

# WARRANTY DEED

20191218000468400  
12/18/2019 09:42:51 AM  
DEEDS 1/2

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

Send Tax Notice To:  
Charles Robert Calhoun  
Kathy J Calhoun  
1242 Oak Mountain Trail  
Pelham, AL 35124

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Hundred Seventy-Five Thousand and 00/100 Dollars (\$575,000.00), being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

**Melanie R Peeler**, unmarried

(herein referred to as Grantor) do grant, bargain, sell and convey unto

**Charles Robert Calhoun and Kathy J Calhoun**

(herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

## SEE ATTACHED EXHIBIT A


\$460,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

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

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

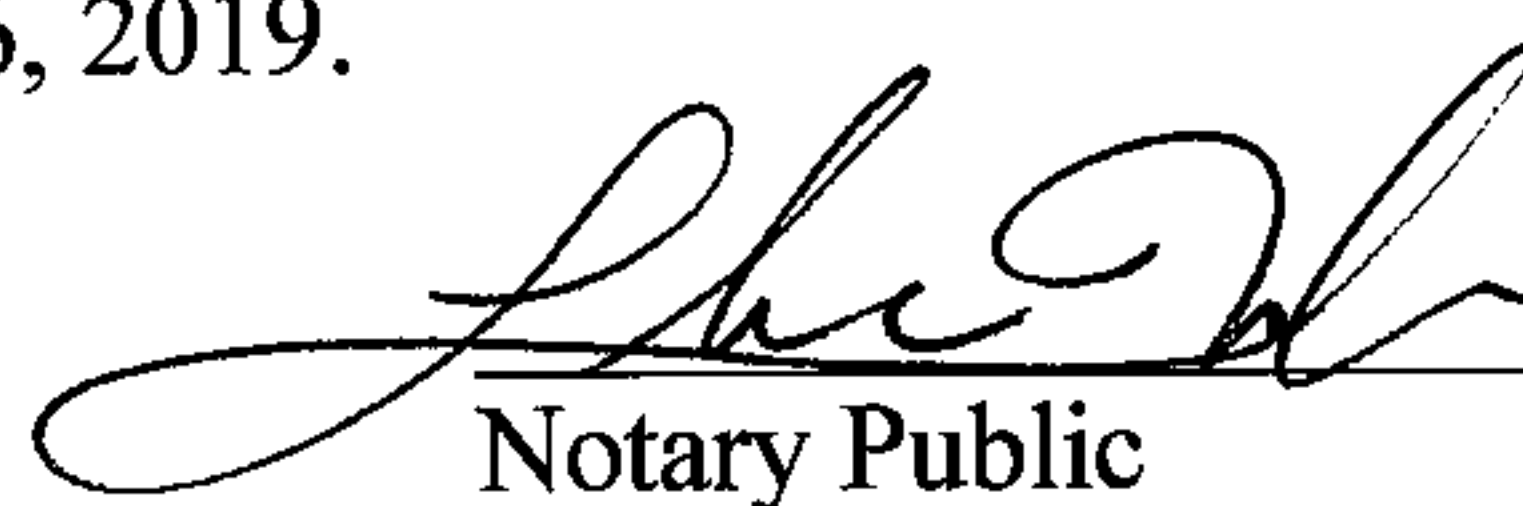
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this December 16, 2019.

  
Melanie R Peeler

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Melanie R Peeler, 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, Melanie R Peeler executed the same voluntarily on the day the same bears date.

Given under my hand and seal this December 16, 2019.

  
Notary Public

My Commission Expires: 7/26/2020

Grantor's Address:  
PO BOX 478

Pelham, AL 35124  
Property Address:  
1242 Oak Mountain Trail  
Pelham, AL 35124

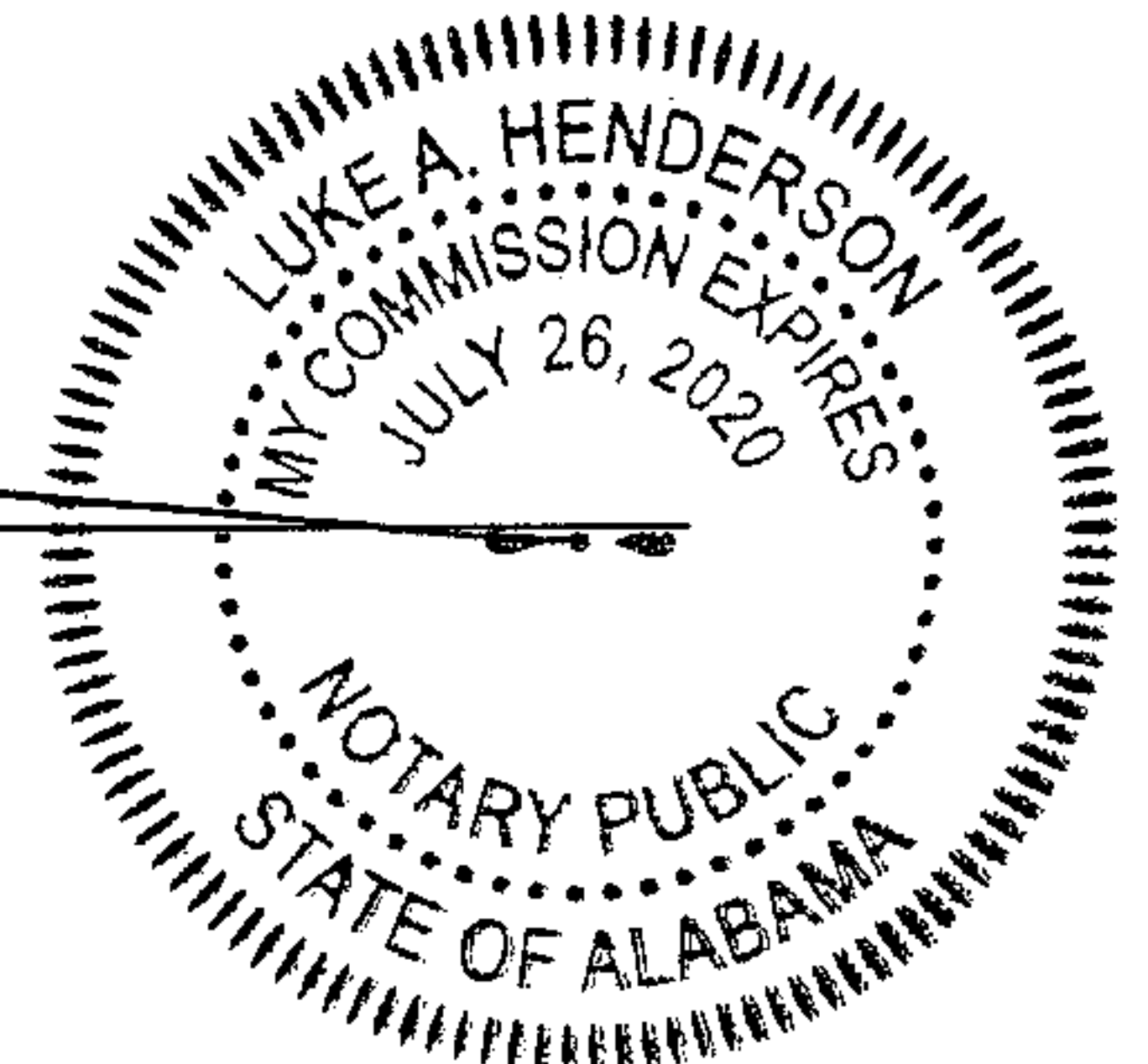


EXHIBIT A

The Land is described as follows:

**PARCEL 1 and PARCEL 3**

THE SOUTHWEST 1/4 OF NORTHEAST 1/4; THE EAST 70 FEET OF THE NORTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4; AND THE EAST 180 FEET OF THE SOUTH 1/2 OF NORTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 AND THE EAST 250 FEET OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 AND THE SOUTH 20 FEET OF THE WEST 1070 FEET OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 18, ALL IN TOWNSHIP 20 SOUTH, RANGE 2 WEST. ALSO A PART OF THE SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SOUTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 18 AND RUN WEST ALONG THE SOUTH BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 250 FEET TO A POINT; THENCE RUN NORTH AND PARALLEL TO EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 20 FEET TO POINT OF BEGINNING OF TRACT HEREIN DESCRIBED; THENCE RUN WEST AND PARALLEL TO SOUTH BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 901 FEET, MORE OR LESS TO POINT ON THE EAST RIGHT OF WAY LINE OF ROAD; THENCE RUN NORTHERLY ALONG EAST RIGHT OF WAY LINE OF ROAD; THENCE RUN NORTHERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID ROAD 15 FEET; THENCE RUN SOUTH 89 DEGREES 20 MINUTES EAST FOR 600 FEET, MORE OR LESS TO A POINT IN CENTER LINE OF A DITCH; THENCE RUN NORTH 19 DEGREES 26 MINUTES EAST FOR 694 FEET, MORE OR LESS, TO A POINT IN CENTER LINE OF DITCH; THENCE RUN EAST AND PARALLEL TO SOUTH LINE OF SAID 1/4 - 1/4 SECTION FOR A DISTANCE OF 150 FEET TO A POINT (ALSO BEING NORTHWEST CORNER OF EAST 250 FEET OF SOUTH 1/2 OF SOUTHEAST 1/4 OF NORTHWEST 1/4); THENCE RUN SOUTH AND PARALLEL TO EAST BOUNDARY OF SAID 1/4 - 1/4 SECTION FOR 662.8 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

**PARCEL 2**

PARCEL OF LAND IN THE Southwest 1/4 of the Northeast 1/4 of Section 18, Township 20 South, Range 2 West, shown as Lots 1 and 2, on a map entitled Lake O'Springs, dated 23rd December, 1959, signed by Edward A. Roberts, Sr., Reg. No. 1623, more particularly described as follows: Commence at the Southwest corner of said 1/4-1/4 Section thence in a Northerly direction along the West line of said 1/4-1/4 Section a distance of 429.00 feet, thence 90 degrees 41 minutes to the left in a Northwesterly direction a distance of 140 feet to the point of beginning; thence 180 degrees in a Southeasterly direction along the Southwesterly line of said Lot 1 a distance of 140 feet, thence 62 degrees 29 minutes to the left in a Northeasterly direction a distance of 187 feet, thence 88 degrees to the left in a Northwesterly direction a distance of 152 feet to the bank of the lake, thence in a Southwesterly direction meandering along the bank, at the water line a distance of 310 feet, more or less to point of beginning, being situated in Shelby County, Alabama.

Together with and Subject to that 50 foot easement for ingress and egress being described as follows: An easement fifty (50) feet in width for ingress, egress, vehicular and pedestrian traffic and utilities lying immediately north and east of the following described boundary of said easement: Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, thence run Easterly along the South line of said quarter-quarter 696.88' more or less to a point in the centerline of a channeled ditch, thence run North 19 degrees 26 minutes East along centerline of said ditch 12.22' to a point, thence continue along last described course 688.14' to a point on the North line of the South one half, of the Southeast quarter of the Northwest quarter of said Section 18, thence run Westerly along said Half quarter-quarter line 498.86' to a point, thence 77 degrees 28 minutes left and run Southwesterly 100.0' to a point, thence 77 degrees 28 minutes right and run Westerly 150.0' to a point on the East right of way line of Shelby County Highway number 35, A.K.A. The Upper Fungo Hollow Road, thence, 77 degrees 28 minutes left and run Southwesterly along said East right of way line of said Highway 35, 233.88' to the point of the beginning of the south and the west boundary of said easement, thence 102 degrees 38 minutes left and run Easterly 153.72' to a point, thence 102 degrees 38 minutes right and run Southwesterly 100.0' to a point, thence 20 degrees 45 minutes left Southeasterly to a point on the south line of said quarter-quarter section, thence easterly along the south line of said quarter-quarter section to the point of the intersection of the south line of said quarter-quarter section with the channeled ditch referred to above and referred to in the description of "Track I" in that certain deed dated May 2, 1981, and recorded in Book 322, page 841 in the Office of the Judge of Probate of Shelby County, Alabama, and the point of the point ending of the south and west boundary of said easement.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/18/2019 09:42:51 AM  
\$140.00 CHARITY  
20191218000468400

*Allen S. Bayl*