

This instrument was prepared by:  
Halbrooks & Allen, LLC  
704 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Phillip B. Wilson  
249 Berry Lane  
Pelham, AL 35124  
Property Address: 162 Berry Lane  
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )  
COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Eighty Thousand and No/100 --- (\$280,000.00) Dollars  
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,  
David Buckley and June Graham, Husband and Wife  
(whose address is: 105 High Hampton Drive, Pelham, AL 35124 )

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto  
Phillip B. Wilson and Melissa E. Wilson  
(whose address is: 249 Berry Lane, Pelham, AL 35124 )

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,  
the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated  
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of  
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance  
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the  
grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple  
shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns  
of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators  
covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in  
fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and  
my (our) heirs, executors and administrators shall warrant and defend the same to the said  
GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this  
18th day of February , 2021.

David F. Buckley (Seal)  
David Buckley

June Graham (Seal)  
June Graham

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
David Buckley and June Graham  
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance,  
he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February , A.D., 2021  
My Commission Expires: 4/21/24

William H. Halbrooks  
William H. Halbrooks, Notary Public  
NOTARY PUBLIC  
STATE OF ALABAMA  
WILLIAM H. HALBROOKS

**Exhibit "A"**

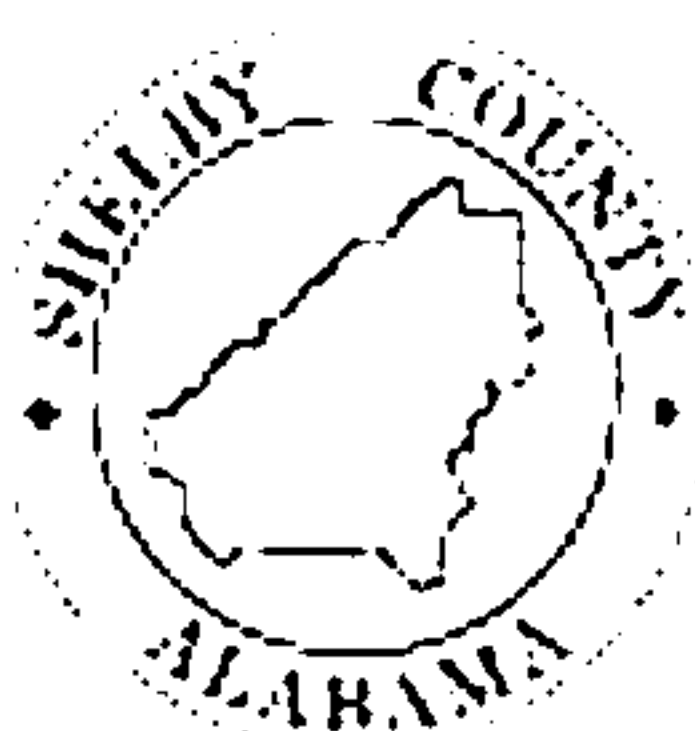
**Attached Legal Description**

**Parcel I:**

Commence at the Northeast corner of the NE ¼ of the NW ¼ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the North line of said quarter-quarter a distance of 84.04 feet to a point on the Easterly margin of Shelby County Highway No. 35; thence turn 62 degrees 51 minutes 21 seconds left and run Southwesterly along said margin of said road a distance of 202.36 feet to the point of beginning of the property. Parcel I being described; thence continue along last described course a distance of 13.00 feet to the P.C. of a curve to the left having a radius of 1,939.86 feet; thence turn 04 degrees 06 minutes 13 seconds right to chord and continue Southwesterly along the chord of said highway curve a chord distance of 290.19 feet to a point; thence turn 85 degrees 40 minutes 39 seconds left from chord and run Southeasterly a distance of 215.26 feet to a point on the Westerly bank of a small branch; thence turn 80 degrees 47 minutes 17 seconds left and run Northeasterly crossing said small branch a distance of 371.42 feet to a point in an existing asphalt, joint use driveway; thence turn 111 degrees 23 minutes 17 seconds left and run West-Northwesterly a distance of 305.37 feet to the point of beginning.

**Parcel II:**

Commence at the Northeast corner of the NE ¼ of the NW ¼ of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence Westerly along the North line of said quarter-quarter a distance of 84.04 feet to a point on the Easterly margin of Shelby County Highway No. 35; thence turn 62 degrees 51 minutes 21 seconds left and run Southwesterly along said margin of said road a distance of 202.36 feet to a point; thence turn 93 degrees 45 minutes 00 seconds left and run 305.37 feet to the Point of Beginning of the property, Parcel 2 being described; thence continue along last named course 84.56 feet to a point; thence turn 23 degrees 57 minutes 05 seconds left and run Easterly 187.43 feet to a point; thence turn 111 degrees 48 minutes 03 seconds right and run South-Southeasterly 44.94 feet to a point; thence turn 90 degrees 0 minutes 0 seconds left and run Southeasterly 232.00 feet to a point; thence turn 38 degrees 17 minutes 25 seconds right and run Southeasterly 24.21 feet to a point; thence turn 51 degrees 42 minutes 35 seconds right and run Southwesterly 199.61 feet to a point on an existing fence line; thence turn 67 degrees 54 minutes 00 seconds right and run Westerly along said fence line 513.79 feet to a point; thence turn 36 degrees 25 minutes 36 seconds right and run Northwesterly along an existing fence line 189.54 feet to a point on the Westerly bank of a small branch; thence turn 99 degrees 12 minutes 43 seconds right and run Northeasterly crossing branch a distance of 371.42 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/19/2021 08:27:45 AM  
\$305.00 CHERRY  
20210219000084310

*Allen S. Bayl*