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03/06/2020 12:43:57 PM
DEEDS 1/3

This instrument was prepared by:
Jeffrey N. Cotney, Attorney
717 Kerr Drive, Gardendale, Alabama 35071
(205) 271-7955

Send Tax Notice to:
The Cecile G. Erwin Living Trust
744 Parker Drive
Gardendale, Alabama 35071

WARRANTY DEED
(without title opinion)

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledge, I, **Cecile G. Erwin, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **The Cecile G. Erwin Living Trust, dated March 5, 2020** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to wit:

An undivided one-half (1/2) interest:

The SE 1/4 of NW 1/4 of Section 29, Township 19, Range 1 East; also about 11 acres in the SW corner of the SW 1/4 of NE 1/4 of Section 29, Township 19, Range 1 East, beginning at the SW corner of said SW 1/4 of NE 1/4 and run East along the South line of said forty acres 609 feet to the old Pumpkin Swamp Road, thence N 44 deg. 6' east in a Northeasterly direction along said road 104 feet, thence N 7 deg. 55' West 528 feet, thence South 89 deg. 25' West 213, thence North 44 deg. 35' West 134.2 feet, thence south 86 deg. 35' West 226.8 feet to the West line of said SW 1/4 of NE 1/4 of said Section, thence south along the West line of said forty to the SW corner of said forty. Also that part of the following described tract lying Northwest of the Pumpkin Swamp road: Begin at the NW corner of said NW 1/4 of SE 1/4 of Section 29, Township 19, Range 1 East, thence run east along the North line of said forty 1320 feet to the NE corner of said forty, thence south along the east line of said forty 990 feet, thence in a northwesterly direction in a straight line about 1654 feet to the NW corner of the NW 1/4 of SE 1/4 of Section 29, Township 19, Range 1 East. Containing in all 53 acres, more or less.

A part of the NW 1/4 of the SE 1/4 of Section 29, Township 19, Range 1 East described as follows: Beginning at the NE corner of said forty acres and running South along the east line of said forty 338 feet, thence a little north of west a distance of 925 feet more or less to a point on the east line of Pumpkin Swamp Road 332 feet Southwest of the north line of the said forty, measured along said road. Thence North east along

the east line of said road 332 feet to the north line of said forty acres, thence east along the north line of said forty acres 711 feet to the point of beginning, containing 6 1/4 acres more or less. Less and except any property in the U.S. Highway 280 right of way; and less and except any portion of the aforementioned described property previously deeded to the State of Alabama and as shown on the right- of-way map of Project No. F-214(20) as recorded in the Office of the Judge of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

This description provided by grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1 (1875), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address: Cecile G. Erwin 744 Parker Drive Gardendale, AL 35071	Grantee's Name and Mailing Address: The Cecile G. Erwin Living Trust 744 Parker Drive Gardendale, AL 35071
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Property Address:	7873 Hwy 51, Sterrett, AL 35071
Parcel ID:	089290001033.000
Date of Sale:	March 5, 2020
Total Purchase Price / Value:	\$917,810.00 (1/2 Interest) \$458,905.00
Purchase Price / Value can be verified in:	Other: Tax Appraisal

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of March, 2020.

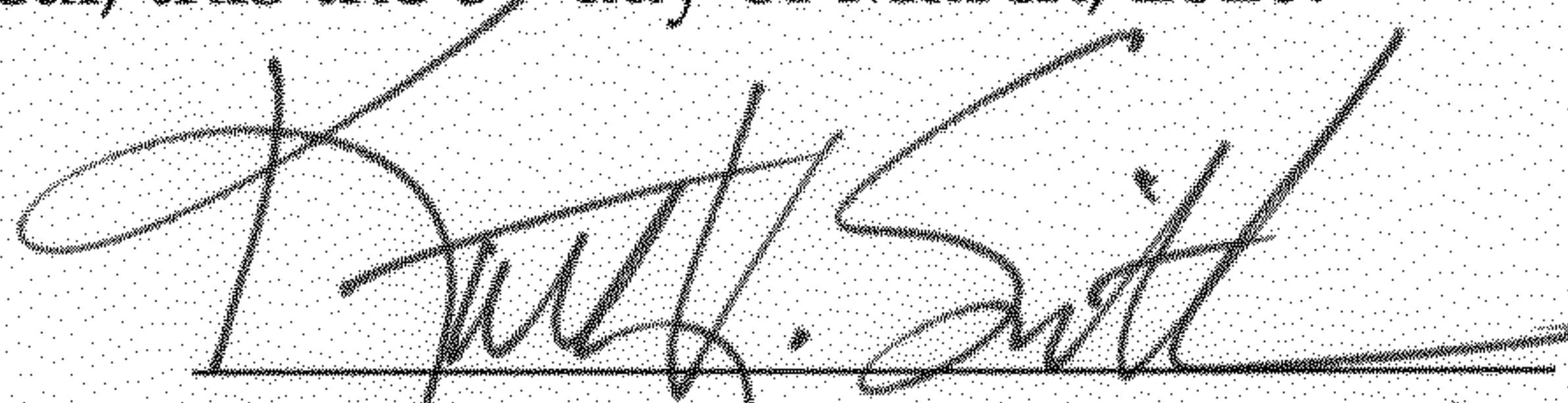

Cecile G. Erwin

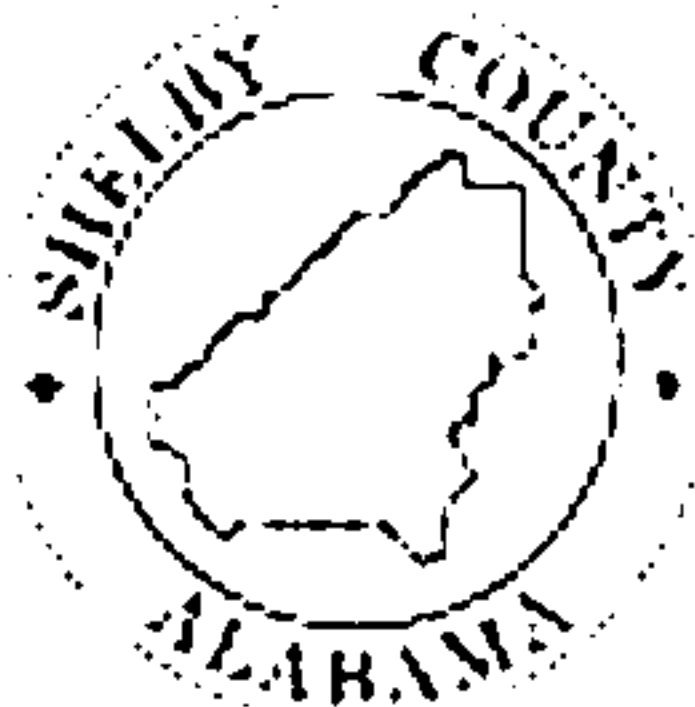
STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Cecile G. Erwin, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of March, 2020.




Notary Public
My Commission Expires: 4/6/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2020 12:43:57 PM
\$487.00 CHARITY
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