

20200407000133910
04/07/2020 08:11:13 AM
DEEDS 1/4

This Instrument was Prepared by:

Arthur P. Cline
955 Black Acres Rd
Cropwell, AL 35054

Send Tax Notice To: Arthur P. Cline

955 Black Acres Rd.
Cropwell, AL 35054

WARRANTY DEED

State of Alabama

} Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, **Vandiver Steel Fabrication, Inc.** (herein referred to as GRANTOR), does grant, bargain, sell and convey unto **Arthur P. Cline** (herein referred to as GRANTEE), the following described real estate situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, reservations and restrictions at record.

TO HAVE AND TO HOLD, Unto the said GRANTEE, their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 20 day of March, 2020.

Vandiver Steel Fabrication, Inc.

Arthur P. Cline

By: Arthur P. Cline, Its President and

Joseph M. Stange
By: Joseph M. Stange, Its Secretary

State of Alabama

} General Acknowledgment

Shelby County

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Arthur P. Cline** whose name as **President of Vandiver Steel Fabrication, Inc.**, 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, as such officer and with full power and authority executed the same voluntarily on the day the same bears date as an act of said corporation.

Given under my hand and official seal, this the 20 day of March, 2020.

Lilla Jean Portridge
Notary Public
My Commission Expires: 10/27/21

State of Alabama

} General Acknowledgment

County *Shelby*

I, **the undersigned**, a Notary Public in and for the said County, in said State, hereby certify that **Joseph M. Stange** whose name as **Secretary of Vandiver Steel Fabrication, Inc.**, 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**, as such officer and with full power and authority executed the same voluntarily on the day the same bears date as an act of said corporation.

Given under my hand and official seal, this the 20 day of March, 2020.

Lilla Jean Partridge
Notary Public
My Commission Expires: 10/27/20

EXHIBIT "A"

Cline

Commence at the NE corner of the East $\frac{1}{2}$ of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama; thence South along the East line of said $\frac{1}{4}$ section 100.00 feet to the point of beginning of tract herein described; thence 90 degrees 02 minutes 15 seconds to the right in a westerly direction 332.59 feet; thence 90 degrees 03 minutes to the left 292.02 feet; thence 90 degrees 03 minutes to the right 332.59 feet to the west line of said East $\frac{1}{2}$; thence 89 degrees 56 minutes to the right 64.31 feet; thence 89 degrees 56 minutes to the left 332.61 feet; thence 90 degrees 04 minutes 30 seconds to the left 164.31 feet; thence 89 degrees 55 minutes 30 seconds to the left 997.59 feet to the east line of said East $\frac{1}{2}$; thence 90 degrees 02 minutes to the left 392.92 feet to the point of beginning. Situated in a part of the East $\frac{1}{2}$ of the North $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and all of the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING: A parcel of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northeast corner of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East Shelby County, Alabama, being more particularly described as follows: Commencing at the Northeast corner of the NW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East, a $\frac{5}{8}$ inch iron pin found in a rock pile, run S $1^{\circ} 50' 46''$ W for 1324.36 feet to a 2 inch drive shaft found at the intersection of the north line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ with the west right of way line of Shelby County Hwy. 50; thence run S $0^{\circ} 41' 57''$ E for 107.49 feet along and with the west right of way line, lying 30 feet distance from the highway centerline, to a $\frac{1}{2}$ inch iron pin with yellow plastic cap set; thence continuing along said right of way line, run S $0^{\circ} 00' 00''$ E for 99.74 feet to a $\frac{1}{3}$ inch iron pin found and the POINT OF BEGINNING; thence leaving said highway run N $89^{\circ} 59' 34''$ W for 332.59 feet to a point in a pond; thence run S $0^{\circ} 00' 45''$ E for 48.13 feet to a $\frac{1}{2}$ inch iron pin with yellow plastic cap set; thence run N $77^{\circ} 16' 45''$ E for 27.93 feet to a $\frac{1}{2}$ inch iron pin with yellow plastic cap set; thence run S $12^{\circ} 06' 25''$ E for 256.71 feet to a $\frac{1}{2}$ inch iron pin with yellow plastic cap set; thence run S $89^{\circ} 57' 45''$ E for 251.50 feet to a $\frac{1}{2}$ inch iron pin found on the west right of way line of Shelby County Hwy. 50; thence run N $0^{\circ} 00' 00''$ W and along said right of way for 293.18 feet (292.92 feet deed) to the POINT OF BEGINNING.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name
Mailing AddressVandiver Steel Fabrication, Inc.
995 Black Acres Rd
Cropwell, AL 35054Grantee's Name
Mailing AddressArthur P Cline
995 Black Acres Rd
Cropwell, AL 35054

Property Address

Date of Sale

Total Purchase Price

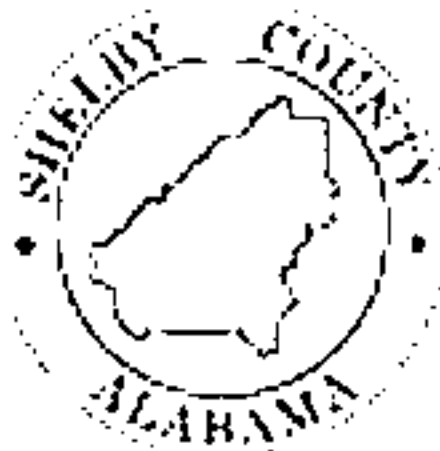
\$0.00 10,000.00

or

Actual Value

or

Assessor's Market Value

10,000Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2020 08:11:13 AM
\$41.00 CHERRY
20200407000133910Allen S. Bayl

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✓ Sales ContractClosing StatementAppraisalOther

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 of 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 Unattested

(verified by)

Print Tracy ClineSign Tracy Cline

(Grantor/Grantee/Owner/Agent) circle one