

Send tax notice to:
ANTHONY BERRYMAN
597 DOGWOOD LAKES DRIVE
CHELSEA, AL, 35043

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

STATE OF ALABAMA
Shelby COUNTY

2020952

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DEBRA K TIETJE, A SINGLE INDIVIDUAL** whose mailing address is: 115 Cherokee St. Montevallo AL 35115 (hereinafter referred to as "Grantors") by **WILLIAM A BERRYMAN and CHRISTY BERRYMAN** whose property address is: **597 DOGWOOD LAKES DRIVE, CHELSEA, AL, 35043** 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:

SEE THE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. Easements and building line as shown on recorded map.
3. Notes as shown on recorded map(s).
4. Covenants, conditions, restrictions and easements as set out in Inst. #1998-18998.
5. By-Laws of Dogwood Lakes and Signal Valley Estates Owner's Association as recorded in Inst. # 1998-18997.
6. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Inst.# 1998-17814 and in Inst. # 1998-34333.
7. Rights of others in and to the use of the private roads and easements within the subdivision.
8. Easement agreements as recorded in Inst.# 1996-10930; Real 75, Pages 899, 902 and 905.
9. Road maintenance agreement as recorded in Real 75, Page 918
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 13, Page 134 and in Deed Book 13, Page 256.

\$510,400.00 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.

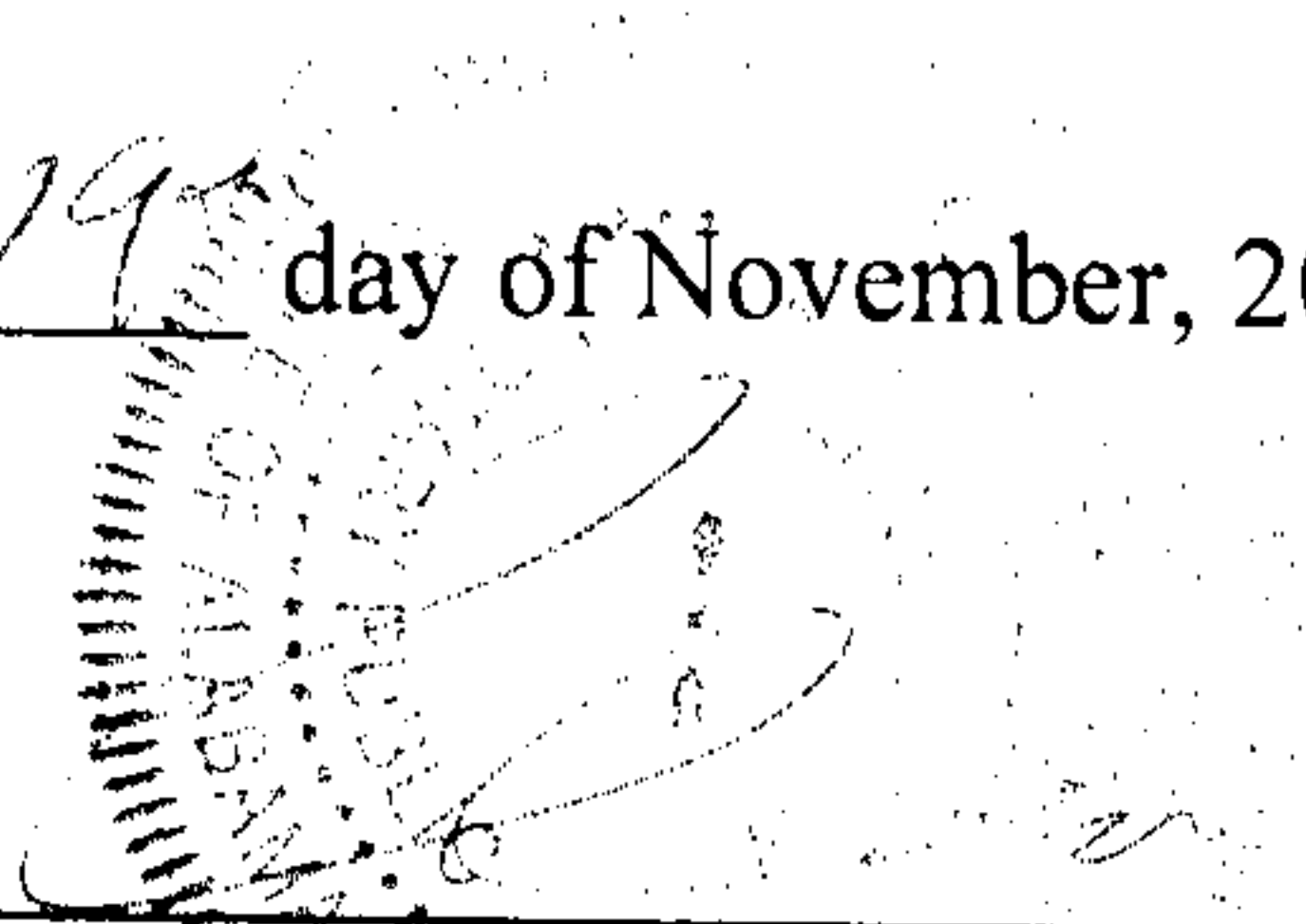
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19th day of November, 2020.


DEBRA K TIEIJE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBRA K TIEIJE 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 19th day of November, 2020.



Notary Public
Print Name
Commission Expires:

11-30-24

EXHIBIT "A"

Lot 4, according to the survey of Dogwood Lakes Subdivision, as recorded in Map Book 23, Page 34, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT:

Begin at the Northwest corner of Lot 4, Dogwood Lakes, a Family Subdivision, as recorded in Map Book 23, Page 34, in the Office of the Judge of Probate, Shelby County, Alabama, and run in an Easterly direction along the Northern boundary of said Lot 4 for a distance of 252.37 feet to a rebar set by Weygand; thence deflect 128 deg. 59 min. 01 sec. to the right and run in a Southwesterly direction for a distance of 254.68 feet to a point; thence deflect 116 deg. 03 min. 53 sec, to the right and run in a Northerly direction for a distance of 218.44 feet to the point of beginning.

ALSO, a 25 foot Non-Exclusive Ingress/Egress and Utility further described as follows: A 25 foot ingress/egress easement being 12.5 feet on each side of the following described line: Commence at a ¼ inch in place accepted as the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 deg. 47 min. 42 sec. West along the West boundary of said ¼ ¼ section for a distance of 546.51 feet to a point; thence proceed South 24 deg. 41 min. 35 sec. West for a distance of 274.79 feet to a point on the Easterly boundary of a 60 foot roadway (Signal Road) and the point of beginning of said easement. From this beginning point, proceed North 24 deg. 41 min. 35 sec. East along the centerline of said easement for a distance of 274.79 feet; thence proceed North 69 deg. 32 min. 10 sec. East along the centerline of said easement for a distance of 194.25 feet; thence proceed North 28 deg. 55 min. 54 sec. East along the centerline of said easement for a distance of 222.80 feet; thence proceed North 52 deg. 25 min. 12 sec. East along the centerline of said easement for a distance of 286.97 feet; thence proceed North 83 deg. 09 min. 56 sec. East along the centerline of said easement for a distance of 62.58 feet; thence proceed South 75 deg. 05 min. 10 sec. East along the centerline of said easement for a distance of 173.62 feet; thence proceed South 28 deg. 50 min. 26 sec. East along the centerline of said easement for a distance of 85.02 feet; thence proceed South 21 deg. 03 min. 40 sec. East along the centerline of said easement for a distance of 56.66 feet; thence proceed South 21 deg. 03 min. 40 sec. East along the centerline of said easement for 81.67 feet; thence proceed South 38 deg. 56 min. 59 sec. East along the centerline of said easement for a distance of 173.97 feet; thence proceed South 59 deg. 14 min. 56 sec. East along the centerline of said easement for a distance of 70.37 feet; thence proceed South 86 deg. 02 min. 19 sec. East along the centerline of said easement for a distance of 261.76 feet; thence proceed South 84 deg. 26 min. 49 sec. East along the centerline of said easement for a distance of 158.12 feet; thence proceed North 86 deg. 37 min. 42 sec. East along the centerline of said easement for a distance of 199.97 feet; thence proceed North 89 deg. 33 min. 52 sec. East along the centerline of said easement for a distance of 530.0 feet, more or less, to a point on the West boundary of Lot Number 4 of Dogwood Lakes Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Plat Book 23 at Page 34 and the termination of said easement.

ALSO, A 20 foot Non-Exclusive Water Line Easement described as follows: A 20 foot waterline easement being 10 feet in equal width on each side of the following described line: Commence at a ¼ inch rebar in place accepted as the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 deg. 47 min. 42 sec. West along the West boundary of said ¼ ¼ section for a distance of 546.51 feet to a point; thence proceed South 24 deg. 41 min. 35 sec. West for a distance of 274.79 feet to a point on the Easterly boundary of a 60 foot roadway (Signal Road); thence proceed North 24 deg. 41 min. 35 sec. East along the centerline of a 25 foot ingress/egress and utility easement for a distance of 274.79 feet; thence proceed North 69 deg. 32 min. 10 sec. East along the centerline of said ingress/egress and utility easement for a distance of 194.25 feet; thence proceed North 28 deg. 55 min. 54 sec. East along the centerline of said ingress/egress and utility easement for a distance of 222.80 feet; thence proceed North 52 deg. 25 min. 12 sec. East along the centerline of said ingress/egress and utility easement for a distance of 286.97 feet to the centerline of said 25 foot waterline easement, being the Point of Beginning of said waterline easement. From this beginning point, proceed North 78 deg. West along the centerline of said waterline easement for a distance of 330.0 feet more or less to the termination of said waterline easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/25/2020 12:16:03 PM
\$68.00 CHARITY
20201125000542010

Alvin S. Boyd