

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-20-26211

Send Tax Notice To: Brian Patrick Loper  
Linda R. Loper

1605 Hwy 49  
Columbiana AL 35051

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Five Thousand Dollars and No Cents (\$105,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Larry N Wheeler and Elizabeth C. Wheeler, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Patrick Loper and Linda R. Loper**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

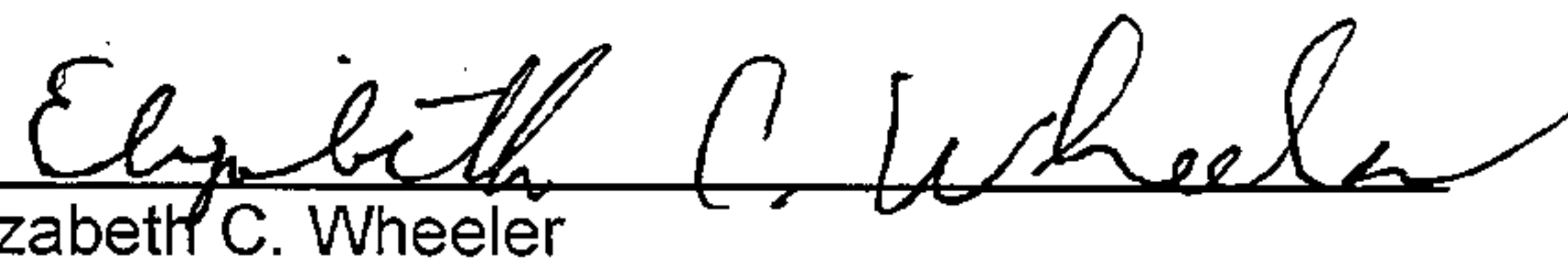
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of April, 2020.

  
Larry N Wheeler

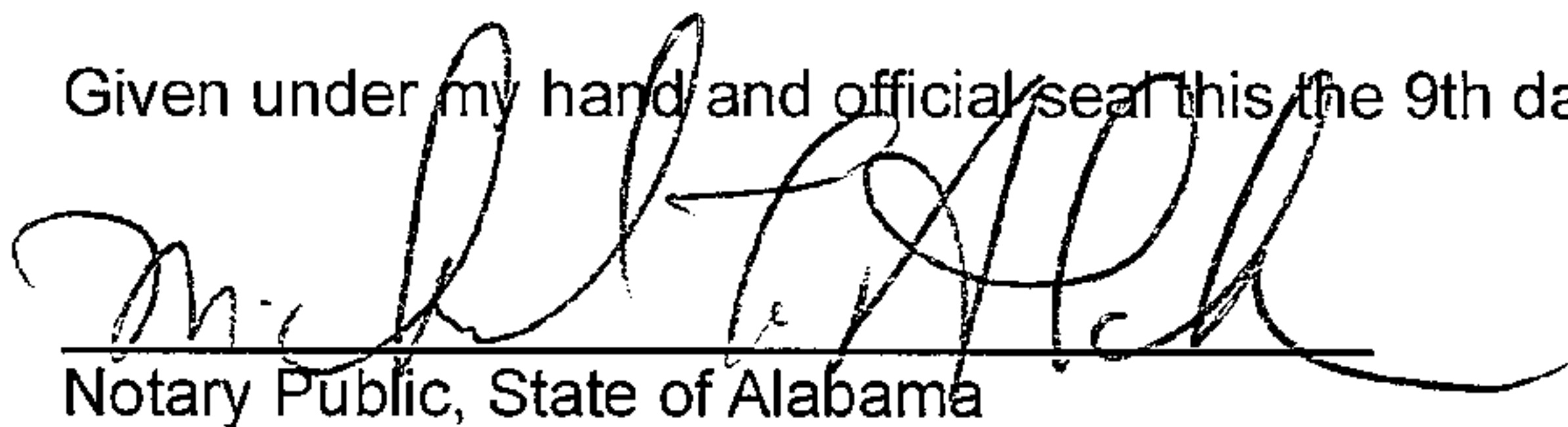
  
Elizabeth C. Wheeler

State of Alabama

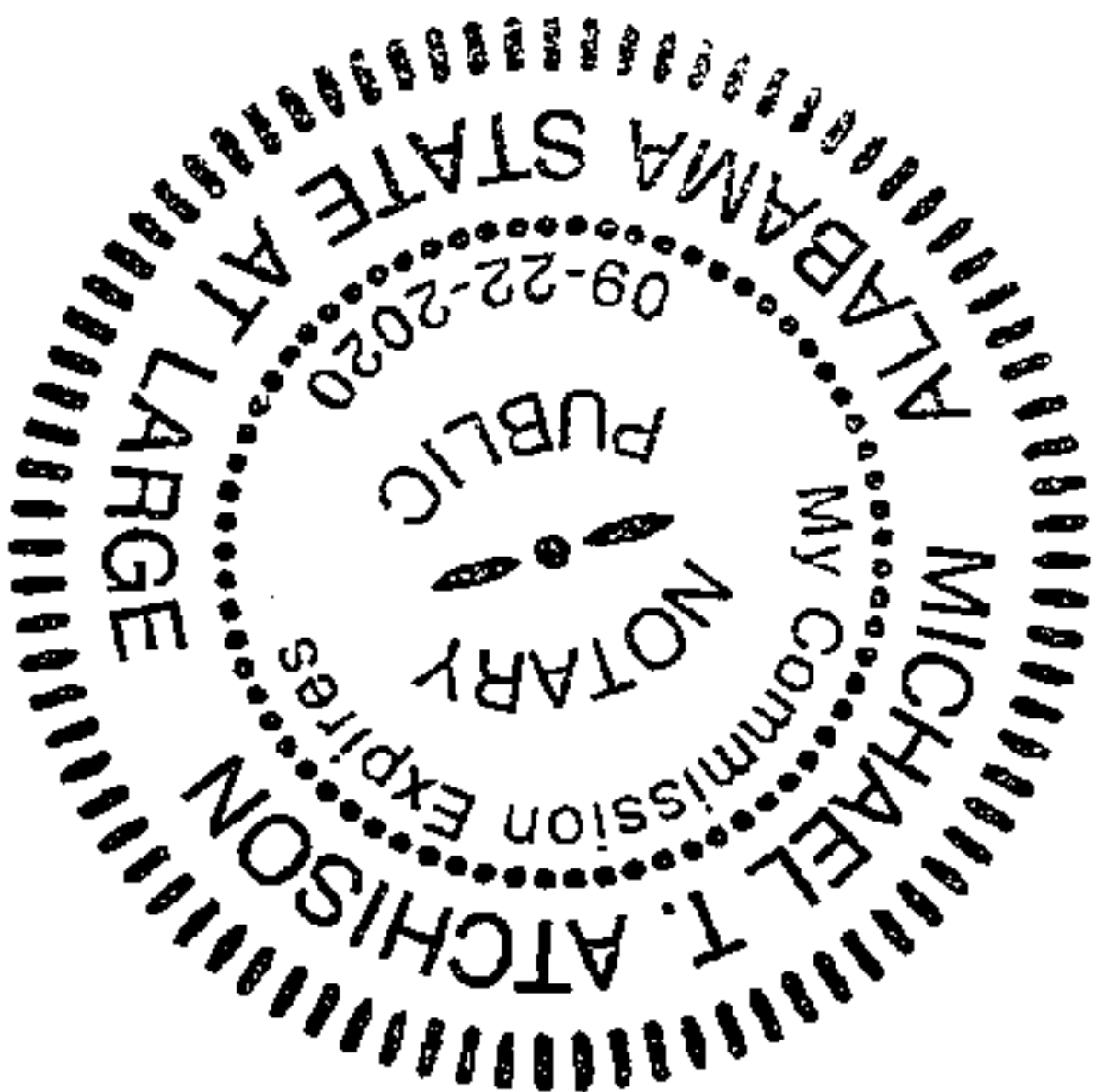
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Larry N Wheeler and Elizabeth C. Wheeler, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of April, 2020.

  
Notary Public, State of Alabama

My Commission Expires: 9-22-20



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 1:

A parcel of land situated in the Southwest 1/4 of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a railroad iron found at the Southwest corner of Section 31, Township 20 South, Range 1 East, Shelby County, Alabama; thence South 89 degrees 6 minutes 37 seconds East a distance of 1340.78 feet to an axle found; thence North 1 degree 05 minutes 22 seconds West a distance of 615.80 feet to a rebar found; thence North 0 degrees 00 minutes 19 seconds West a distance of 708.45 feet to a capped rebar found (01-0502), which is the point of BEGINNING; thence South 89 degrees 9 minutes 46 seconds East a distance of 661.17 feet to a capped rebar found (16165); thence North 0 degrees 9 minutes 16 seconds West a distance of 527.71 feet to a capped rebar set; thence North 88 degrees 49 minutes 17 seconds West a distance of 659.87 feet to a capped rebar set; thence South 0 degrees 00 minutes 19 seconds East a distance of 531.62 feet to the point of BEGINNING.

Centerline of a 30 foot Ingress/Egress Easement:

Commencing at a railroad iron found at the Southwest corner of Section 31, Township 20, Range 1 East, Shelby County, Alabama; thence South 89 degrees 06 minutes 37 seconds East distance of 1340.78 feet to an axle found; thence North 1 degree 05 minutes 22 seconds West a distance of 615.80 feet to a rebar found; thence North 0 degrees 00 minutes 19 seconds West a distance of 723.45 feet to a point of Beginning; thence North 89 degrees 09 minutes 46 seconds West a distance of 34.22 feet to a point; thence North 1 degree 15 minutes 29 seconds East a distance of 618.92 feet to a point; thence following the curvature thereof an arc distance of 93.90 feet to a point (said arc having a chord bearing of North 48 degrees 15 minutes 57 seconds East, a clockwise direction, a chord distance of 83.71 feet and a radius of 57.22 feet); thence South 84 degrees 16 minutes 26 seconds East a distance of 344.06 feet to a point; thence North 87 degrees 46 minutes 33 seconds East a distance of 534.92 feet to a point; thence following the curvature thereof an arc distance of 177.40 feet to a point (said arc having a chord bearing of North 58 degrees 59 minutes 40 seconds East, a counterclockwise direction, a chord distance of 170.03 feet and a radius of 176.57 feet); thence North 27 degrees 05 minutes 18 seconds East a distance of 170.09 feet to a point; thence following the curvature thereof an arc distance of 113.08 feet to a point (said arc having a chord bearing of North 58 degrees 32 minutes 39 seconds East, a clockwise direction, a chord distance of 107.48 feet and a radius of 102.98 feet); thence North 90 degrees 0 minutes 0 seconds East a distance of 40.02 feet to the point and place of BEGINNING.

Parcel 2:

A Parcel of land in the Southeast Quarter of the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 1 East being the same land described in deeds to Larry R and Jo Ann Ford, recorded in Real Book 204 at Page 957 and Real Book 214 at Page 839, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S Wheeler RPLS 16165", at the Southeast corner of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of said Section 31; Thence N 89°21'30" West, along the South line of said Sixtyfourth section, a distance of 27.11 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Point of Beginning; Thence N 89°21'30" West, a distance of 633.88 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southwest corner of said Sixthfourth section; Thence N 00°21'04" West a distance of 650.24 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", at the Northwest corner of said Sixfourth section; thence S 89°02'07" East, a distance of 633.196 feet to a 1/2 " rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the West Right-of-Way of Hughes Road; thence along a curve, to the left, in said Right-of-Way, having a radius of 445.00 feet and a chord bearing of S 15°23'40" East, an arc length of 4.51 feet to a point; thence S 15°41'07" East, along said Right-of-Way, a distance of 66.71 feet, to a point; thence along a curve, to the right, in said Right- of- Way, having a radius of 385.00 feet and a chord bearing of S 11°57'37" East, an arc length of 50.06 feet to a point; thence S 08°14'07" East, along said Right-of-Way, a distance of 97.33 feet, to a point; thence S 89°30'41" West, a distance of 200.08 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 00°27'17" East, a distance of 240.15 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 88°15'42" East, a distance of 175.16 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165", on the West Right-of-Way of Hughes Road; thence along a curve, to the left, in said Right-of-Way, having a radius of 445.00 feet and a chord bearing of S 04°50'30" West, an arc length of 185.92 feet to the Point of Beginning.

Allen S. Bayal

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Form RT-1