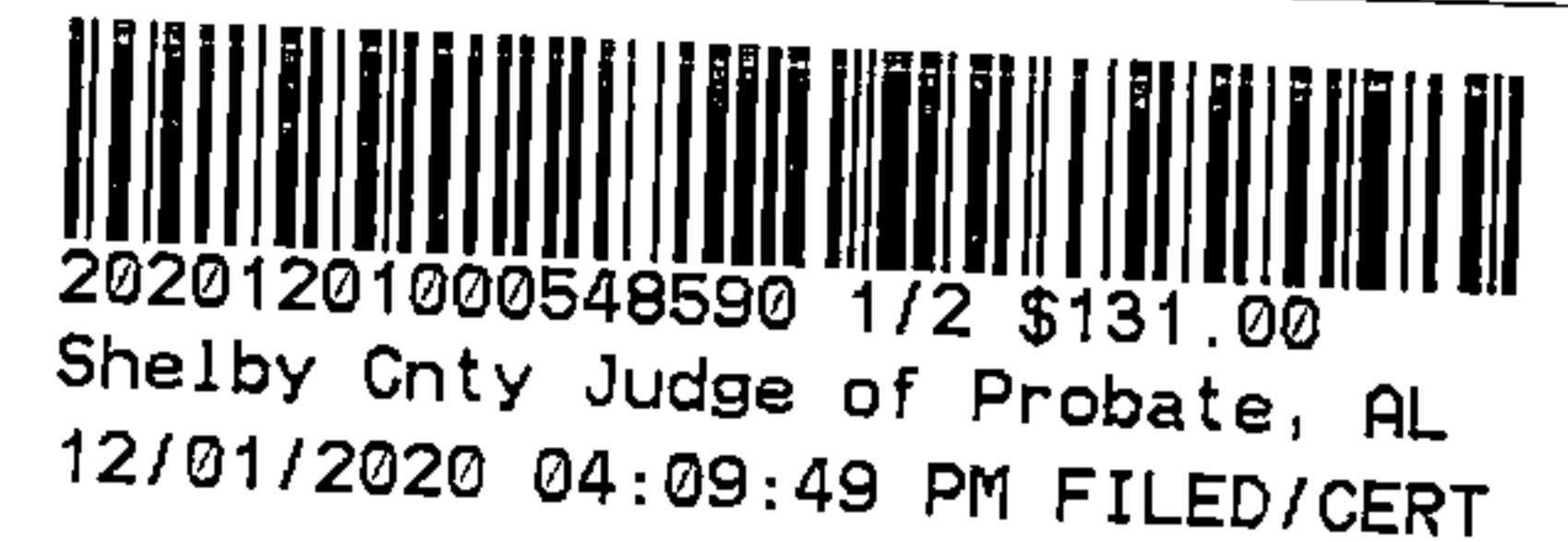


State of Alabama)
Shelby County)



Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of one hundred six thousand and no/100 dollars (\$106,000.00) being the contract sales price, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Jon Thomas Pesek, a married/single person (Grantor) whose address is 1424 Royalty Drive, Alabaster does grant, bargain, sell and convey unto James R. Moncus, III (Grantee) whose address is 327 Shades Crest Road, Birmingham, Alabama 35226, the following described real estate situated in Shelby County, Alabama to-wit:

From a 4"x4" Concrete monument accepted as the Southeast corner of the Northeast ¼ of Section 20, Township 24 North, Range 12 East, run thence West along the accepted South boundary of said Northeast ¼ for a distance of 1667.24 feet to a ½" rebar that is 2221.33 East of a ½" rebar accepted as the Southwest corner of the Southeast ¼ - Northwest ¼ of said Section 16, being the point of beginning of herein described parcel of land, said point being in the center of a 60' easement for ingress and egress; thence continue along said course for a distance of 175.00 feet to a ½" rebar; thence turn 65°12'44" right and run 484.34 feet to a ½" rebar; thence turn 23°23'58" right and run 889.59 feet to a ½" rebar; thence turn 91°00'51" right and run 122.83 feet to a ½" rebar; thence turn 37°31'26" left and run 300.00 feet to a point; thence turn 65°07'30" right and run 326.65 feet to a ½" rebar in the center of a 50' easement for ingress and egress; thence turn 61°21'45" right and run 1133.74 feet along said easement centerline to a ½" rebar at a point of intersection with the centerline of aforementioned 60' easement for ingress and egress, said point being on a curve concave left, having a delta angle of 27°33'45" and tangents of 200.00 feet; thence turn 56°01'05" right and run a chord distance of 81.83 feet to a ½" rebar at the P.T.; thence turn 02°52'35" left and run 184.87 feet along said easement centerline to a ½" rebar at the PC of a curve concave right, having a delta angle of 22°22'32" and tangents of 100.00 feet; thence turn 07°49'15" right and run a chord distance of 137.60 feet to the point of beginning of herein described parcel of land, situated in the Southwest ¼ Northeast ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama. Subject to right-of-way and easement of record.

Easement "B" (Bibb, Chilton and Shelby County, Alabama)

Description to-wit:

From a 4"x4" concrete monument accepted as the S.E. corner of the SW1/4-NW1/4 of Section 21, T24N-R12E, run thence North along the accepted East boundary of said SW1/4-NW1/4 for a distance 1250.24 feet to a 5/8" rebar on the Southerly boundary of Freeman Road (60' R.O.W.) thence turn 88°01'34" left and run 224.64 feet to a ½" rebar, being the point of beginning of the centerline of herein described 60' easement for ingress and egress, said point being on a curve concave right, having a delta angle of 27°41'57" and tangents of 100.00 feet; thence turn 66°05'07" left and run a chord distance of 191.75 feet to a 1/2" rebar at the P.T.; thence turn 13°40'20" right and run 182.27 feet along said easement centerline to a 1/2" rebar at the P.C. of a curve concave left, having a delta angle of 43°05'54" and tangents of 100.00 feet; thence turn 21°32'57" left and run a chord distance of 186.02 feet to a ½" rebar at the P.T.; thence turn 21°32'57" left and run 50.83 feet along said easement centerline to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 73°55'43" and tangents of 100.00 feet; thence turn 36°57'52" right and run a chord distance of 159.80 feet to a ½" rebar at the P.T.; thence turn 36°57'52" right and run 72.16 feet along said easement center line to a ½" rebar at the P.C. of a curve concave left, having a delta angle of 14°55'02" and tangents of 100.00 feet; thence turn 07°27'31" left and run a chord distance of 198.31 feet to a ½" rebar at the P.T.; thence turn 07°27'31" left and run 43.60 feet along said easement centerline to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 47°12'58" and tangents of 180.00 feet; thence turn 23°36'29" right and run a chord distance of 329.87 feet to a ½" rebar at the P.C. of a curve concave left having a delta angle of 02°35'46" and tangents of 127.18 feet; thence turn 22°52'16" right and run a chord distance of 144.41 feet to a ½" rebar on said curve boundary; thence turn 01°17'53" left and run a chord distance of 109.90 feet to a ½" rebar at the P.T.; thence turn 00°33'39" left and run 317.19 feet along said easement centerline to a ½" rebar at the P.C. of a curve concave left having a delta angle of 39°15'45" and tangents of 100.00 feet; thence turn 15°34'26" left and run a chord distance of 150.54 feet to a ½" rebar on said curve boundary; thence turn 19°37'53" left and run a chord distance of 39.67 feet to a ½" rebar at the P.C. of a



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thence turn 11°11'15" right and run a chord distance of 59.39 feet to a ½" rebar at the P.C. of a curve concave left, having a delta angle of 16°42'20" and tangents of 123.73 feet; thence turn 04°59'08" left and run a chord distance of 244.83 feet to a ½" rebar at the P.T.; thence turn 08°21'10" left and run 272.98 feet along said easement centerline to a ½" rebar; thence turn 10°46'39" right and run 815.38 feet along said easement centerline to a ½" rebar; thence turn 11°06'26" left and run 1165.52 feet to a point of termination of herein described 60' easement for ingress and egress in the center of a cul-de-sac 50' radius.

Aka 127 Bridlepath Trail, Montevallo, Alabama 35115-1100

Subject to:

Ad valorem taxes due October 1, 2021.
Minerals and mining rights not owned by Grantor.
Restrictions in INST 2006-8613.
Right of way to Alabama Power Company in INST 2006-61284
Easement on North, East and South for ingress and egress

TO HAVE AND TO HOLD unto the said **Grantee**, his heirs, successors and assigns forever.

And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEE, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEE, his heirs, and assigns forever, against the lawful claims of all persons.

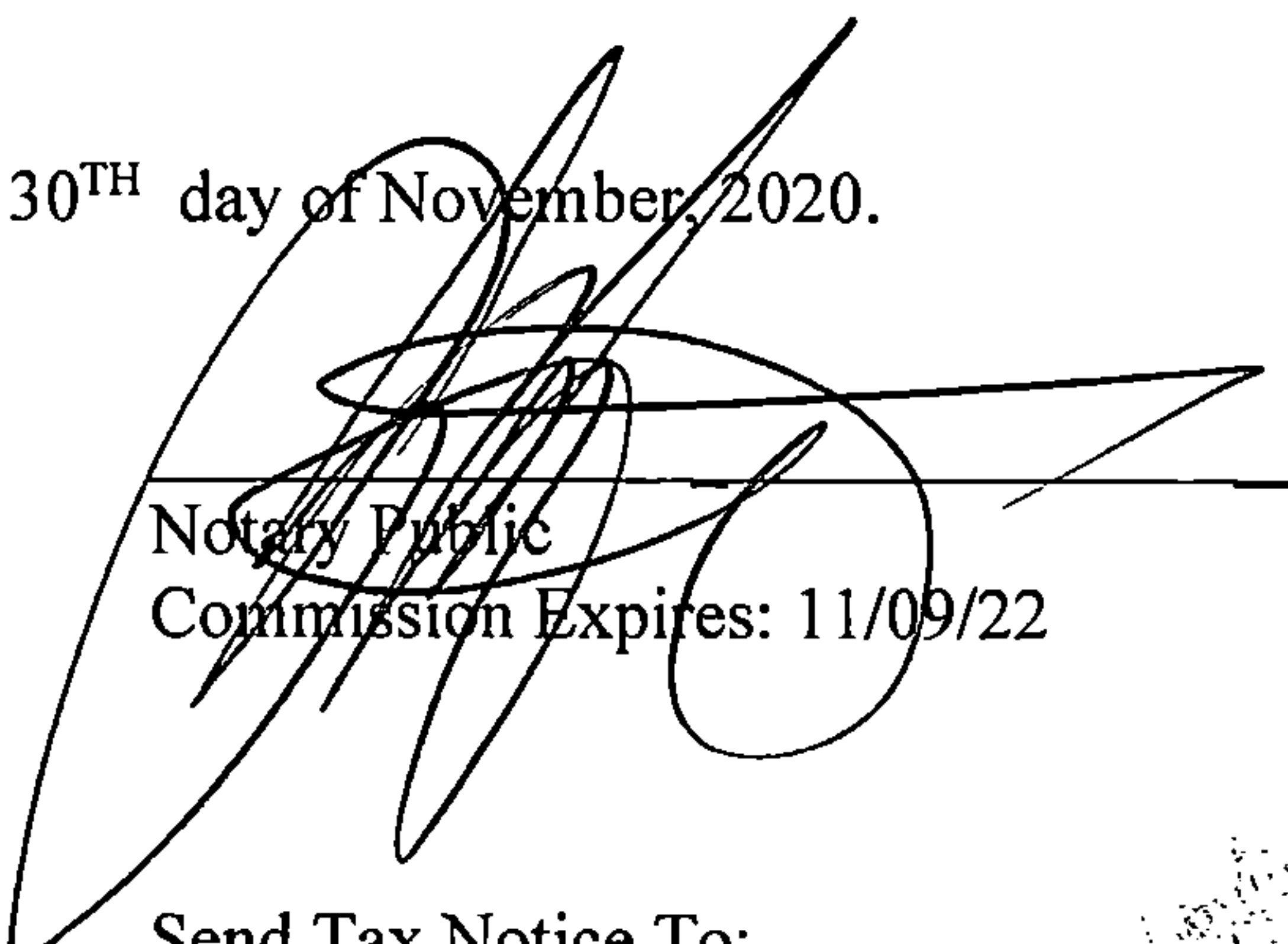
IN WITNESS WHEREOF, the said **Grantor** has caused this conveyance to be executed this the 30TH day of November, 2020.


SEAL
JON THOMAS PESEK

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Jon Thomas Pesek whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 30TH day of November, 2020.


Notary Public
Commission Expires: 11/09/22

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
File 220344

Send Tax Notice To:
James R. Moncus, III
327 Shades Crest Road
Birmingham, Alabama 35226
36-4-20-0-000-006.001

