

SEND TAX NOTICE TO:

Daniel Friday and Marianna Friday
3469 Indian Lake Circle
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
BHM2000831

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Bruce John Van Arsdale and Jan Densmore Van Arsdale, as Co-Trustees of the Bruce and Jan Van Arsdale Revocable Living Trust, U/A dated August 2011, whose address is 3469 Indian Lake Circle, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by Daniel Friday and Marianna Friday, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, Daniel Friday and Marianna Friday, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is 3469 Indian Lake Circle, Pelham, AL 35124, to-wit:

Parcel I:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 36, Township 19S, Range 3W, Shelby County, Alabama; thence run in a Westerly direction along the North line of said ¼ - ¼ a distance of 41.35 feet; thence turn angle to the left of 78° 31' 11" and run along a line having a bearing of South 0° 00' a distance of 30.61 feet; thence run North 78° 31' 11" East a distance of 266.22 feet to the point of commencement of a curve to the right having a central angle of 63° 1' 49" and a radius of 163.10 feet; thence continue along the arc of said curve a distance of 179.42 feet to the end of said curve; thence continue in a Southeasterly direction along the tangent extended to the last described curve a distance of 99.82 feet; thence turn angle to the right of 90° 00' and run in a Southwesterly direction a distance of 55.00 feet to the point of commencement of the curve to the left having a central angle of 14° 59' and a radius of 760.43 feet; thence continue along the arc of said curve a distance of 198.86 feet to end of said curve; thence run in a Southwesterly direction along the tangent extended to last described curve along a bearing of South 36° 34' West a distance of 219.41 feet; thence run South 53° 26" East a distance of 30.0 feet to the point of beginning; thence continue South 53° 26" East a distance of 231.93 feet to a point that is situated 7 feet Northwest of the water edge of Huckabee Lake (property included herein includes all property to the water edge of said lake); thence run North 64° 45' East a distance of 93.06 feet to a point that is situated 5 feet Northwest of the water edge; thence run North 36° 47' East a distance of 130.86 feet to a point that is situated 9 feet Northwest of the water edge; thence run North 38° 57' and 30" West a distance of 282.51 feet to its intersection with the Southeasterly right of way line of a county road, said point being situated on a curve; thence run in a Southwesterly direction along a curve having a central angle of 5° 02' and a radius of 730.43 feet a distance of 64.17 feet to the end of said curve; thence run in a Southwesterly direction along the tangent extended to the last described curve a bearing of South 36° 34" West a distance of 219.41 feet to the point of beginning.

Parcel II:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 36, Township 19S, Range 3W, Shelby County, Alabama; thence run in a Westerly direction along the North line of said ¼ - ¼ a distance of 41.35 feet; thence turn a deflection angle to the left of 78° 31' 11" and run in a Southwesterly direction a distance of 30.61 feet; thence turn a deflection angle of 101° 28' 49" to the left and run in a Easterly direction a distance of 266.22 feet to the point of curvature of a curve to the right having a radius of 163.10 feet and a central angle of 63° 01' 49"; thence continue along the arc of said curve a distance of 179.42 feet to the point of tangency; thence continue tangent to the last described curve in a Southeasterly direction a distance of 99.82 feet; thence turn a deflection angle of 90° 00' 00" to the right and run in a Southwesterly direction a distance of 55.00 feet to the point of curvature of a curve to the left having a radius of 760.43

feet and a central angle of 14° 59' 00"; thence continue along the arc of said curve in a Southwesterly direction a distance of 198.86 feet to the point of tangency; thence continue tangent to the last described curve in a southwesterly direction a distance of 219.41 feet; thence turn a deflection angle of 90° 00' 00" to the left and run in a Southeasterly direction a distance of 30.00 feet to the POINT OF BEGINNING of the parcel of land described herein; thence continue along the last described course in a Southeasterly direction a distance 231.89 feet to a point; thence turn an interior angle of 61° 46' 03" and run to the right in a Southwesterly direction a distance of 48.00 feet to a point; thence turn an interior angle of 106° 48' 11" and run to the right in a Northwesterly direction a distance of 213.41 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$510,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of July, 2020.

Bruce John Van Arsdale and Jan Densmore Van Arsdale, as Co-Trustees of the Bruce and Jan Van Arsdale Revocable Living Trust, U/A dated August 2011

→ Bruce John Van Arsdale as Co-Trustee
Bruce John Van Arsdale as Co-Trustee

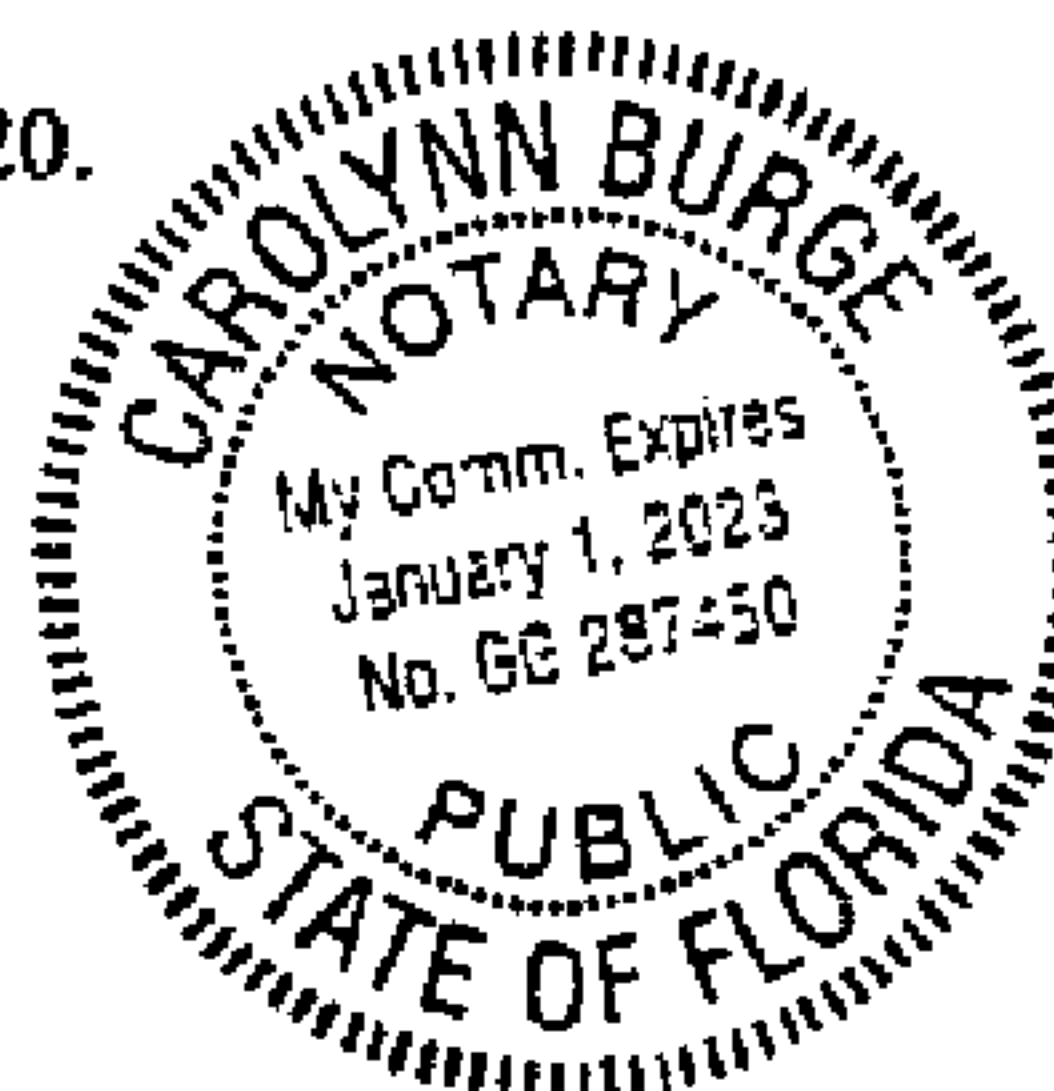
→ Jan Densmore Van Arsdale as Co-Trustee
Jan Densmore Van Arsdale as Co-Trustee

STATE OF Florida
COUNTY OF Gulf

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Bruce John Van Arsdale and Jan Densmore Van Arsdale, as Co-Trustees of the Bruce and Jan Van Arsdale Revocable Living Trust, U/A dated August 2011 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 on this 31st day of July, 2020.

Carolynn Burge
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2020 01:34:41 PM
\$115.00 CHERRY
20200805000333710

Allen S. Bayl