

Send tax notice to:
KENNETH B BISHOP
614 SHOAL RIDGE DR
LEEDS, AL, 35094

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020836

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Thousand and 00/100 Dollars (\$900,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HENRY COLLIER HUDSON and SUSAN S HUDSON, husband and wife**, whose mailing address is: 508 Eastwood Place Vestavia Hills, AL 35216 (hereinafter referred to as "Grantors") by **KENNETH B BISHOP and JANNA K.G. BISHOP** whose property address is: **614 SHOAL RIDGE DR, LEEDS, AL, 35094** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5 of an unrecorded subdivision named Shoal Ridge, more particularly described as follows: Beginning at the Northeast corner of the Northwest Quarter of the Southeast Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence South 02 degrees 26 minutes 23 seconds West along the East line of said quarter-quarter section a distance of 1325.23 feet to a steel rebar corner and the point of beginning of the property, named Lot 5, being described; thence run North 85 degrees 46 minutes 12 seconds West a distance of 1324.36 feet to a found steel corner; thence run North 33 degrees 23 minutes 59 seconds West a distance of 986.88 feet to a found former in the centerline of a sixty foot wide private roadway easement; thence run North 70 degrees 31 minutes 14 seconds East along the centerline of said easement a distance of 486.76 feet to a corner in the centerline of said easement; thence run South 76 degrees 47 minutes 19 seconds East a distance of 282.99 feet to a steel property corner; thence run South 47 degrees 37 minutes 08 seconds East a distance of 1526.40 feet to the point of beginning.

Also: Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; said point being the Point of Beginning; thence North 33 degrees 24 minutes 00 seconds West for a distance of 256.00 feet; thence South 51 degrees 32 minutes 02 seconds West for a distance of 22.59 feet; thence South 38 degrees 27 minutes 45 seconds East for a distance of 255.00 feet to the Point of Beginning.

Less and Except: Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 33 degrees 24 minutes 00 seconds West for a distance of 740.53 feet to the Point of Beginning; thence North 33 degrees 24 minutes 00 seconds West for a distance of 255.00; thence South 51 degrees 32 minutes 03 seconds West for a distance of 22.59 feet to the point of beginning.

Together with:

A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 deg. 55 min. 35 sec. West along the north line of said 1/4 - 1/4 a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the

centerline of the easement being described: thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence run South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of a curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right of way that lies within this description.

SUBJECT TO:

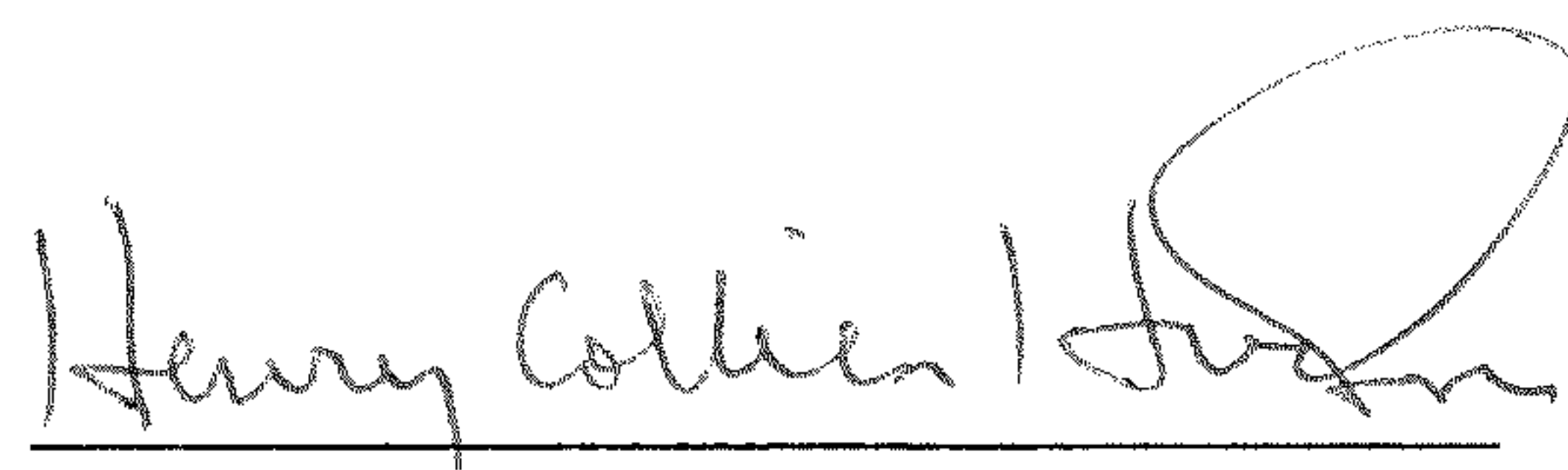
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Building lines, right of ways, easements, restrictions, reservations and conditions as recorded, if any.
3. Less and except any portion of subject property lying within a road right of way.
4. Easement to Alabama Power Company as recorded in Instrument No. 20150318000084370; Instrument No. 20050802000390210 and Instrument No. 20061212000602230, in the Probate Office of Shelby County, Alabama.
5. Rights of others in and to the use of easement for ingress and egress as recorded in Instrument No. 20040120000033300, in the Probate Office of Shelby County, Alabama.
6. Boundary line agreements as recorded in Instrument No. 20190827000314810 and Instrument No. 20090924000364320, in the Probate Office of Shelby County, Alabama.

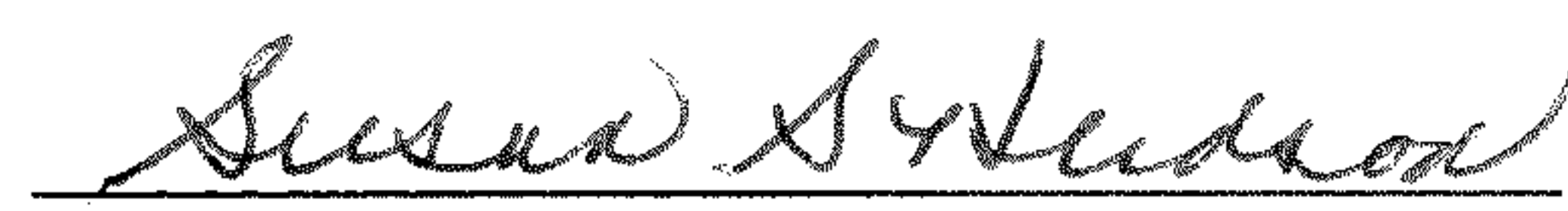
\$630,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 7th day of October, 2020.


HENRY COLLIER HUDSON


SUSAN S HUDSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HENRY COLLIER HUDSON and SUSAN S HUDSON whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of October, 2020:

Notary Public
Print Name: *[Signature]*
Commission Expires: *30 2024*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2020 12:49:06 PM
\$298.00 CHARITY
20201020000476410

Allen S. Bayl