

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jack Eldridge Walker
159 Dyers Rd.
Harpersville, AL 35078

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200921000423480
09/21/2020 03:17:59 PM
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Seven Thousand Five Hundred Dollars and No Cents (\$187,500.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Trevor W. Raia, an unmarried man, whose mailing address is:

609 Calma Lane, Wilsonville AL 35186

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Jack Eldridge Walker, whose mailing address is:

159 Dyers Rd; Harpersville, AL 35078

(herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$178,125.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 1st day of September, 2020.




Trevor W. Raia

State of Alabama
County of JEFFERSON

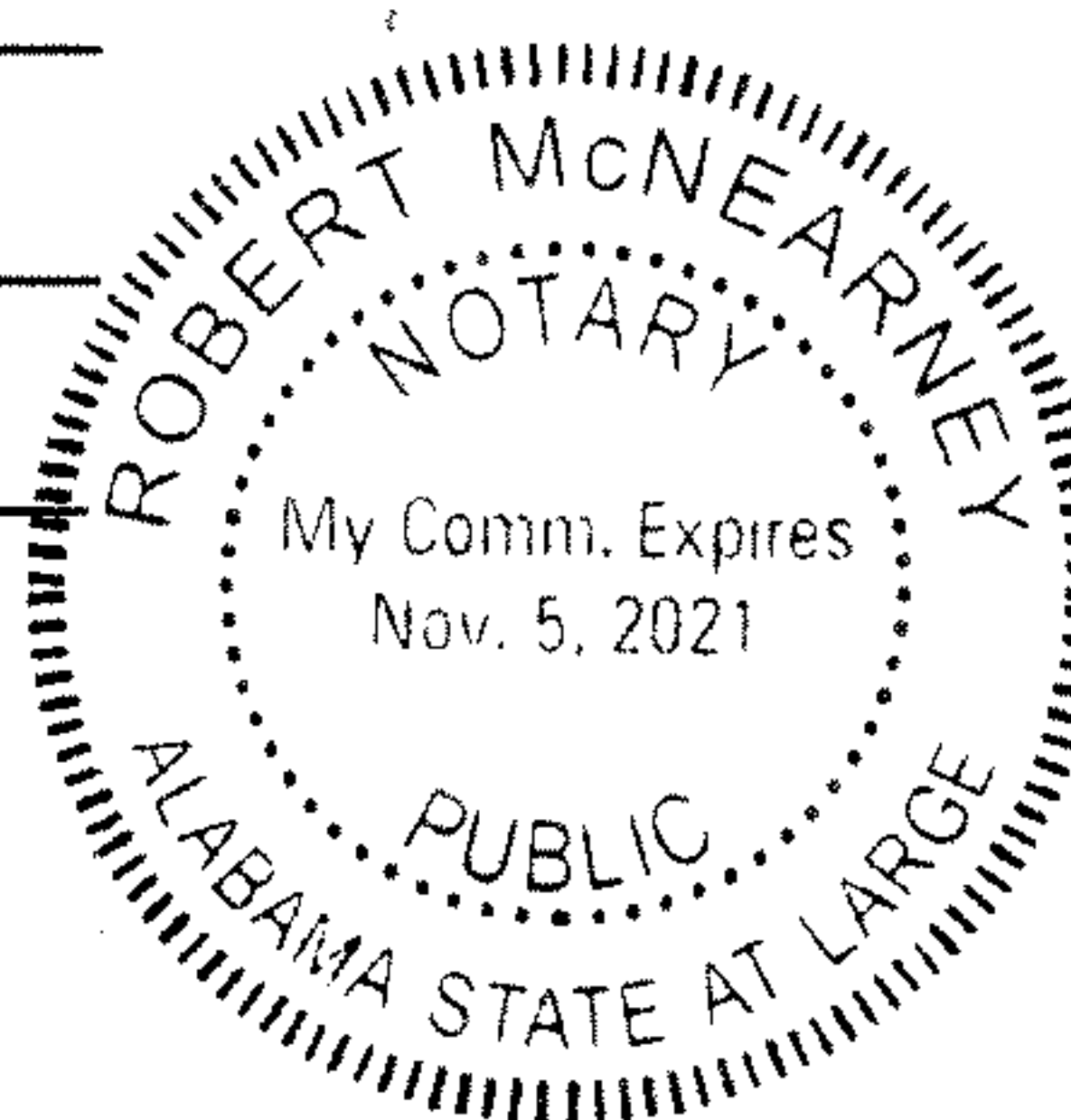
I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Trevor W. Raia, an unmarried man is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of September, 2020.



Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



**EXHIBIT "A"
LEGAL DESCRIPTION**

File No.: 20-3497

A part of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence proceed North 0 degrees 36 minutes 30 seconds East along the West Boundary of said 1/4-1/4 section line for a distance of 270.46 feet; thence proceed South 89 degrees 08 minutes 11 seconds East 524.47 feet to a 1/2 capped rebar set (AL. Reg. No. 10559), said point being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning continue along the aforementioned course South 89 degrees 08 minutes 11 seconds East 466.88 feet to a 1/2" iron pipe found on a barbed wire fence and hedge row; thence proceed North 10 degrees 12 minutes 10 seconds East along said fence and hedge row for a distance of 242.35 feet to a 1/2" iron pipe found, said point is on the South side of a Gravel Road; thence proceed North 83 degrees 00 minutes 54 seconds West along the South side of said road for a distance of 513.57 feet to a 1/2" capped rebar set (AL. Reg. No. 10559); thence proceed South for a distance of 293.92 feet, back to the Point of Beginning.

The Above described parcel of land is located in the SW 1/4 of the NE 1/4 of Section 28, Township 10 South, Range 2 East.

Also the following Easement for Ingress/Egress:

Commencing at the Southwest corner of the South 1/2 of the Northeast 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 86 degrees 06 minutes 50 seconds East a distance of 938.00 feet to a Point on the South boundary of the South 1/2 of said section; thence North 13 degrees 57 minutes 30 seconds East a distance of 518.62 feet to a 5/8" rebar in concrete; thence North 80 degrees 24 minutes 29 seconds West a distance of 182.43 feet to a point; thence North 15 degrees 17 minutes 00 seconds East a distance of 10.00 feet to the centerline of a 20' access easement, said point being the Point of Beginning of herein described 20' easement; thence following the centerline of said Easement the following courses: South 80 degrees 24 minutes 29 seconds East a distance of 181.23 feet to a point; thence South 82 degrees 44 minutes 47 seconds East a distance of 109.99 feet to a point; thence South 83 degrees 16 minutes 04 seconds West a distance of 201.15 feet to a point; thence South 82 degrees 46 minutes 10 seconds East a distance of 312.20 feet to a Point on the West Boundary of Highway 83 (80' R/W) said Point the Point of Termination.

Said Easement lies in the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2020 03:17:59 PM
\$37.50 MISTI
20200921000423480

Allie S. Bayl