

20200213000060230
02/13/2020 09:07:50 AM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:

Jennifer McEwen, Esq.
Maynard, Cooper & Gale, P.C.
1901 Sixth Avenue North, Suite 2400
Birmingham, Alabama 35203

SEND TAX NOTICES TO:

John R. Grimes, Jr.
2316 River Brook Place
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **VICKIE L. GRIMES, a married woman** (herein referred to as Grantor), does grant, bargain, sell and convey to **JOHN R. GRIMES, JR.** (herein referred to as Grantee), that certain real estate situated in Shelby County, Alabama being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

This conveyance is subject to:

1. All taxes due for the year 2020 and thereafter;
2. All easements, restrictions setback lines, rights of ways, limitations, if any, appearing of record in the Probate Office of Shelby County, Alabama or that would be revealed by an updated survey of the Property; and
3. Declaration of Easements, Protective Covenants and Restrictions for Colleton Lake, A Residential Subdivision filed as Instrument #1996-04784 in the Probate Office of Shelby County, Alabama.

The subject property is not the homestead or residence of the Grantor nor her spouse.

This deed is being prepared with information provided by the Grantor herein and without the benefit of a title search on the Property; therefore, preparer makes no certification as to the status of title.

This information is being provided in accordance with *Code of Alabama 1975, Section 40-22-1*:

Grantor's Name: Vickie L. Grimes
Mailing Address: 364 Woodward Court
Birmingham, Alabama 35242

Grantee's Name: John R. Grimes, Jr.
Mailing Address: 2316 River Brook Place
Birmingham, Alabama 35242

Property Address: Colleton Lake Road, Sterrett, Alabama and consisting of
Tax Parcel #08-1-12-0-000-007.001 and #07-3-07-0-000-001.001.

Date of Conveyance: February 11, 2020

Value per Appraisal: \$ 350,000.00

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

The Grantor does for herself and her heirs and assigns, covenant with Grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs and assigns shall, warrant and defend the same to the Grantee, his heirs and assigns forever, against the lawful claims of all persons, except as herein stated.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 11th day of Feb., 2020.

Vickie L. Grimes
VICKIE L. GRIMES

STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie L. Grimes, 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 said conveyance, she executed the same voluntary on the day the same bears date.

Given under my hand and official seal this 11th day of Feb., 2020.

Cristy D Parker
NOTARY PUBLIC

[SEAL]

My Commission Expires: _____

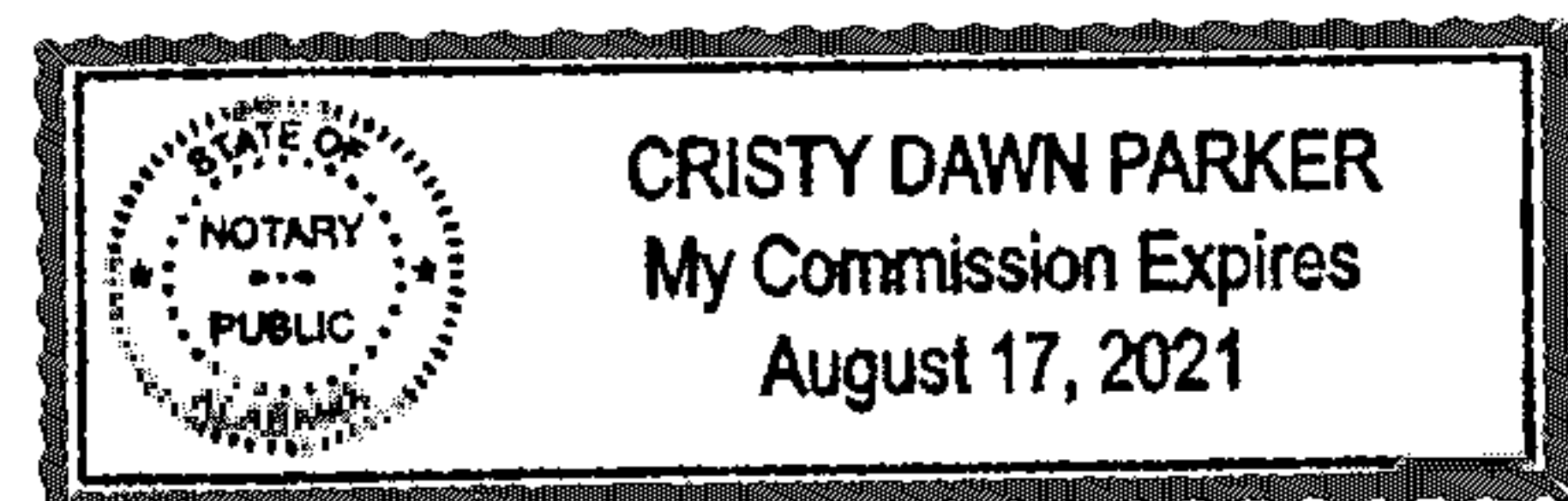


EXHIBIT A

[Description of Land]

(Instrument #20040712000381950):

A parcel of land in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 19 South, Range 1 East and the North $\frac{1}{2}$ of Section 7, Township 19 South, Range 2 East, more particularly described as follows:

Commence at the Northwest corner of Section 7, Township 19 South, Range 2 East; thence run South along the West line of Section 7 for a distance of 1318.74 feet; thence turn an angle to the right of 88 degrees 14 minutes and run West for a distance of 300.00 feet; thence turn an angle to the left of 45 degrees and run Southwest for a distance of 911.16 feet to the Point of Beginning; from the point of beginning thus obtained continue along the last described course for a distance of 431.90 feet; thence turn an angle to the left of 142 degrees 32 minutes 53 seconds and run Northeast for a distance of 2187.27 feet; thence turn an angle to the right of 27 degrees 52 minutes 09 seconds and run Southeast for a distance of 614.00 feet; thence turn an angle to the left of 78 degrees 47 minutes 04 seconds and run Northeast for a distance of 206.42 feet; thence turn an angle to the left of 83 degrees 52 minutes 14 seconds and run Northwest for a distance of 609.69 feet; thence turn an angle to the left of 23 degrees 24 minutes 54 seconds and run Northwest for a distance of 219.10 feet; thence turn an angle to the left of 25 degrees 35 minutes 03 seconds and run Southwest for a distance of 1888.51 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Together with rights conveyed in the Grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama general partnership dated and recorded as Instrument #1995-7790 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
02/13/2020 09:07:50 AM
\$378.00 CHERRY
20200213000060230

Allen S. Bayl