

Send tax notice to:
Leigh Ann Gilbert Higdon
5410 Saddlecreek Lane
Birmingham, AL 35242

20200827000377050
08/27/2020 03:03:02 PM
DEEDS 1/5

This instrument prepared by:
Charles A. J. Beavers, Jr.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars (\$100.00) in hand paid to **ROY W. GILBERT, JR. and wife, JUDITH L. GILBERT** (“Grantors”) by **LEIGH ANN GILBERT HIGDON** (“Grantee”), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate (the “Property”) situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD unto Grantee, her heirs and assigns forever; subject, however, to the matters as set forth hereinabove or on **Exhibit B** attached hereto.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

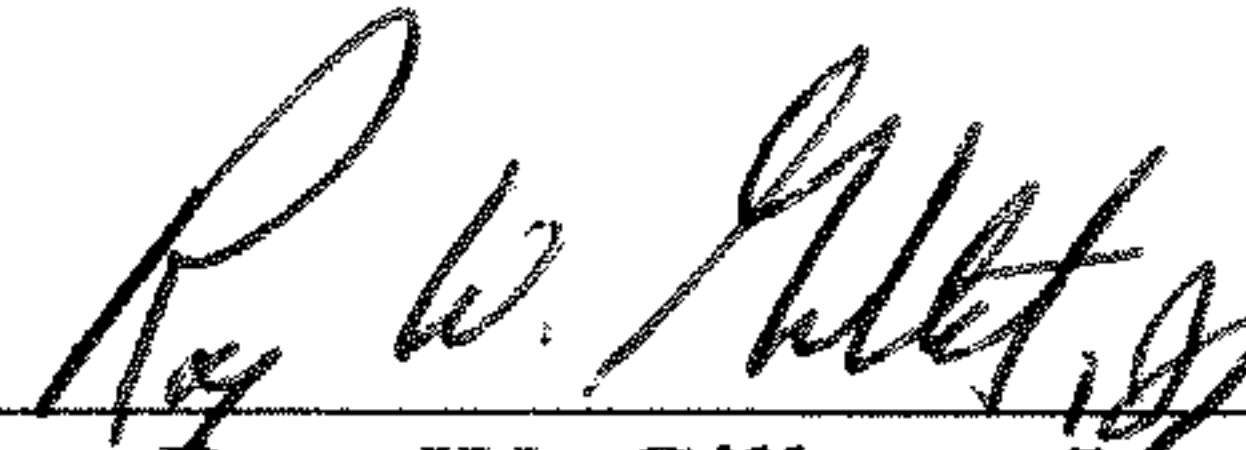
Grantors’ Name and Mailing Address:	Roy W. Gilbert, Jr. and Judith L. Gilbert 5410 Saddlecreek Lane Birmingham, AL 35242
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Grantee’s Name and Mailing Address:	Leigh Ann Higdon 5410 Saddlecreek Lane Birmingham, AL 35242
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Property Address:	5410 Saddlecreek Lane Birmingham, AL 35242
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Tax Assessor Value:	\$475,000.00
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IN WITNESS WHEREOF, we have hereunto set our hands and seals on the 26th day of August, 2020.



Roy W. Gilbert, Jr.

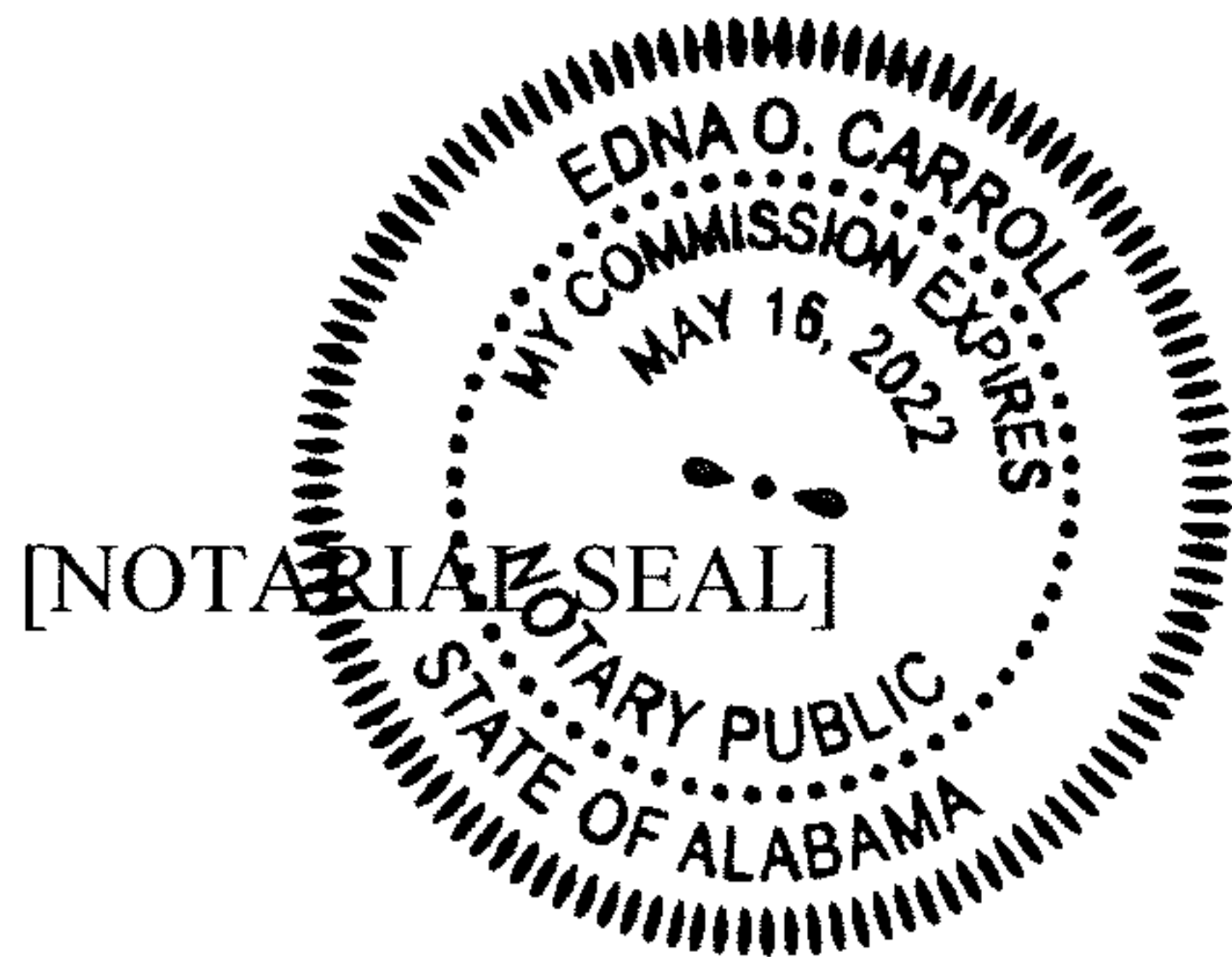



Judith L. Gilbert

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, 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 the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 26th day of August, 2020.





Notary Public

My commission expires: 5/16/2022

EXHIBIT A

A part of Lots 1 & 2, Gilbert Family Estate Subdivision, as recorded in Map Book 49, Page 21, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Beginning at an iron pin found at the Northwest corner of said Lot 2 also being the Northeast corner of said Lot 1; thence run South 20° 05' 38" West along the line between said Lots 1 & 2 for a distance of 35.77 feet to an iron pin set with SSI cap; thence run South 59° 11' 29" West for a distance of 57.84 feet to an iron pin set with SSI cap; thence run South 04° 53' 51" West for a distance of 72.00 feet to an iron pin set with SSI cap; thence run South 21° 30' 02" West for a distance of 126.10 feet to an iron pin set with SSI cap; thence run South 01° 33' 39" West for a distance of 65.12 feet to an iron pin found with SSI cap; thence run South 08° 57' 28" West for a distance of 35.64 feet to an iron pin set with SSI cap; thence run South 22° 35' 14" East for a distance of 82.93 feet to an iron pin set with SSI cap; thence run South 30° 08' 36" East for a distance of 90.00 feet to an iron pin set with SSI cap; thence run North 41° 26' 12" East for a distance of 284.83 feet to an iron pin set with SSI cap; thence run North 19° 55' 17" West for a distance of 98.90 feet to an iron pin set with SSI cap; thence run North 05° 08' 04" East for a distance of 185.16 feet to an iron pin found with SSI cap on the North line of said Lot 2; thence run North 82° 47' 06" West along the said North line for a distance of 127.78 feet to the Point of Beginning. Containing 2.00 acres more or less.

TOGETHER WITH a 20 foot wide non-exclusive ingress-egress easement which extends from the boundary of the above described 2 Acre Parcel to the southwest boundary of Legacy Drive and which is depicted on the Gilbert Family Estate Subdivision recorded in Map Book 49, Page 21, in said Probate Office, which shall be perpetual and shall bind and run with the land.

TOGETHER WITH a 20 foot wide easement for ingress, egress and utilities, which shall be perpetual and shall bind and run with the land, more particularly described as follows:

A 20 foot wide easement for ingress and egress situated in the SE ¼ of the SE ¼ of Section 21 and the NE ¼ of the NE ¼ of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, lying 10 either side of a centerline being more particularly described as follows:

Commence at the Southeast corner of said SE ¼ of the SE ¼ of said Section 21, run North 01 degrees, 31 minutes, 32 seconds East along an assumed bearing and also along the east line of said ¼ - ¼ section for a distance of 97.91 feet to an iron pin found; thence run North 77 degrees 45 minutes 35 seconds West for a distance of 104.02 feet to an iron pin found; thence run North 39 degrees 37 minutes 23 seconds West for a distance of 121.41 feet to a PK nail found; thence run South 32 degrees 53 minutes 00 seconds West for a distance of 426.15 feet to an iron pin found; thence run South 33 degrees 20 minutes 44 seconds East for a distance of 234.73 feet to an iron pin found; thence run North 82 degrees 47 minutes 06 seconds West for a distance of 127.78 feet to an iron pin set; thence run North 27 degrees 36 minutes 12 seconds West for a distance of 363.84 feet to the Point of Beginning of the centerline of said easement; thence run North 26 degrees 42 minutes 06 seconds East along said centerline for a distance of 49.71 feet to a point on a curve to the left having a central angle of 76 degrees 13 minutes 00 seconds, a radius

of 78.30 feet, and a chord bearing of North 11 degrees 24 minutes 24 seconds West; thence run in a Northwesterly direction along said centerline and also along the arc of said curve for a distance of 104.16 feet to a point; thence run North 49 degrees 30 minutes 54 seconds West along said centerline for a distance of 108.81 feet to a point; thence run North 58 degrees 11 minutes 07 seconds West along said centerline for a distance of 111.73 feet to a point; thence run North 53 degrees 36 minutes 54 seconds West along said center line for a distance of 48.80 feet to a point; thence run North 03 degrees 23 minutes 01 seconds West along said center line for a distance of 102.62 feet to a point; thence run North 06 degrees 41 minutes 49 seconds East along said center line for a distance of 179.39 feet to a point; thence run North 02 degrees 28 minutes 18 seconds East along said center line for a distance of 72.79 feet to a point; thence run North 03 degrees 53 minutes 19 seconds West along said center line for a distance of 72.71 feet to a point; thence run North 24 degrees 22 minutes 40 seconds West along said centerline for a distance of 128.60 feet to a point on a curve to the right having a central angle of 59 degrees 47 minutes 45 seconds, a radius of 106.88 feet, and a chord bearing of North 13 degrees 42 minutes 28 seconds East; thence run in a Northeasterly direction along said centerline and also along the arc of said curve for a distance of 111.54 feet to a point; thence run North 47 degrees 22 minutes 28 seconds East along said centerline for a distance of 24.23 feet more or less to the Southeast Right-of-Way line of Legacy Drive in Greystone Legacy 1st Sector as recorded in Map Book 26 on Page 79A in the Office of the Judge of Probate, Shelby County, Alabama and the end of said easement.

TOGETHER WITH 15 foot wide easements for any utilities which currently extend across any portion of Grantors' adjoining or nearby lands and/or across lands previously conveyed by Grantors to Jonathan L. Wright by Statutory Warranty Deed recorded in Inst. No. 20200630000267650, which serve or connect to the 2 Acre Parcel, which shall be 15 feet in width and shall extend 7 ½ feet on either side of the line of any such utility, as presently constructed, for the benefit of the above described 2 Acre Parcel and the owners, occupants, guests and invitees thereof, which easements shall be perpetual and shall bind and run with the land.

EXHIBIT B

1. Ad valorem taxes for the tax year 2020 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages; it being the intention that Grantors hereby convey to Grantee such title as Grantors have in the mineral, mining and other subsurface interests, if any, without warranty.
3. Easement(s), building line(s) and restriction(s) as shown on recorded map.
4. Riparian rights incident to the premises.
5. Right-of-way granted to South Central Bell Telephone Company recorded in Real 21, Page 312.
6. Right-of-way granted to Alabama Power Company recorded in Real 20, Page 888; Deed Volume 138, Page 588; Inst. No.20081008000398280; and Deed Book 246, Page 849.
7. Encroachment and License Agreement for sewer system as recorded in Inst. No. 201802230005890, only to the extent, if any, to which said agreement affects the Property.
8. Conditional Obligation to Purchase and First Right to Negotiate Agreement between Roy W. Gilbert, et al and Jonathan L. Wright as recorded in Inst. No. 20200630000267660.
9. Agreement with Alabama Power Company as recorded in Volume 351, Page 1
10. Access Easement and Right of First Refusal Agreement as recorded in Inst. No. 1999-07167.
11. Restrictive Covenants recorded in Inst. No. 1997-14125 as amended in Inst. No. 1999-7166.
12. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record.
13. All matters which would be revealed by an accurate survey or physical inspection of the Property.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/27/2020 03:03:02 PM
\$509.00 CHERRY
20200827000377050

Allen S. Boyd