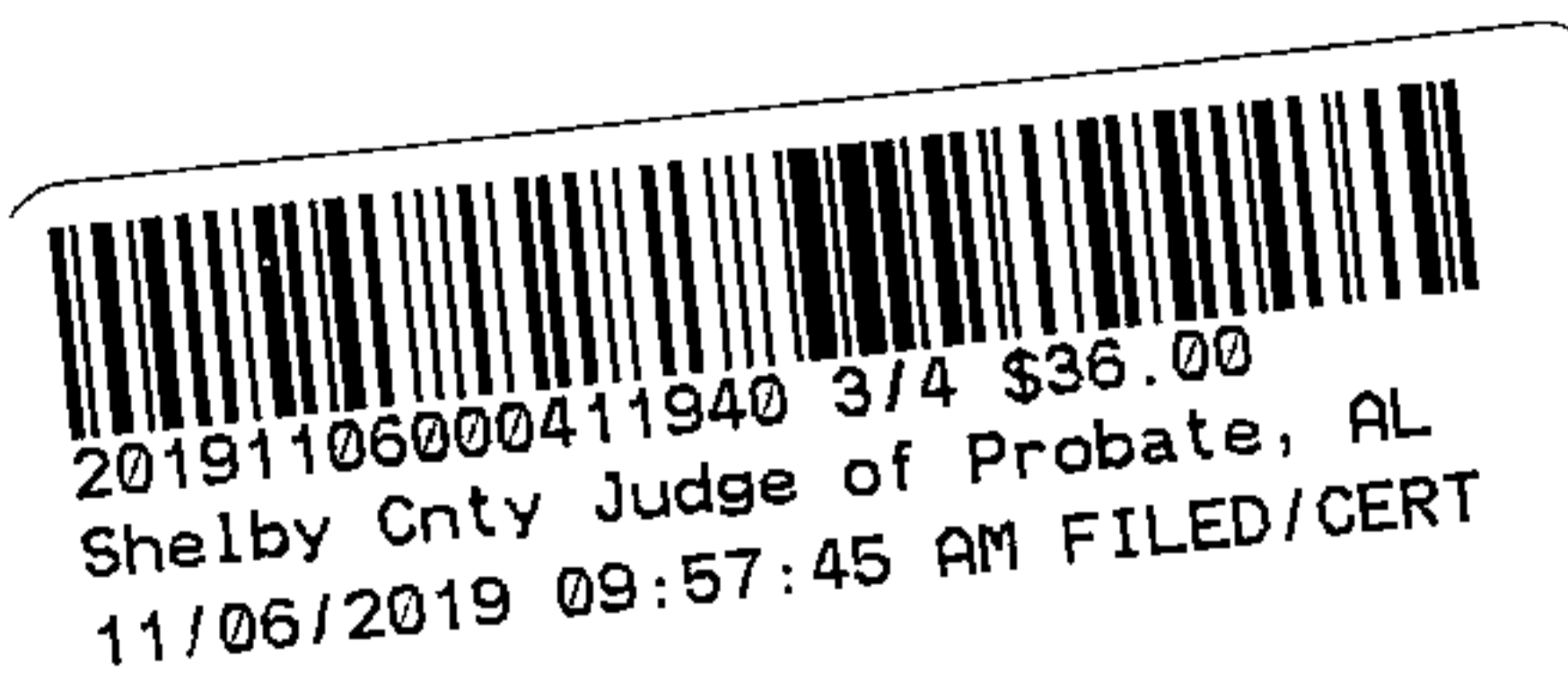
COUNTY OF Shelby)

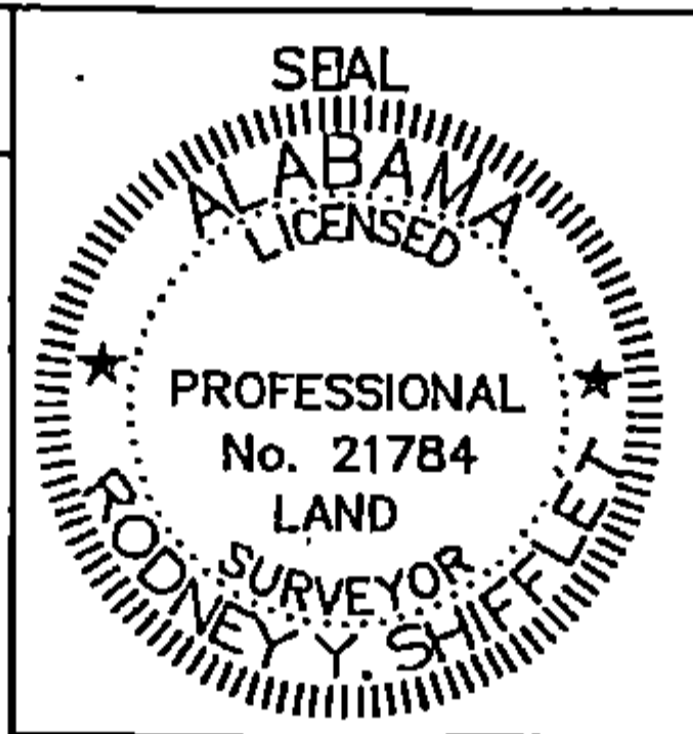
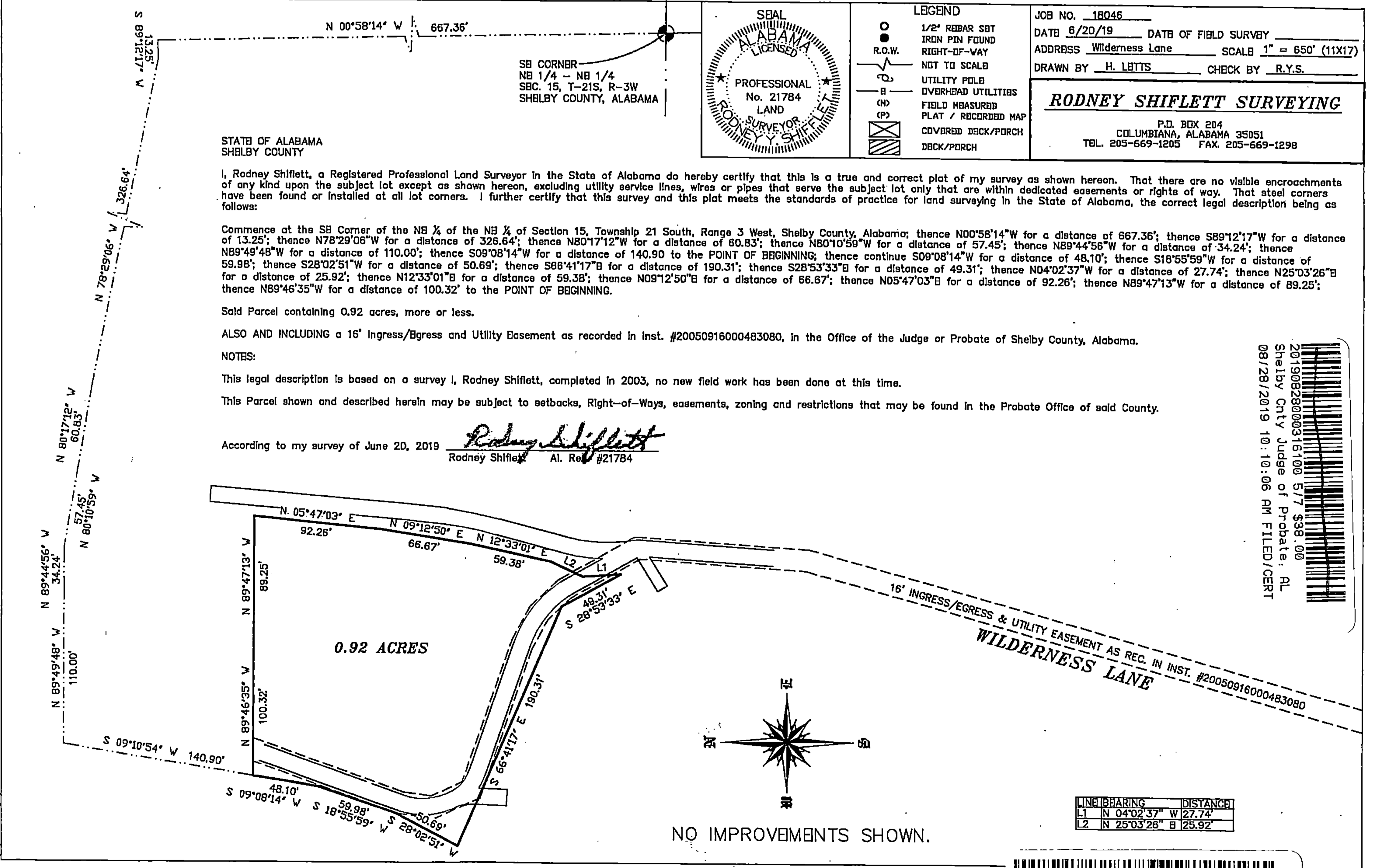
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Aaron Brooker whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 18th day of October, 2019.


Notary Public

My Commission Expires: February 11th, 2020





LEGEND

- 1/2" REBAR SBT
- IRON PIN FOUND
- R.O.W.
- NOT TO SCALE
- UTILITY POLE
- OVERHEAD UTILITIES
- FIELD MEASURED
- PLAT / RECORDED MAP
- COVERED DECK/PORCH
- DECK/PORCH

JOB NO. 18046
 DATE 5/20/19 DATE OF FIELD SURVEY _____
 ADDRESS Wilderness Lane SCALE 1" = 650' (11X17)
 DRAWN BY H. BITTS CHECK BY R.Y.S.

RODNEY SHIFFLETT SURVEYING
 P.O. BOX 204
 COLUMBIANA, ALABAMA 35051
 TEL. 205-669-1205 FAX. 205-669-1298

STATE OF ALABAMA
 SHELBY COUNTY

I, Rodney Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, wires or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or installed at all lot corners. I further certify that this survey and this plat meets the standards of practice for land surveying in the State of Alabama, the correct legal description being as follows:

Commence at the SB Corner of the NB 1/4 of the NB 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°58'14"W for a distance of 667.36'; thence S89°12'17"W for a distance of 13.25'; thence N78°29'06"W for a distance of 326.64'; thence N80°17'12"W for a distance of 60.83'; thence N80°10'59"W for a distance of 57.45'; thence N89°44'56"W for a distance of 34.24'; thence N89°49'48"W for a distance of 110.00'; thence S09°08'14"W for a distance of 140.90 to the POINT OF BEGINNING; thence continue S09°08'14"W for a distance of 48.10'; thence S18°55'59"W for a distance of 59.98'; thence S28°02'51"W for a distance of 50.69'; thence S86°41'17"E for a distance of 190.31'; thence S28°53'33"E for a distance of 49.31'; thence N04°02'37"W for a distance of 27.74'; thence N25°03'26"E for a distance of 25.92'; thence N12°33'01"E for a distance of 59.38'; thence N09°12'50"E for a distance of 66.67'; thence N05°47'03"E for a distance of 92.26'; thence N89°47'13"W for a distance of 89.25'; thence N89°46'35"W for a distance of 100.32' to the POINT OF BEGINNING.

Sold Parcel containing 0.92 acres, more or less.

ALSO AND INCLUDING a 16' Ingress/Egress and Utility Easement as recorded in Inst. #20050916000483080, in the Office of the Judge or Probate of Shelby County, Alabama.

NOTES:

This legal description is based on a survey I, Rodney Shifflett, completed in 2003, no new field work has been done at this time.
 This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of June 20, 2019
 Rodney Shifflett
 Rodney Shifflett Al. Reg. #21784

20190828000316100 5/7 \$38.00
 Shelby Cnty Judge of Probate, AL
 08/28/2019 10:10:06 AM FILED/CERT

LINE	BEARING	DISTANCE
L1	N 04°02'37" W	27.74'
L2	N 25°03'26" E	25.92'

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