

20200925000433640
09/25/2020 02:47:23 PM
DEEDS 1/4

This Instrument was prepared by:
Harrelson Law Firm, LLC
Gregory D. Harrelson, Esq
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Brad Adair
Kelly Adair
1222 Colleton Lake Road
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINE HUNDRED TWENTY FIVE THOUSAND and 00/100 Dollars (\$925,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Jason Thomas Parsons and Kim Parsons, husband and wife, (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Brad Adair and Kelly Adair, husband and wife (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" Legal Description

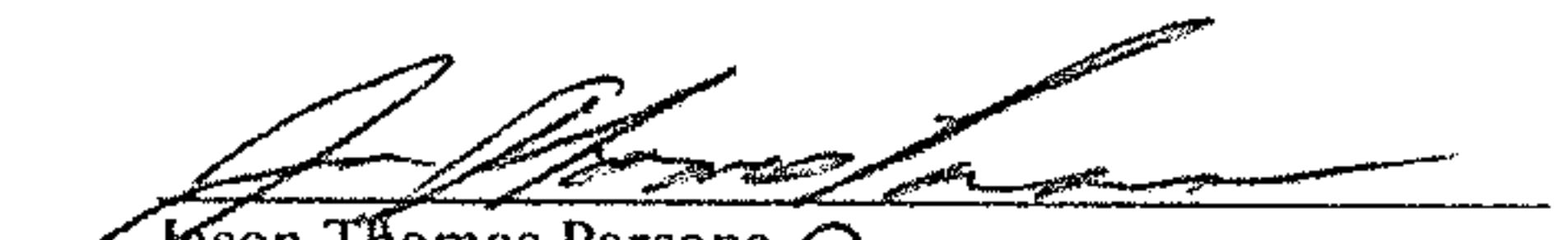
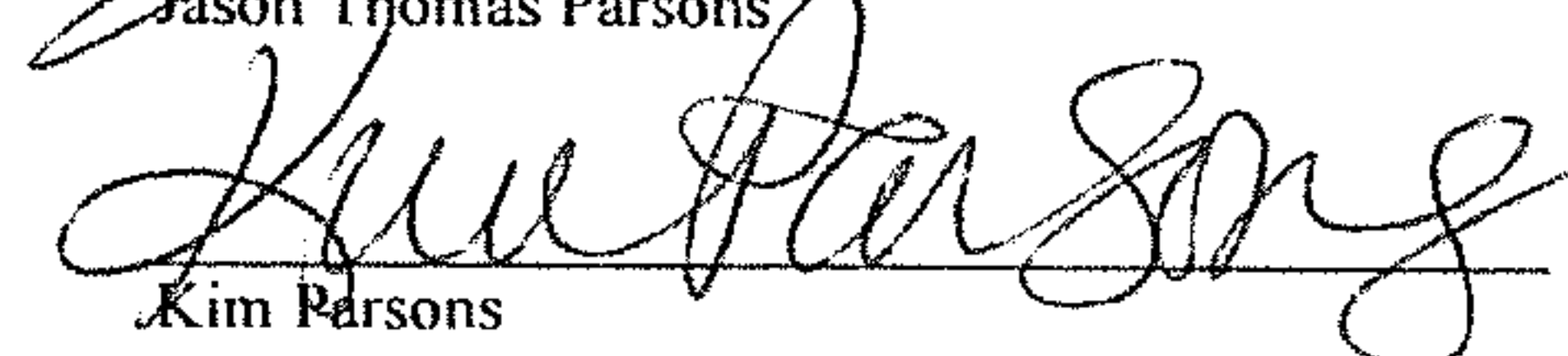
Subject to: (1) Ad valorem taxes due and payable October 1, 2020 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

\$500,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

And the Grantors do for themselves and for their executors, heirs and assigns covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their executors, heirs and assigns 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, We hereunto set our hand and seal on this the 25th day of September, 2020.


Jason Thomas Parsons

Kim Parsons

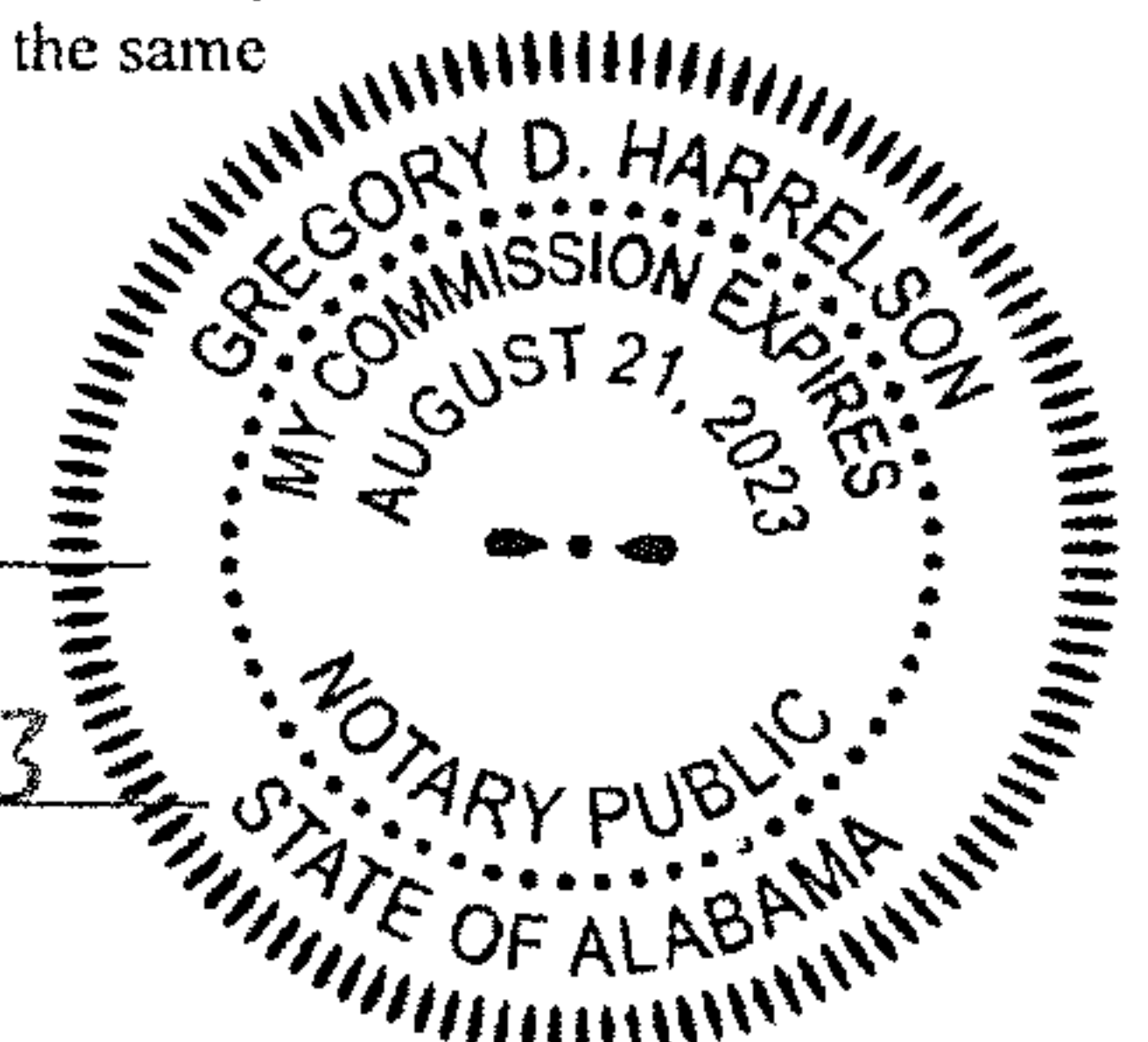
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jason Thomas Parsons and Kim Parsons, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

My Commission Expires: 8-21-23



Parcel I

Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of 3300.50 feet to the point of beginning. From this beginning point proceed North 79 degrees 19 minutes 59 seconds East for a distance of 326.09 feet; thence proceed South 62 degrees 02 minutes 26 seconds East for a distance of 515.62 feet; thence proceed South 56 degrees 08 minutes 48 seconds West for a distance of 1375.13 feet (set half inch rebar); thence proceed North 57 degrees 41 minutes 02 seconds West for a distance of 417.22 feet (set half in rebar); thence proceed North 00 degrees 38 minutes 07 seconds West for a distance of 539.43 feet (set half inch rebar); thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of 791.40 feet to the point of beginning.

The above described land is located in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 12, Township 19 South, Range 1 East and the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama.

Also, a 40 foot easement for ingress and egress connecting the above described tract of land to Shelby County Highway No. 55, said description of the 40 foot easement being along the center line of the aforementioned gravel and chert road and being more particularly described as follows:

Commence at the Northwest corner of Section 7, Township 19 South, Range 1 East, Shelby County, Alabama and proceed South 3 degrees 32 minutes 53 seconds West along the West boundary of Section 7 for 3040.41 feet; thence proceed South 87 degrees 40 minutes 20 seconds West, 1292.48 feet to a point in the center of an existing gravel and chert road, said point being the point of beginning of herein described 40 foot easement; thence from said point of beginning continue along the center of said easement the following courses: North 38 degrees 24 minutes 38 seconds West, 284.20 feet; North 71 degrees 18 minutes 28 seconds West, 473.59 feet; South 87 degrees 11 minutes 02 seconds West, 248.79 feet; South 51 degrees 52 minutes 37 seconds West, 188.06 feet; South 72 degrees 01 minutes 05 seconds West, 185.93 feet; South 86 degrees 21 minutes 57 seconds West, 287.03 feet; South 59 degrees 15 minutes 22 seconds West, 73.17 feet; South 10 degrees 44 minutes 14 seconds East, 202.24 feet; South 25 degrees 14 minutes 07 seconds West, 143.45 feet; South 55 degrees 14 minutes 45 seconds West, 148.56 feet; North 84 degrees 39 minutes 28 seconds West, 428.95 feet; North 66 degrees 50 minutes 23 seconds West, 314.49 feet; South 83 degrees 21 minutes 22 seconds West, 318.01 feet; South 34 degrees 12 minutes 40 seconds West, 169.53 feet; South 43 degrees 33 minutes 50 seconds West, 186.27 feet; South 20 degrees 01 minute 40 seconds West, 136.67 feet; North 81 degrees 47 minutes 00 seconds West, 64.16 feet; North 7 degrees 14 minutes 28 seconds East, 304.17 feet; North 4 degrees 36 minutes 44 seconds West, 191.11 feet; North 8 degrees 11 minutes 19 seconds East, 206.92 feet; North 8 degrees 58 minutes 53 seconds West, 195.50 feet; North 0 degrees 32 minutes 09 seconds West, 414.23 feet; North 25 degrees 27 minutes 50 seconds West, 111.40 feet; North 37 degrees 17 minutes 22 seconds West, 521.24 feet; North 21 degrees 47 minutes 52 seconds West, 653.52 feet; North 41 degrees 44 minutes 54 seconds West, 207.80 feet; North 27 degrees 31 minutes 42 seconds West, 152.04 feet; North 18 degrees 42 minutes 05 seconds West, 372.46 feet; North 47 degrees 36 minutes 27 seconds West, 248.06 feet; North 61 degrees 24 minutes 37 seconds West, 321.39 feet; North 71 degrees 49 minutes 39 seconds West, 475.69 feet; North 81 degrees 50 minutes 54 seconds West, 246.01 feet; South 51 degrees 40 minutes 09 seconds West, 231.93 feet; South 34 degrees 11 minutes 48 seconds West, 579.85 feet; South 18 degrees 45 minutes 40 seconds West, 334.11 feet; South 32 degrees 33 minutes 21 seconds West, 306.38 feet; South 55 degrees 00 minutes 03 seconds West, 220.50 feet; North 69 degrees 02 minutes 50 seconds West, 182.67 feet to the Point of Termination of herein described 40 foot easement.

And

A 40 foot ingress and egress easement being 20 feet in equal width on each side of the following described line: Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of 21.53 feet; thence proceed North 42 degrees 19 minutes 59 seconds West for a distance of 201.67 feet to the centerline of a 15 foot asphalt roadway to the point of beginning of said 40 foot easement. From this beginning point proceed South 53 degrees 53 minutes 39 seconds West along the centerline of said easement for a distance of 76.94 feet; thence proceed South 58 degrees 19 minutes 30 seconds West along the centerline of said easement for a distance of 64.87 feet; thence proceed South 69 degrees 06 minutes 38 seconds West along the centerline of said easement for a distance of 73.54 feet; thence proceed South 75 degrees 45 minutes 52 seconds West along the centerline of said easement for a distance of 217.28 feet; thence proceed South 80 degrees 12 minutes 16 seconds West along the centerline of said easement for a distance of 329.10 feet; thence proceed South 88 degrees 10 minutes 27 seconds West along the centerline of said easement for a distance of 168.41 feet; thence proceed North 84 degrees 04 minutes 41 seconds West along the centerline of said easement for a distance of 88.36 feet; thence proceed North 62 degrees 44 minutes 00 seconds West along the centerline of said easement for a distance of 90.77 feet; thence proceed North 46 degrees 52 minutes 00 seconds West along the centerline of said easement for a distance of 78.06 feet; thence proceed North 31 degrees 55 minutes 15 seconds West along the centerline of said easement for a distance of 105.40 feet to the point of termination of said easement.

Parcel II

A 35 foot wide strip of property being 17.5 feet in equal width on each side of the following described line:

Commence at a half inch rebar in place being the Northeast corner of Section 12, Township 19 South, Range 1 East, Shelby County, Alabama; thence proceed South 00 degrees 12 minutes 50 seconds West along the East boundary of said section for a distance of 3300.50 feet; thence proceed North 79 degrees 19 minutes 59 seconds East for a distance of 21.53 feet to the point of beginning. From this beginning point proceed North 42 degrees 19 minutes 59 seconds West for a distance of 208.85 feet to the centerline of a 15 foot asphalt roadway and the termination of said line. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 02:47:23 PM
\$956.00 CHARITY
20200925000433640

20200925000433640 09/25/2020 02:47:23 PM DEEDS 4/4

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Jason Thomas Parsons
Mailing Address Kim Parsons
2076 Cahaba Valley Rd
Indian Springs, AL 35124

Grantee's Name Brad Adair
Mailing Address Kelly Adair
2549 Altadena Forest Circle
Birmingham, AL 35243

Property Address 1222 Colleton Lake Rd
Sterrett, AL 35147

Date of Sale 09/25/2020
Total Purchase Price \$ 925,000.00

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/25/2020

Print Brad Adair

Unattested _____
(verified by)

Sign Brad Adair
(Grantor/Grantee/Owner/Agent) circle one