

20201130000543870  
11/30/2020 09:03:01 AM  
DEEDS 1/2

Send tax notice to:  
Andrew and Heather Cooper  
2342 Hwy 336  
Chelsea, AL 35043  
CHL2000418

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 Sixty Thousand and 00/100 Dollars (\$560,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **John M. Ridderhoff and Deborah K. Ridderhoff, husband and wife**, whose mailing address is:

475 Lake Chelsea Way Chelsea AL 35043 (hereinafter referred to as "Grantor"), by **Andrew Blaine Cooper and Heather H. Cooper, 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:

The Northwest of the Southeast  $\frac{1}{4}$  of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northeast corner of the above said  $\frac{1}{4}$  -  $\frac{1}{4}$ ; thence South 90 degrees 00 minutes 00 seconds West a distance of 510.21 feet; thence South 00 degrees 20 minutes 19 seconds East, a distance of 210.07 feet; thence North 89 degrees 52 minutes 47 seconds East, a distance of 210.12 feet; thence South 00 degrees 12 minutes 27 seconds East, a distance of 90.12 feet; thence South 89 degrees 35 minutes 59 seconds West, a distance of 418.98 feet; thence South 00 degrees 11 minutes 41 seconds East, a distance of 222.30 feet to the point of beginning; thence continue along the last described course, a distance of 195.09 feet; thence South 00 degrees 48 minutes 47 seconds East, a distance of 29.91 feet; thence North 89 degrees 33 minutes 12 seconds East, a distance of 419.27 feet; thence South 00 degrees 12 minutes 40 seconds West, a distance of 52.52 feet; thence South 89 degrees 55 minutes 30 seconds West, a distance of 219.48 feet; thence South 00 degrees 20 minutes 20 seconds East, a distance of 520.14 feet; thence North 88 degrees 53 minutes 14 seconds West, a distance of 816.80 feet; thence North 00 degrees 04 minutes 56 seconds West, a distance of 271.53 feet; thence North 88 degrees 45 minutes 55 seconds East, a distance of 296.93 feet; thence North 00 degrees 36 minutes 19 seconds West, a distance of 498.40 feet; thence North 89 degrees 33 minutes 12 seconds East, a distance of 321.70 feet to the point of beginning.

Less and except:

Commence at the NE Corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 20 South, Range 2 West, Shelby County, Alabama; thence N  $90^{\circ}00'00''$  W a distance of 510.21'; thence S  $89^{\circ}59'18''$  W a distance of 534.34' to the POINT OF BEGINNING; thence continue S  $89^{\circ}59'18''$  W a distance of 301.02'; thence S  $00^{\circ}51'48''$  E a distance of 1032.19'; thence S  $00^{\circ}04'56''$  E a distance of 271.53'; thence S  $88^{\circ}53'14''$  E a distance of 816.80'; thence N  $00^{\circ}20'20''$  W a distance of 230.18'; thence N  $74^{\circ}27'33''$  W a distance of 160.60'; thence N  $68^{\circ}41'28''$  W a distance of 128.66'; thence N  $52^{\circ}44'17''$  W a distance of 122.83'; thence N  $20^{\circ}52'33''$  W a distance of 425.78'; thence N  $W^{\circ}36'19''$  W a distance of 227.17'; thence N  $00^{\circ}42'40''$  W a distance of 300.23' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 15' Wide Ingress/Egress and utility Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the NE Corner of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 14, Township 20 South,

Range 2 West, Shelby County, Alabama; thence N 90°00'00"W for a distance of 510.21'; thence S 00°20'19" E for a distance of 210.07'; thence N 89°52'47" E for a distance of 210.12'; thence S 00°12'27" E for a distance of 90.12'; thence S 89°35'59" W for a distance of 418.98'; thence S 00°11'41" E for a distance of 417.39'; thence S 00°48'47" E for a distance of 29.91'; thence N 89°83'12" E for a distance of 419.27'; thence S 00°12'40" W for a distance of 8.41' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 80°25'01" W for a distance of 72.47'; thence N 86°04'13" W for a distance of 102.02'; thence S 72°42'02" W for a distance of 56.91'; thence S 47°16'31" W for a distance of 145.46'; thence S 55°27'04" W for a distance of 89.77'; thence S 31°50'06" W for a distance of 100.24' to the point of ending of said centerline.

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.

\$392,000.00 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 16<sup>th</sup> day of November, 2020.

  
John M. Ridderhoff

  
Deborah K. Ridderhoff

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John M. Ridderhoff and Deborah K. Ridderhoff, 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 16<sup>th</sup> day of November, 2020.

  
Notary Public

Print Name:

Commission Expires:

BRIDGETT A. OGBURN  
My Commission Expires  
July 24, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/30/2020 09:03:01 AM  
\$193.00 CHERRY  
20201130000543870

*Allen S. Bayl*