

SEND TAX NOTICE TO:
Patricia Latta and Jack Latta
5668 Highway 10
Montevallo, AL 35115

This instrument prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

20191125000437070
11/25/2019 10:22:10 AM
DEEDS 1/4

WARRANTY DEED

State of Alabama)
)
Shelby County) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred and Thirty-Five Thousand Dollars and Zero cents (\$135,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Joseph W. Stone and wife, Megan L. Stone**, (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Patricia Latta and Jack Latta** (hereinafter referred to as the "Grantees" whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

PARCEL A

That part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, containing 1.33 acres, more or less, and being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, a 2 inch open pipe found; thence run West along and with the South Quarter-Quarter Section line 390.93 feet to the Point of Beginning, a 1/2 inch iron pin set; thence continue West along the previous course 225.90 feet to a 1/2 inch iron pin set; thence turn a left interior angle of 89 degrees 45 minutes 40 seconds and run Northerly 255.55 feet to a 3/8 inch iron pin found; thence turn a left interior angle of 90 degrees 05 minutes 46 seconds and run Easterly 227.97 feet to a 1/2 inch iron pin set; thence turn a left interior angle of 89 degrees 26 minutes 15 seconds and run Southerly 255.00 feet to the Point of Beginning, making a closing interior angle of 90 degrees 42 minutes 19 seconds.

PARCEL B

That part of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, containing 2.30 acres, more or less, and being more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, a 2 inch open iron pipe found; thence run West along and with the South Quarter-Quarter Section line 390.93 feet to the Point of Beginning, a 1/2 inch iron pin set; thence continue West along the previous course 225.90 feet to a 1/2 inch iron pin set; thence turn a right interior angle of 90 degrees 17 minutes 46 seconds and run Southerly 124.69 feet to a 1/2 inch iron pin found; thence turn a right interior angle of 180 degrees 00 minutes 15 seconds and run Southerly 110.28 feet to a timber utility service pole; thence turn a right interior angle of 183 degrees 02 minutes 09 seconds and run Southerly 221.98 feet to a 1/2 inch iron pin set at a wire fence on the North line of the abandoned Columbiana to Tuscaloosa road; thence turn a right interior angle of 81 degrees 48 minutes 16 seconds and run Northeasterly along said North line of said abandoned road a distance of 47.11 feet; thence turn a right interior angle of 177 degrees 55 minutes 44 seconds and run Northeasterly, continuing along said line of said road 187.60 feet to a 1/2 inch iron pin set; thence turn a right interior angle of 97 degrees 50 minutes 46 seconds, leaving said North line of said old road,

and run Northerly 430.00 feet to the Point of Beginning, and making a closing right interior angle of 89 degrees 05 minutes 05 seconds.

PARCEL C

That part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, containing 5.89 acres, more or less, and being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, a 2 inch open pipe found, thence run East along and with the South Quarter-Quarter Section line 421.25 feet to a 3/8 inch rebar found; thence turn a right interior angle of 270 degrees 41 minutes 32 seconds and run Southerly 481.94 feet to a 3/8 inch rebar found on the Northerly right-of-way line of Shelby County Highway No. 10; thence turn a right interior angle of 86 degrees 44 minutes 46 seconds and run Easterly along said right-of-way line 9.42 feet to a 3/4 inch diameter bar found at the intersection with a 20 foot easement for ingress, egress, and utilities; thence run the following angles and chord distances along the centerline of said 20 foot easement:

Thence turn a right interior angle of 120 degrees 20 minutes 56 seconds and run Northeasterly 26.39 feet; thence deflect right 11 degrees 09 minutes 57 seconds and run Northeasterly 87.56 feet; thence deflect right 10 degrees 55 minutes 25 seconds and run Northeasterly 67.82 feet; thence deflect left 15 degrees 16 minutes 16 seconds and run Northeasterly 36.96 feet; thence deflect left 28 degrees 46 minutes 55 seconds and run Northeasterly 33.56 feet; thence deflect left 16 degrees 21 minutes 42 seconds and run Northeasterly 40.21 feet; thence deflect right 12 degrees 08 minutes 43 seconds and run Northerly 64.14 feet; thence deflect right 18 degrees 57 minutes 18 seconds and run Northeasterly 63.64 feet to a 3/4 inch diameter bar found at the end of said easement;

thence deflect right 72 degrees 07 minutes 50 seconds and run Easterly 123.28 feet to a 1/2 inch rebar found; thence turn a right interior angle of 87 degrees 38 minutes 09 seconds and run Northerly 124.69 feet to a 1/2 inch iron pin set on the North Quarter-Quarter line; thence turn a right interior angle of 179 degrees 56 minutes 34 seconds and continue Northerly 255.55 feet to a 3/8 inch rebar found; thence turn a right interior angle of 89 degrees 34 minutes 18 seconds and run Westerly 172.03 feet to a 1/2 inch iron pin set; thence turn a right interior angle of 180 degrees 11 minutes 21 seconds and thence continue Westerly 535.00 feet to a 1/2 inch iron pin set; thence turn a right interior angle of 90 degrees 42 minutes 19 seconds and run Southerly 255.00 feet to the Point of Beginning, making a closing interior angle of 89 degrees 15 minutes 44.

The legal descriptions of all three parcels above are set out on the survey of John S. Parks, P.E (LS# 12579) dated August 28, 1995 and revised on April 13, 1996, adding Parcel C and the Flood certificate.

And this property is subject to a right of way of ingress, egress and utilities, in the West half of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama; 60 feet wide, 30 feet on each side of the following described centerline:

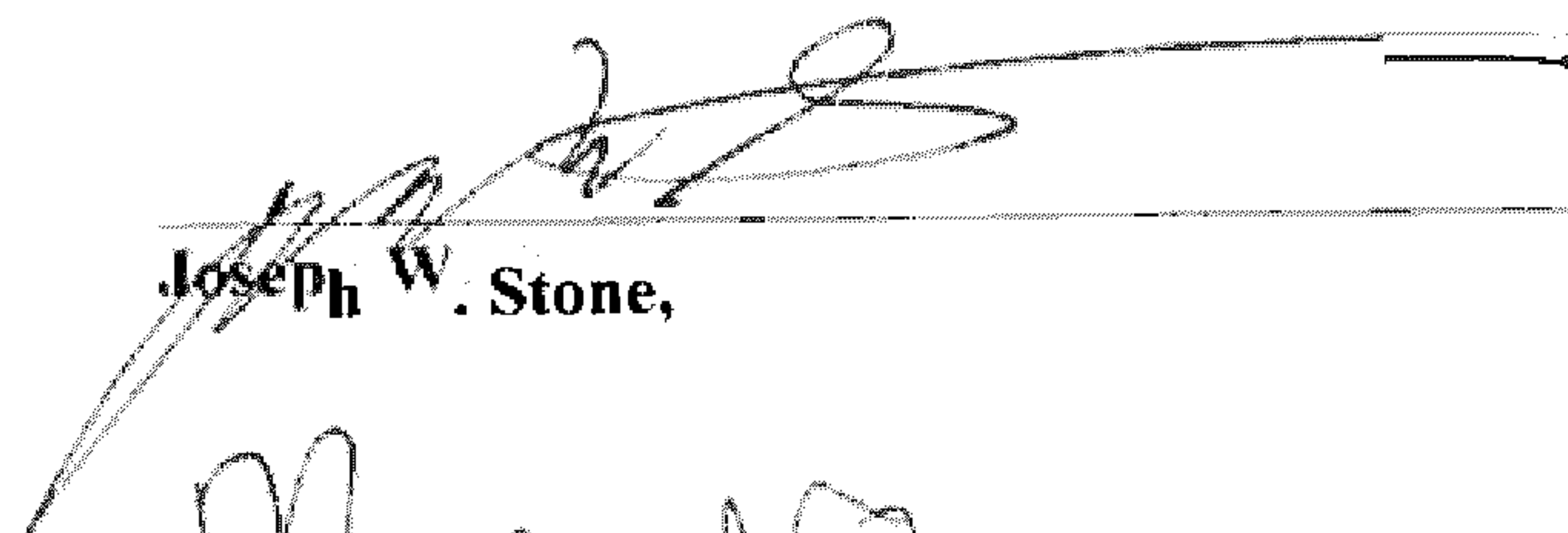
Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 2; thence run North 01 degrees 22 minutes 17 seconds East along the West Quarter-Quarter line 305.96 feet; thence run South 88 degrees 37 minutes 43 seconds East 934.96 feet to a point on the East line of the Tom Smitherman property and the centerline of Gable Lane (a chert road), said point being on a clockwise curve having a delta angle of 23 degrees 08 minutes 33 seconds and a radius of 283.00 feet; thence turn right 67 degrees 27 minutes 20 seconds to tangent and run along the arc of said curve 118.35 feet to the point of tangent; thence run South 01 degree 58 minutes 09 seconds West 911.28 feet tangent to said curve along said centerline; thence run South 05 degrees 53 minutes 55 seconds West 130.94 feet along said centerline to the point of a clockwise curve having a delta angle of 39 degrees 47 minutes 22 seconds and a radius of 320.00 feet; thence run along the arc of said curve 222.23 feet; thence run South 53 degrees 07 minutes 44 seconds West 122.48 feet to the center of Shelby County Highway #10 and the end of said centerline.

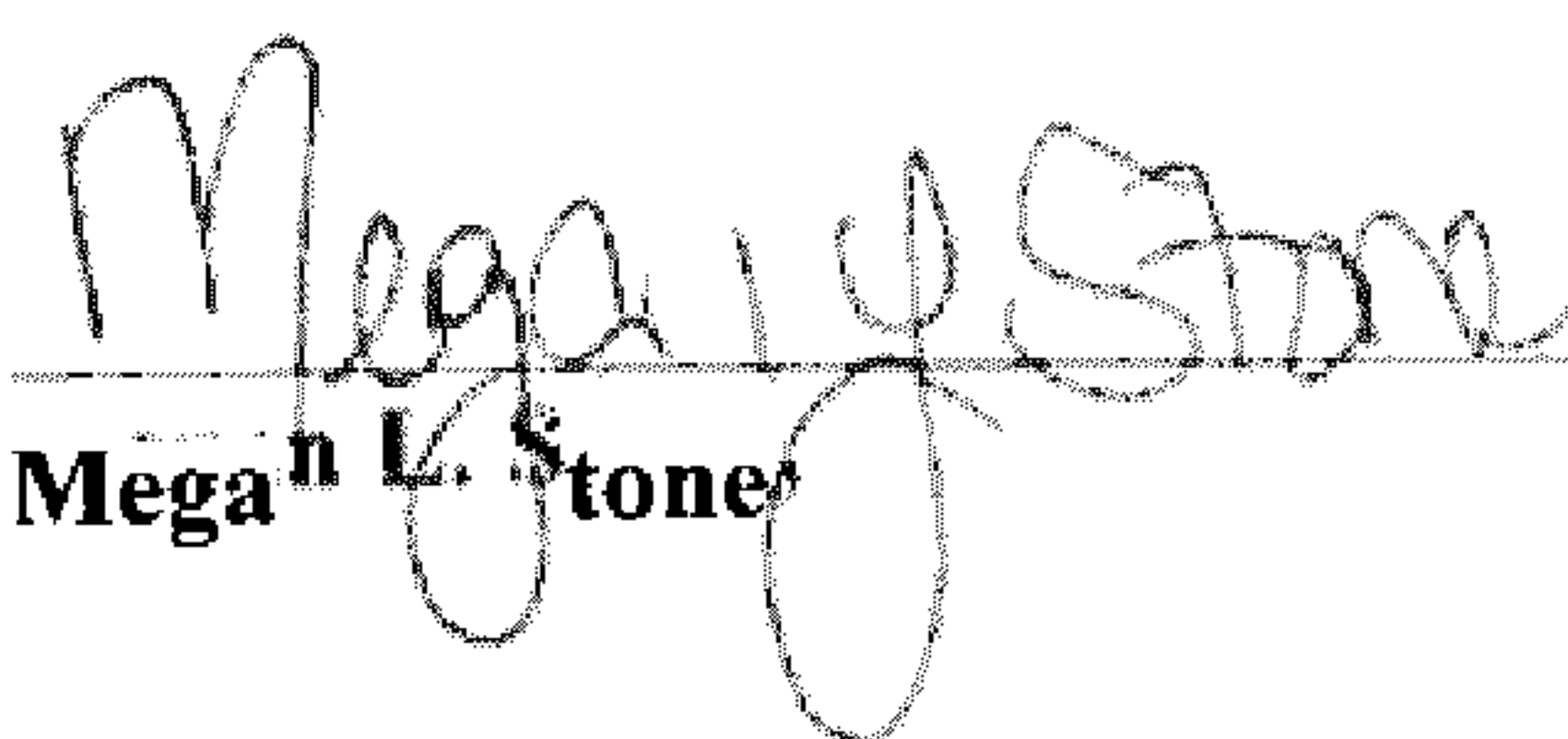
Subject to ad valorem taxes for the years 2019, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record. Mineral and mining rights excepted.

\$120,000.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 have hereunto set my hands and seals, this the **15th day of November, 2019**.

 (SEAL)
Joseph W. Stone,

 (SEAL)
Megan L. Stone,

State of Alabama)

General Acknowledgment

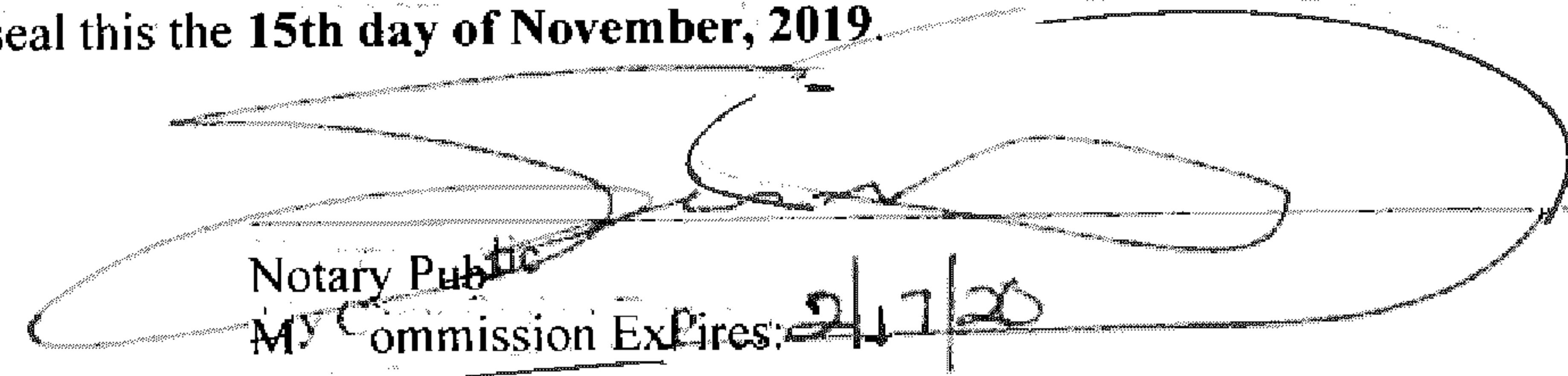
Shelby County)

I, Suzanna Brooke Deaton, a Notary Public in and for said County, in said State, hereby certify that **Joseph W. Stone and Megan L. Stone**, whose name 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 the conveyance, he executed the same voluntarily for and on behalf of the estate on the day the same bears date.

Given under my hand and official seal this the **15th day of November, 2019**.

(SEAL)

Suzanna Brooke Deaton
Notary Public, Alabama State At Large
My Commission Expires February 17, 2020


Notary Public
My Commission Expires: 2/17/20

FILE NO. 2019405

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

Grantor's Name Joseph W. Stone and Megan L. Stone
Mailing Address 108 Bethany Lane
Clanton, AL 35046

Grantee's Name Patricia Latta and Jack Latta
Mailing Address 5668 Highway 10,
Montevallo, AL 35115

Property Address 5668 Highway 10,
Montevallo, AL 35115

Date of Sale 11/15/2019

Total Purchase Price \$ 135,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement

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 11/15/2019

Print Frank Steele Jones

Unattested _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2019 10:22:10 AM
\$166.00 CHARITY
20191125000437070

(verified by)

Allen S. Bayl

Form RT-1