

20201007000455770  
10/07/2020 02:19:11 PM  
DEEDS 1/2

Send tax notice to:  
William and Phyllis Webb  
2157 Hwy 331  
Columbiana, AL 35051  
CHL2000276

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Twenty Seven Thousand and 00/100 Dollars (\$527,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Barbara H. Bullock, a single woman**, whose mailing address is:

4192 CROSSINGS LANE HOOVER AL 35242  
(hereinafter referred to as "Grantor"), by **William Scott Webb and Phyllis Kay Webb, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A part of Parcel 15B-1 of Resurvey of Parcel 15-B of Tract Fifteen subdivision, as recorded in Map Book 11, Page 38, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the NE corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 2 West, said 1/4 - 1/4 corner being the NW corner of said Parcel 15B-1; thence run South 52 degrees 17 minutes West a distance of 369.46 feet along a NW line of said Parcel 15B-1; thence run South 25 degrees 41 minutes West along a NW line of said Parcel 15B-1 a distance of 381.88 feet; thence run North 89 degrees 53 minutes 17 seconds East for a distance of 572.97 feet to a point on the westerly right of way line of Shelby County Road #331, being the Easterly line of said PARCEL 15B-1, said point being on a curve to the right (curve having a central angle of 24 degrees 11 minutes 01 seconds and a radius of 232.15 feet); thence turn North 26 degrees 27 minutes 08 seconds East to a tangent of said curve at said point and run along said curve and said road right of way for a distance of 97.99 feet to the end of said curve thence run North 50 degrees 38 minutes 09 seconds East along said road right of way for a distance of 684.01 feet to the Northeast corner of PARCEL 15B-1 thence run North 85 degrees 12 minutes 06 seconds West along the North line of PARCEL 15B-1 for a distance of 707.12 feet to the point of beginning. According to survey of M.D. Arrington, RLS #10686, dated July 18, 1991.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$421,600.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

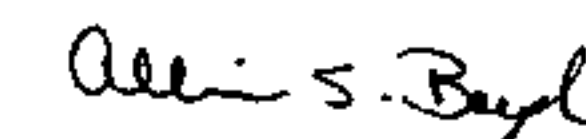
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30<sup>th</sup> day of September, 2020.

  
Barbara H. Bullock

STATE OF ALABAMA  
COUNTY OF Shelby

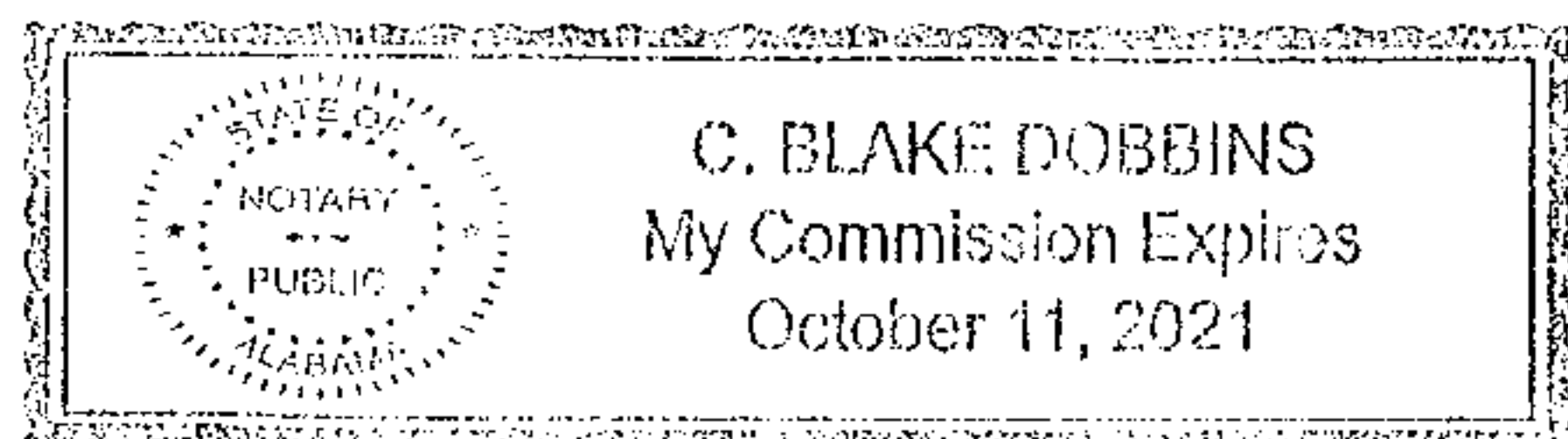


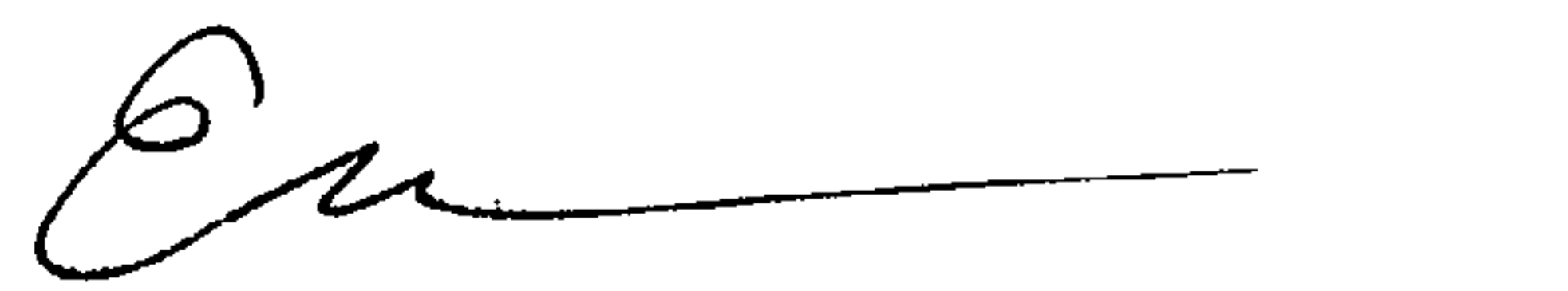
Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/07/2020 02:19:11 PM  
\$130.50 CHERRY  
20201007000455770



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara H. Bullock, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30<sup>th</sup> day of September, 2020.



  
Notary Public  
Print Name: C. Blake Dobbins  
Commission Expires: