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12/30/2020 03:21:01 PM
DEEDS 1/4

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2020-11-6156
Documentary Evidence: Sales Contract
Address)

Send Tax Notice To:

Ingrid M. Straeter
1622 Wellington Road
Birmingham, AL 35209

(Grantees' Mailing

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Million Three Hundred Twenty Thousand and 00/100 Dollars (\$1,320,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Ryan R. Baker and wife, Donna T. Baker**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Ingrid M. Straeter**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A"

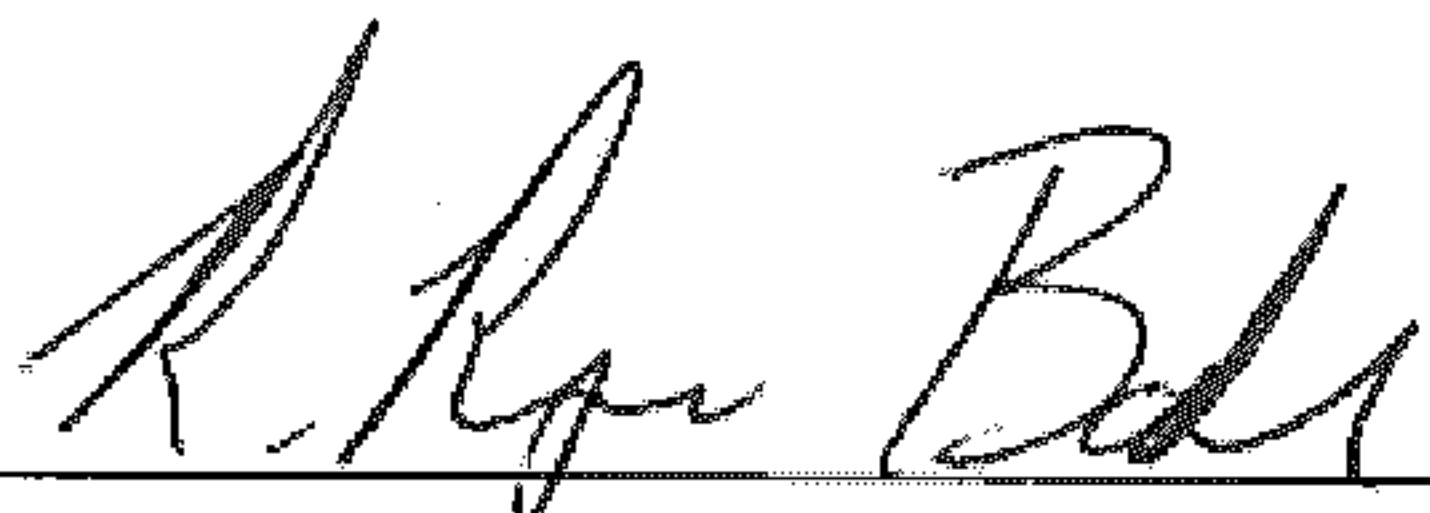
\$835,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 29th day of December 2020.

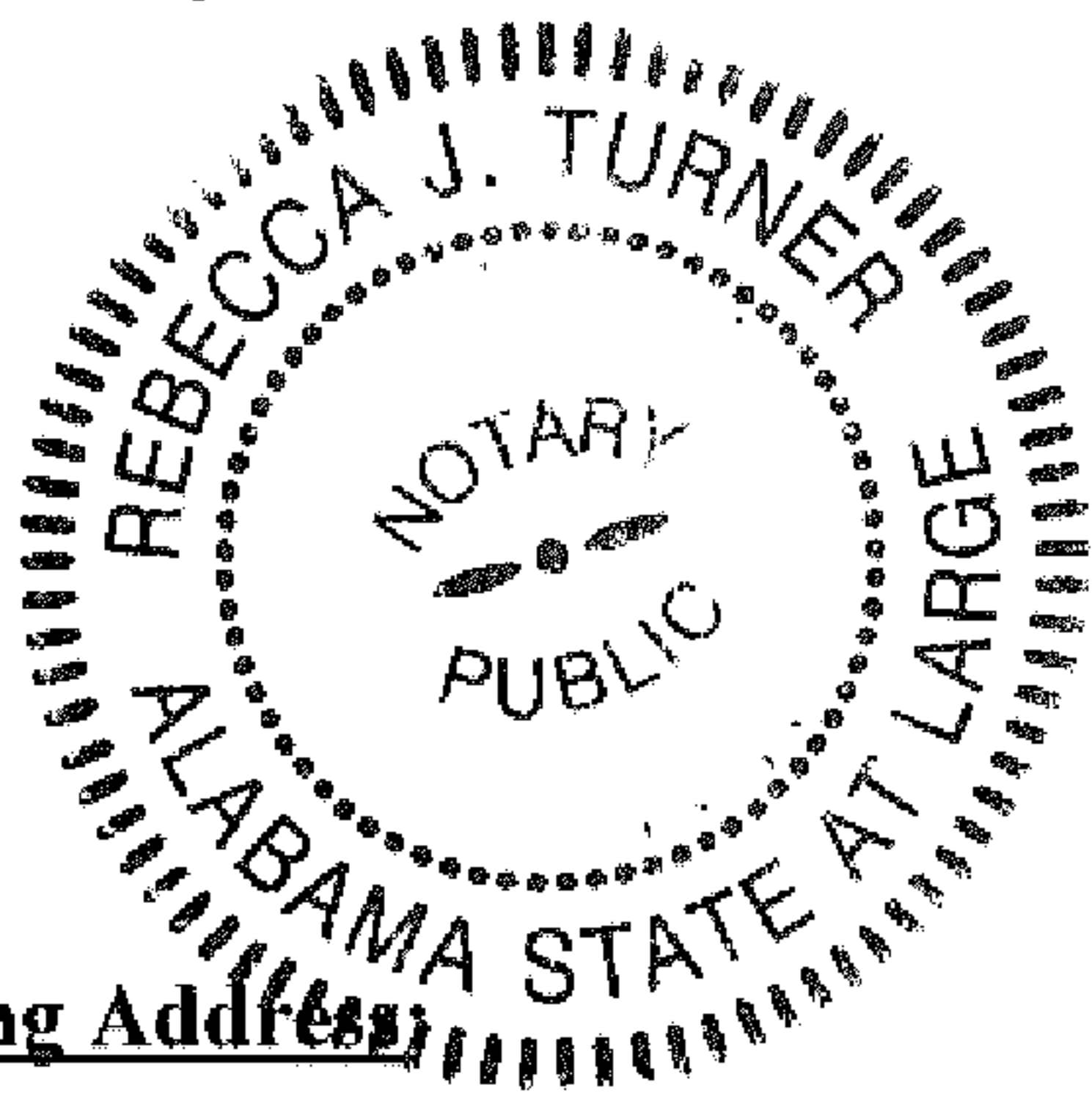
 (Seal)
Ryan R. Baker

 (Seal)
Donna T. Baker

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ryan R. Baker and wife, Donna T. Baker**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 29th day of December 2020.




Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Grantors' Mailing Address:
2300 Arabian Road
Columbiana, AL 35051

Exhibit A

Being more particularly described as follows, to-wit: Commence at a ½" crimp top pipe in place being the Southwest corner of the Northwest ¼ of the Northeast ¼ of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed North 86 degrees 41 minutes 13 seconds West along the South boundary of the Northeast ¼ of the Northwest ¼ for a distance of 250.20 feet to a ½" rebar in place; thence proceed North 86 degrees 30 minutes 23 seconds West along the South boundary of said ¼- ¼ section for a distance of 685.18 feet to a ½" capped rebar in place; thence proceed North 86 degrees 33 minutes 58 seconds West along the South boundary of said ¼- ¼ section for a distance of 685.18 feet to a ½" capped rebar in place; thence proceed North 86 degrees 33 minutes 58 seconds West along the South boundary of said ¼- ¼ section for 425.15 feet to a ½" rebar in place being the accepted Southwest corner of the Northeast ¼ of the Northwest ¼; thence proceed North 00 degrees 15 minutes 23 seconds west along the West boundary of said ¼- ¼ section and along a fence for a distance of 661.78 feet to a ½" rebar in place; thence proceed South 86 degrees 36 minutes 02 seconds East for a distance of 1361.61 feet to ½" pipe in place; thence proceed South 86 degrees 45 minutes 38 seconds East for a distance of 686.59 feet to a ½" crimp top pipe in place; thence proceed North 00 degrees 37 minutes 39 seconds East for a distance of 334.97 feet to a ½" rebar in place; thence proceed North 00 degrees 16 minutes 45 seconds East for a distance of 331.37 feet to a ½" crimp top pipe in place being located on the North boundary of the Northwest ¼ of the Northeast ¼ of said Section 2; thence proceed South 86 degrees 51 minutes 14 seconds East along the North boundary of said ¼- ¼ section for a distance of 693.29 feet to a 4" x 4" concrete monument in place being the Northeast corner of said Northwest ¼ of the Northeast ¼; thence proceed South 00 degrees 38 minutes 46 seconds West along the East boundary of said ¼- ¼ section for a distance of 1330.70 feet to a 1" crimp top pipe in place being the Southeast corner of said Northwest ¼ of the Northeast ¼; thence proceed South 86 degrees 24 minutes 01 seconds East along the South boundary of said Northeast ¼ of the Northeast ¼ for a distance of 238.18 feet to a ½" rebar in place; thence North 00 degrees 23 minutes 44 seconds East for a distance of 600.37 feet to a ½" rebar in place; thence proceed South 86 degrees 32 minutes 01 seconds East for a distance of 451.62 feet to a ½" rebar in place; thence proceed North 17 degrees 32 minutes 25 seconds East for a distance of 443.91 feet to a ½" rebar in place; thence proceed South 86 degrees 34 minutes 17 seconds East along a fence for a distance of 672.56 feet to a ½" rebar (CA#0114) in place being located on the Westerly right of way of Shelby County Road No. 331 (Firetower Road); thence proceed South 20 degrees 52 minutes 58 seconds West along the Westerly right of way of said road for a distance of 208.34 feet to the P. C. of a curve concave left having a delta angle of 28 degrees 28 minutes 42 seconds and a radius of 970.86 feet; thence proceed Southwesterly along the Westerly right of way of said road and along the curvature of said curve for a chord

Exhibit A*(continued)*

bearing and distance of South 06 degrees 38 minutes 37 seconds West, 447.61 feet (set ½" rebar CA-0114-LS); thence proceed South 81 degrees 15 minutes 35 seconds West for a distance of 265.73 feet to a capped rebar in place; thence proceed South 63 degrees 48 minutes 02 seconds West for a distance of 198.40 feet to a capped rebar in place; thence proceed South 44 degrees 59 minutes 55 seconds West for a distance of 144.67 feet to a capped rebar in place; thence proceed South 60 degrees 30 minutes 25 seconds West for a distance of 167.96 feet to a capped rebar in place; thence proceed South 43 degrees 04 minutes 51 seconds West for a distance of 591.77 feet to a ½" pipe being a point on the East boundary of the Southwest ¼ of the Northeast ¼; thence proceed South 00 degrees 02 minutes 04 seconds West along the East boundary of said ¼- ¼ section for a distance of 650.50 feet to a ½" capped rebar in place; thence proceed South 00 degrees 33 minutes 31 seconds East along the East boundary of said ¼- ¼ section for a distance of 468.98 feet to a 4" x 4" concrete monument in place being the Southeast corner of the Southwest ¼ of the Northeast ¼; thence proceed North 44 degrees 26 minutes 24 seconds West for a distance of 1954.80 feet to the point of beginning.

The above described land is located in the Northwest ¼ of the Northeast ¼, the Northeast ¼ of the Northwest ¼, the Southwest ¼ of the Northeast ¼, the Southeast ¼ of the Northeast ¼, and the Northeast ¼ of the Northeast ¼ of Section 2, Township 21 South, Range 2 West and also the Northwest ¼ of the Northwest ¼ of Section 1, Township 21 South, Range 2 West, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/30/2020 03:21:01 PM
 \$1351.00 CHARITY
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Allen S. Bayl