

**WARRANTY DEED**

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Cesar Madrid  
2284 Highway 36  
Chelsea, AL 35043

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty-Five Thousand and 00/100 Dollars and 00/100 Dollars (\$125,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Amber Brooke Bailey**, unmarried,  
(herein referred to as Grantor) do grant, bargain, sell and convey unto  
**Cesar Madrid**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**SEE ATTACHED EXHIBIT A**

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantee, his/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, his/her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this November 25, 2019.

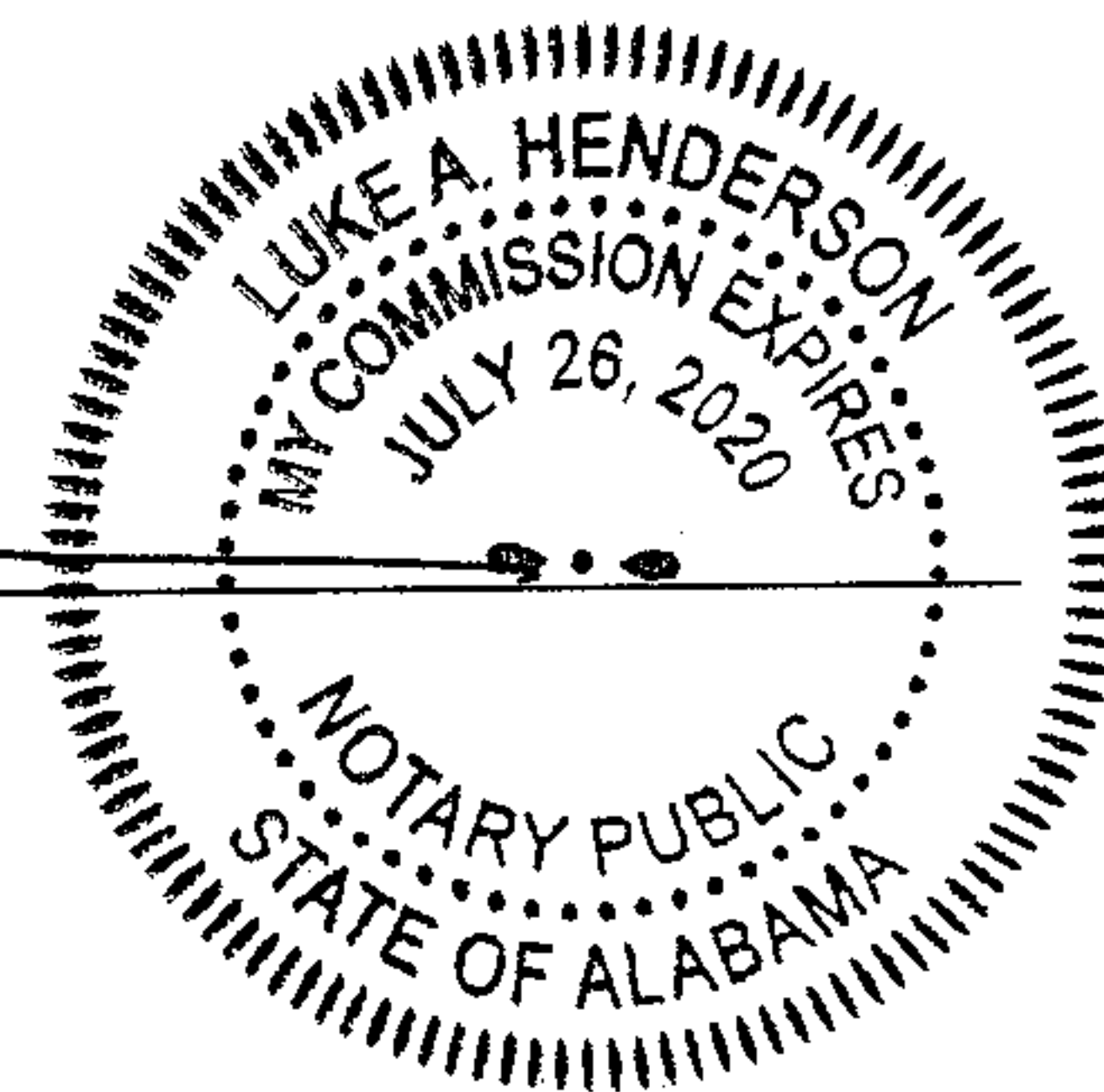
  
\_\_\_\_\_  
**Amber Brooke Bailey**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Amber Brooke Bailey, unmarried, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Amber Brooke Bailey executed the same voluntarily on the day the same bears date.

Given under my hand and seal this November 25, 2019.

  
\_\_\_\_\_  
Notary Public



My Commission Expires: 07/26/2020

Grantor's Address:  
1005 Cliett Farm Road  
Childersburg, AL 35044  
Property Address:  
428 Hwy 83  
Harpersville, AL 35078



**EXHIBIT A – Legal Description**

Commence at a 1-inch pipe in place being the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88°16'26" West along the South boundary of said 1/4 - 1/4 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°12'50" 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°12'51" 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 being Existing Easement "B" non-exclusive easement for ingress and egress; thence proceed North 74°28'22" East along the centerline of said easement for a distance of 43.91 feet; thence proceed North 70°21'07" East along the centerline of said easement for a distance of 137.72 feet; thence proceed North 69°57'21" East along the centerline of said easement for a distance of 101.02 feet; thence proceed North 73°21'51" East along the centerline of said easement for a distance of 91.66 feet; thence proceed North 78°04'01" East along the centerline of said easement for a distance of 24.45 feet; thence proceed South 01°44'25" West for a distance of 9.40 feet; thence proceed North 78°39'35" East for a distance of 348.16 feet; thence proceed South 01°47'28" West for a distance of 128.45 feet; thence proceed South 88°03'23" 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°33'52" East along the Westerly boundary of said easement for a distance of 239.36 feet (set 1/2-inch rebar); thence proceed South 30°44'39" West along the Westerly boundary of said easement for a distance of 213.20 feet (set 1/2-inch rebar); thence proceed South 44°18'16" West along the Westerly boundary of said easement for a distance of 64.68 feet (set 1/2-inch rebar); thence proceed South 73°28'44" West along the Westerly boundary of said easement for a distance of 67.26 feet (set 1/2-inch rebar); thence proceed North 89°02'04" West along the Northerly boundary of said easement for a distance of 240.45 feet (set 1/2-inch rebar); thence proceed North 86°13'35" 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 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 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 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88°16'26" West along the South boundary of said 1/4 - 1/4 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°12'50" 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°13'35" East along the centerline of said easement for a distance of 215.02 feet; thence proceed South 89°02'04" East along the centerline of said easement for a distance of 242.23 feet; thence proceed North 73°28'44" East along the centerline of said easement for a distance of 71.40 feet; thence proceed North 44°18'16" East along the centerline of said easement for a distance of 68.47 feet; thence proceed North 30°44'39" East along the centerline of said easement for a distance of 218.56 feet; thence proceed North 14°33'52" 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 Probate Office 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 1/4 of the Southeast 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 88°16'26" West along the South boundary of said 1/4 - 1/4 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°12'50" 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°12'51" 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°28'22" East along the centerline of said easement for a distance of 43.91 feet; thence proceed North 70°21'07" East along the centerline of said easement for a distance of 137.72 feet; thence proceed North 69°57'21" East along the centerline of said easement for a distance of 101.02 feet; thence proceed North 73°21'51" East along the centerline of said easement for a distance of 91.66 feet; thence proceed North 78°04'01" 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 Probate Office of Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/10/2019 09:07:57 AM  
 \$150.00 CHERRY  
 20191210000455670

*Allen S. Beal*