

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Keleigh Parker Morris  
445 Oak Valley Tr  
Columbiana, AL  
35051

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, that in consideration **FIVE HUNDRED THIRTY THOUSAND DOLLARS AND NO CENTS (\$530,00.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Larry L. Bristow and Linda G. Bristow, husband and wife (herein referred to as Grantor)** grant, bargain, sell and convey unto **Keleigh Parker Morris and Holden Blake Morris (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit "A & B" for Legal Description

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.

**Grantors reserve a Life Estate in and to the property described herein.**

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 24<sup>th</sup> day of February, 2021.

  
Larry L. Bristow

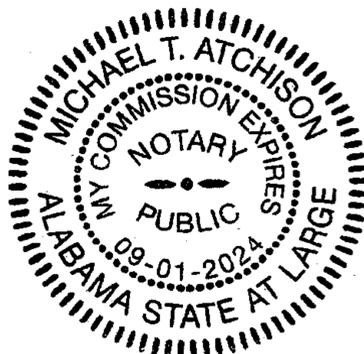
  
Linda G. Bristow

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Larry L. Bristow and Linda G. Bristow**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of February, 2021.

  
Notary Public  
My Commission Expires:



## EXHIBIT A

## LEGAL DESCRIPTION

A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3/8 inch rebar found locally accepted to be the Northwest corner of said quarter-quarter section; thence run East along the North line of said quarter-quarter section for a distance of 379.11 feet to an iron pin set at the point of beginning; thence continue along last course for a distance of 888.52 feet to an iron pin set; thence turn an angle to the right of 87°36'38" and run in a Southeasterly direction for a distance of 1,092.34 feet to an iron pin set; thence turn an angle to the right of 76°41'43" and run in a Southwesterly direction for a distance of 121.36 feet to a point on a curve to the right, having a central angle of 26°01'04" and a radius of 455.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 206.61 feet to a point on a compound curve to the right, having a central angle of 66°08'18" and a radius of 100.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 115.43 feet to a point; thence run tangent to last stated curve in Northwesterly direction for a distance of 96.12 feet to a point; thence turn an angle to the left of 70°32'35" and run in a Northwesterly direction for a distance of 427.65 feet to a point; thence turn an angle to the right of 82°29'02" and run in a Northerly direction for a distance of 579.65 feet to a point, thence turn an angle to the left of 09°51'31" and run in a Northwesterly direction for a distance of 348.82 feet to the point of beginning.

**Also, easements as described:**

A 60 foot easement for ingress and egress and utilities, situated in Sections 17 and 20, Township 21 South, Range 1 East, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17; thence run East along the North line of said quarter-quarter section for a distance of 1,267.63 feet to an iron pin set; thence turn an angle to the right of 87 degrees, 36 minutes, 38 seconds and run in a Southeasterly direction for a distance of 1,084.03 feet to a point; thence turn an angle to the left of 88 degrees, 00 minutes, 00 seconds and run in an Easterly direction for a distance of 30.02 feet to the point of beginning; thence turn an angle to the right of 88 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 85.95 feet to a point; thence turn an angle to the right of 02 degrees, 59 minutes, 42 seconds and run in a Southwesterly direction for a distance of 307.01 feet to a point on a curve to the left, having a central angle of 25 degrees, 40 minutes, 07 seconds and a radius of 520.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 232.96 feet to a point on a reverse curve to the right, having a central angle of 43 degrees, 55 minutes, 07 seconds and a radius 185.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 141.81 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 47.64 feet to a point on a curve to the left, having a central angle of 18 degrees, 18 minutes, 23 seconds and a radius of 150.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 47.93 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 201.55 feet to a point on a curve to the right, having a central angle of 07 degrees, 38 minutes, 50 seconds and a radius of 250.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 37.37 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 363.49 feet to a point on a curve to the left, having a central angle of 98 degrees, 26 minutes, 18 seconds and a radius of 100.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 171.81 feet to a point; thence run tangent to last stated curve in an Easterly direction for a distance of 491.30 feet to a point on a curve to the right, having a central angle of 59 degrees, 48 minutes, 18 seconds and a radius of 207.12 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 216.19 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 66.51 feet to the North right of way line of Shelby County Highway No. 30 and the end of said easement.

Also, a 60 foot easement for ingress and egress and utilities, situated in Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17; thence run East along the North line of said quarter-quarter section for a distance of 1,267.63 feet to an iron pin set; thence turn an angle to the right of 87 degrees, 36 minutes, 38 seconds and run in a Southeasterly direction for a distance of 944.00 feet to a point; thence turn an angle to the left of 88 degrees, 00 minutes, 00 seconds and run in an Easterly direction for a distance of 30.02 feet to a point; thence turn an angle to the right of 88 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction for a distance of 540.21 feet to the point of beginning; thence turn an angle to the right of 76 degrees, 41 minutes, 43 seconds and run in a Southwesterly direction for a distance of 152.19 feet to a point on a curve to the right, having a central angle of 26 degrees, 01 minutes, 04 seconds and a radius of 455.00 feet; thence run in a Southwesterly to Northwesterly direction along the arc of said curve for a distance of 206.61 feet to a point on a compound curve to the right, having a central angle of 66 degrees, 08 minutes, 18 seconds and a radius of 100.00 feet; thence run in a Northwesterly direction along the arc of said curve for a distance of 115.43 feet to a point; thence run tangent to last stated curve in a Northwesterly direction for a distance of 96.12 feet to the end of said easement.

Grantor shall contribute ratably with the other easement owners in the subdivision to the cost of any materials and labor used in the repair and maintenance of the easements, drainage facilities, and structures associated therewith.

**EXHIBIT B**  
**Covenants & Restrictions**

1. Minimum building set back line shall be no less than 100 feet from any property line.
2. There shall be no further division of lands herein described.
3. It shall be the responsibility of each owner to prevent the occurrence of any unclean, unsightly refuse or garbage on the described parcels.
4. No one story dwelling house of less than 2000 square feet of heated area, exclusive of porches, carports, basements and decks or terraces and no one and one-half or two story dwellings having less than 2600 square feet of heated area shall be erected on any parcel.
5. No detached outbuilding, storage building or garage shall be erected closer to the street than the front of the dwelling.
6. No trailers, temporary buildings, garages or other buildings shall be built and used for residence purposes prior to the completion of a dwelling on said lots. All residences shall be site-built homes. No mobile homes, modular homes or manufactured homes are allowed.
7. No unused or inoperable vehicles or water craft shall be stored on the property unless stored in a garage or outbuilding.
8. If any person shall violate or attempt to violate any of the covenants and restrictions contained herein, it shall be lawful for any person or persons owning any of the adjoining parcels to prosecute any proceedings at law or in equity, against the person or persons violating any such covenants and restrictions, and either to prevent him or them from doing or to recover damages for such violation. It being understood that this right extends not only to the present owners of said property, but also to any future property owners therein.
9. Property shall be used for residential purposes only. No commercial uses are permitted.

**RESTRICTIONS ON LAKE USAGE**

1. No persons other than owners of property which touches the lake, or members of their household, may use the lake.
2. No mechanically-powered devices, including but not limited to gasoline powered motors, personal watercraft, and jetskis, may be used on the lake. Canoes and joniboats are permitted. No vessels longer than 16 feet are permitted.
3. No irrigation systems or similar equipment may pump water from the lake.
4. No boathouses or other structures may be built which project into the lake, other than a pier or walk which may project no more than three (3) feet into the lake and which are no larger than 60 square feet in surface area per lot. No other above-ground structure may be placed closer than 100 feet to the shore of the lake without specific written approval of the majority of the property owners entitled to use the lake.
5. Maintenance of the lake shall be shared by owners of property adjoining the lake. They shall contribute ratably to the cost of any materials and labor used in the repair and maintenance of the lake and structures associated therewith.

**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Larry Bristow  
 Mailing Address 445 Oak Valley Tr  
Columbiana, AL 35051

Grantee's Name Kelvin Parker Morris  
 Mailing Address 445 Oak Valley Tr  
Columbiana, AL 35051

Property Address 445 Oak Valley Tr  
Columbiana, AL 35051

Date of Sale 2-24-21  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 530,000<sup>00</sup>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other create life estate

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2-24-21

Print Larry L. Bristow

Unattested \_\_\_\_\_  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/24/2021 03:51:21 PM  
 \$561.00 CHARITY  
 20210224000093820

*Alvin S. Bayl*