

STATE OF ALABAMA

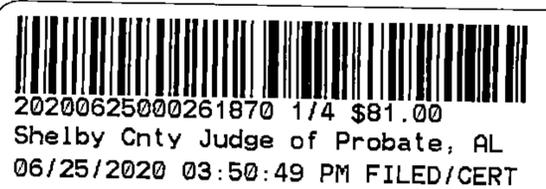
*

WARRANTY DEED

*

COUNTY OF SHELBY

*



KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Thousand and NO/100 (\$200,000.00) Dollars and other good and valuable consideration to the undersigned, H. Wayne Garner and Johnnie Garner, a married couple herein referred to as Grantors, in hand paid by Perry Jason Davison, a single man referred to as Grantee, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantee, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

THIS CONVEYANCE IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH ON THE PART OF THE PREPARER.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever; it being the intention of the parties to this conveyance that the interest in fee simple shall pass to the heirs and assigns of the Grantee herein.

And the Grantors do for themselves and for their heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the undersigned Grantors has hereunto set their hand and seal this the 25th day of June, 2020.

H. Wayne Garner
H. Wayne Garner

Johnnie Garner
Johnnie Garner

Mortgage in amount of \$150,000 is being record at the same time as this deed.

Value is contract price

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, in and for said County, in said State, hereby certify that, H. Wayne Garner and Johnnie Garner, a married couple whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of June, 2020.



NOTARY PUBLIC

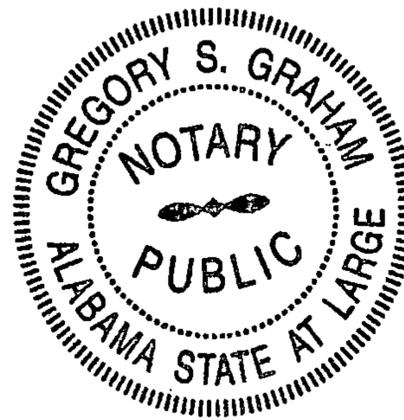
My Commission Expires: 01/12/2024

This document prepared by:
Gregory S. Graham, PC
P. O. Drawer 307
Childersburg, Alabama 35044

Property Address:
270 Hwy 405
Shelby, AL 35143

Grantor's Address:
3600 U S Hwy 280
Sylacauga, AL 35150

Grantee's Address:
270 Hwy 405
Shelby, AL 35143



20200625000261870 2/4 \$81.00
Shelby Cnty Judge of Probate, AL
06/25/2020 03:50:49 PM FILED/CERT

EXHIBIT "A"

PARCEL 2

Commence at the NE Corner of above said 1/4-1/4; thence S00°00'00"E, a distance of 177.00' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 121.83'; thence N83°24'19"W, a distance of 191.59' to a point on the approximate water line of Lay Lake; thence N21°10'38"E, a distance of 66.64'; thence N30°48'14"E, a distance of 14.80'; thence N54°25'35"E, a distance of 43.61'; thence N68°57'25"E, a distance of 40.52'; thence N17°44'37"E, a distance of 3.65'; thence N00°24'40"E, a distance of 9.01'; thence N05°12'57"E, a distance of 7.00'; thence S67°37'48"E and leaving above said waterline, a distance of 90.37' to the POINT OF BEGINNING.

Said Parcel containing 0.47 acres, more or less. *In SW 1/4 of NW 1/4 of Sec 1, T5-24N, R-15E, Shelby Co, Ala*

(A) ALSO AND INCLUDING A 20' INGRESS/EGRESS AND UTILITY EASEMENT LYING 10' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

Commence at the NE Corner of above said 1/4-1/4; thence S00°00'00"E, a distance of 177.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N67°37'48"W, a distance of 90.37' to the POINT OF ENDING OF SAID CENTERLINE. Both Parcels are subject to the above described Easement.

(B) ALSO AND INCLUDING A 20' INGRESS/EGRESS AND UTILITY EASEMENT LYING 10' EITHER SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

Commence at the NE Corner of above said 1/4-1/4; thence S00°00'00"E, a distance of 298.83'; thence S83°24'19"E, a distance of 10.07' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N00°00'00"E, a distance of 112.06' to the POINT OF ENDING OF SAID CENTERLINE.

I further certify that I have consulted the Federal Insurance Rate Map (F.I.R.M.) Community Panel #01117C 0560 D, Zone 'A', dated September 29, 2006.

NOTE:
This Parcel shown and described herein may be subject to setbacks, easements, zoning and restrictions that may be found in the Probate Office of said County.

According to my survey of July 19, 2005, updated November 1, 2011

Rodney Shiflett
Rodney Y. Shiflett Al. Reg. #21784

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- ROW RIGHT-OF-WAY
- ⊥ CENTER LINE
- ⊕ UTILITY POLE
- U — OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (D) DEED BOOK 288, PG 82 SHELBY CO., ALA

JOB NO. 05275

ADDRESS _____

DATE 10/31/11

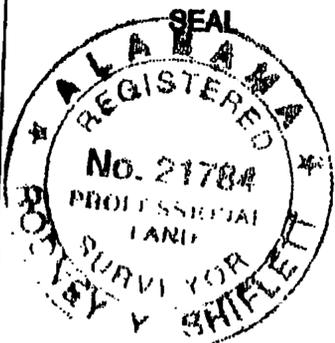
SCALE 1" = 50'

DRAWN BY H. LETTS

CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

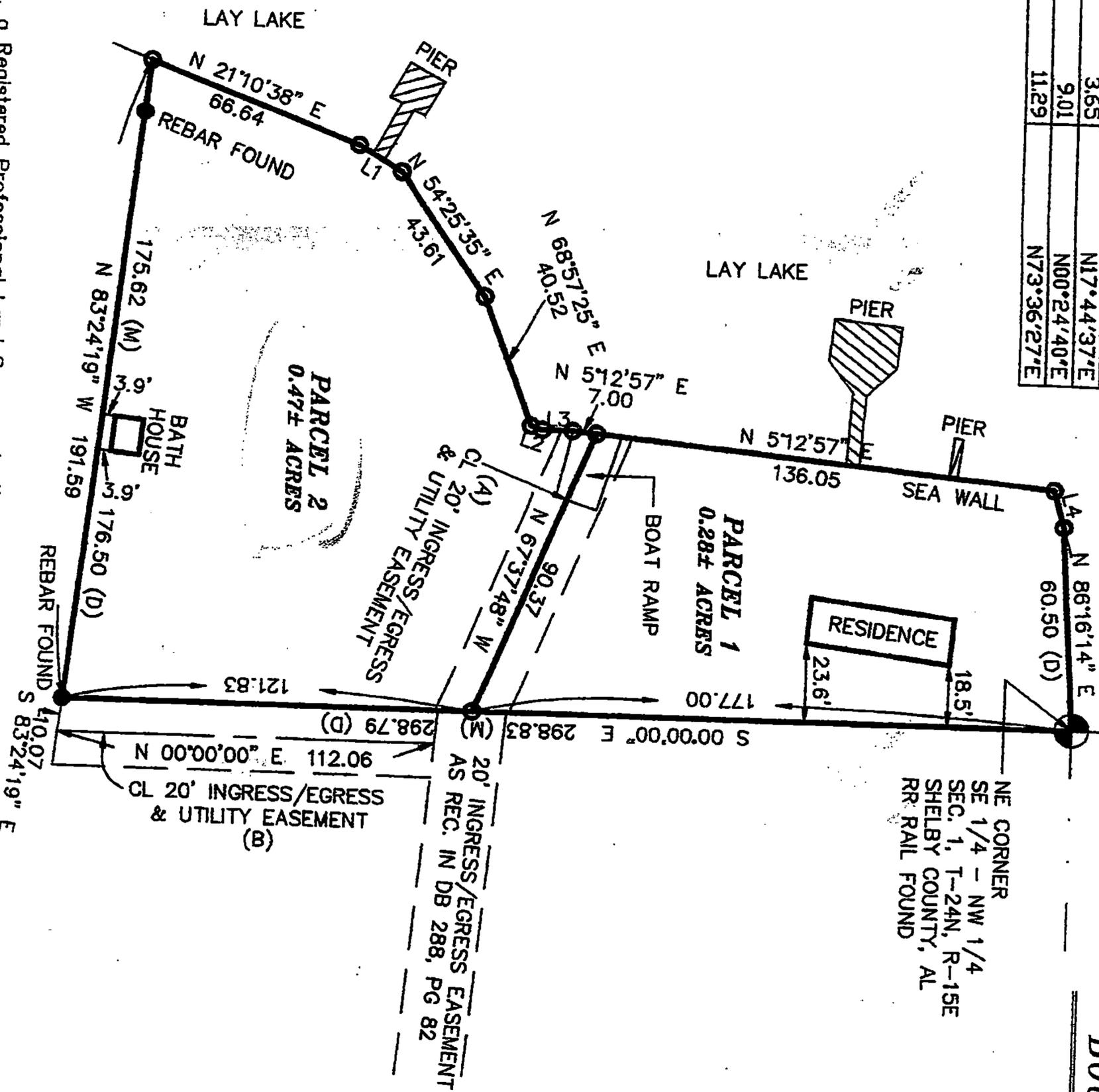
P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298



2020062500261870 3/4 \$81.00
Shelby Cnty Judge of Probate, AL
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PARCEL 1 NOT INCLUDED

LINE	LENGTH	CHORD BEARING
L1	14.80	N30°48'14"E
L2	3.65	N17°44'37"E
L3	9.01	N00°24'40"E
L4	11.29	N73°36'27"E



Shelby County, AL 06/25/2020
State of Alabama
Deed Tax: \$50.00

20200625000261870 4/4 \$81.00
Shelby Cnty Judge of Probate, AL
06/25/2020 03:50:49 PM FILED/CERT

I, Rodney Y. Shifflett, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon. That there are no visible encroachments of any kind upon the subject lot except as shown hereon, excluding utility service lines, when or pipes that serve the subject lot only that are within dedicated easements or rights of way. That steel corners have been found or included at all lot corners. I further certify that this survey and this plat meet the minimum technical standards for the practice of land surveying the State of Alabama, the correct legal description being as follows:

STATE OF ALABAMA
SHELBY COUNTY