

STATE OF Alabama

20210310000120480
03/10/2021 03:18:08 PM
DEEDS 1/5

DEED

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Warren Young aka James Warren Young and Peggy Young aka Peggy Hendon Young, a married couple, (hereinafter referred to as GRANTOR), does hereby release, remise, quitclaim and convey unto "Warren Young and Peggy Young, Trustees, or their successors in interest, of the Young Family Trust dated February 22, 2021, and any amendments thereto."

The following described interest in real estate situated in the County of Shelby and State of Alabama, to-wit:

See Attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

GRANTOR MAKES NO WARRANTY OR COVENANT RESPECTING THE NATURE OF THE QUALITY OF THE TITLE TO THE PROPERTY HEREBY CONVEYED OTHER THAN THE GRANTOR HAS NEITHER PERMITTED NOR SUFFERED ANY LIEN, ENCUMBRANCE OR ADVERSE CLAIM TO THE PROPERTY DESCRIBED HEREIN SINCE THE DATE OF ACQUISITION BY THE GRANTOR.

Property is and remains the homestead of the grantors.

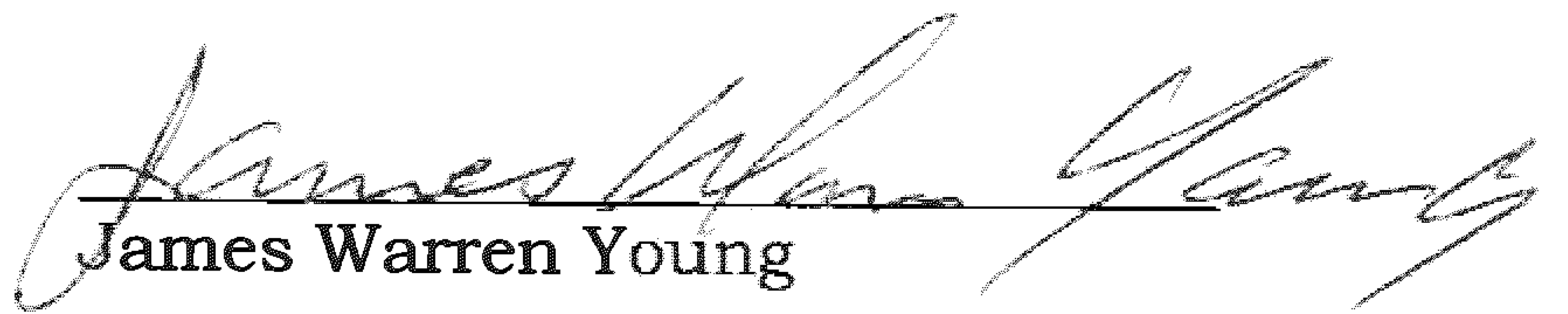
Subject to: SUBJECT TO: (1) Taxes for the year 2021 and subsequent years. (2) Easements, restrictions, reservations,

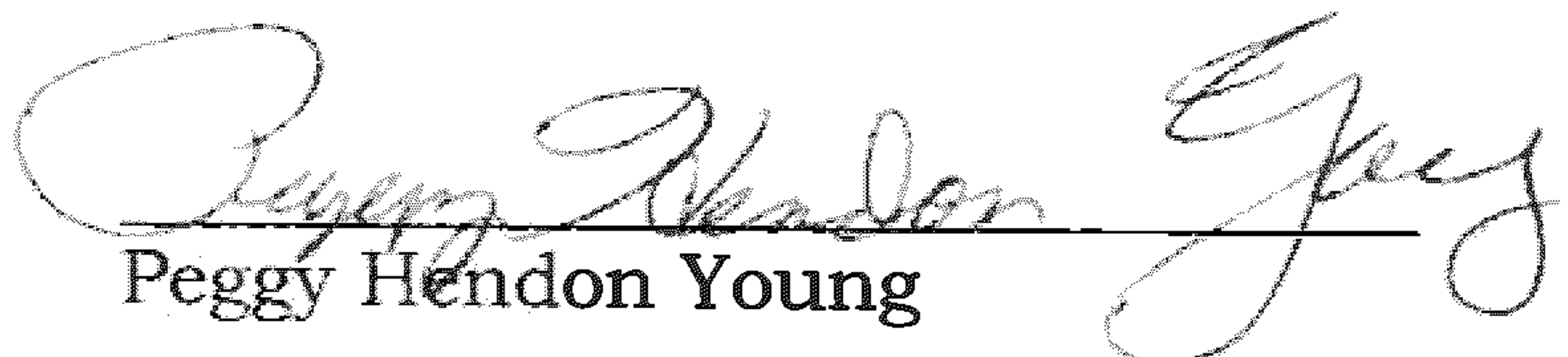
rights of way, limitations, covenants, and conditions of record, if any. No title search was performed. This deed was prepared with information furnished by the grantor/grantee herein and relied upon by the drafter.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEE, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of only those persons claiming by, through or under the grantor or grantor's title.

IN WITNESS WHEREOF, the undersigned has hereunto set its signature on this the 2/22/21.


James Warren Young

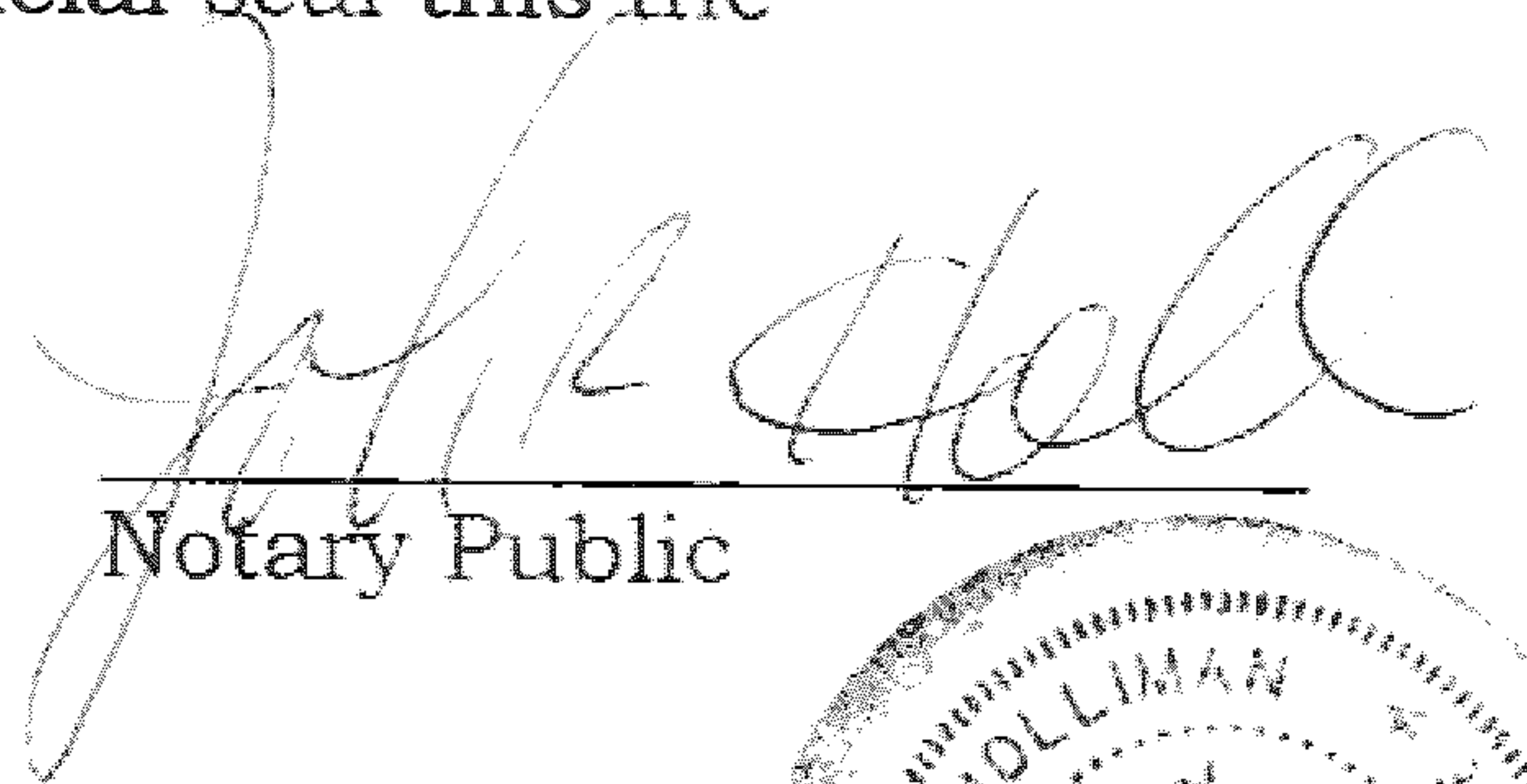

Peggy Hendon Young

STATE OF ALABAMA

COUNTY OF SHELBY

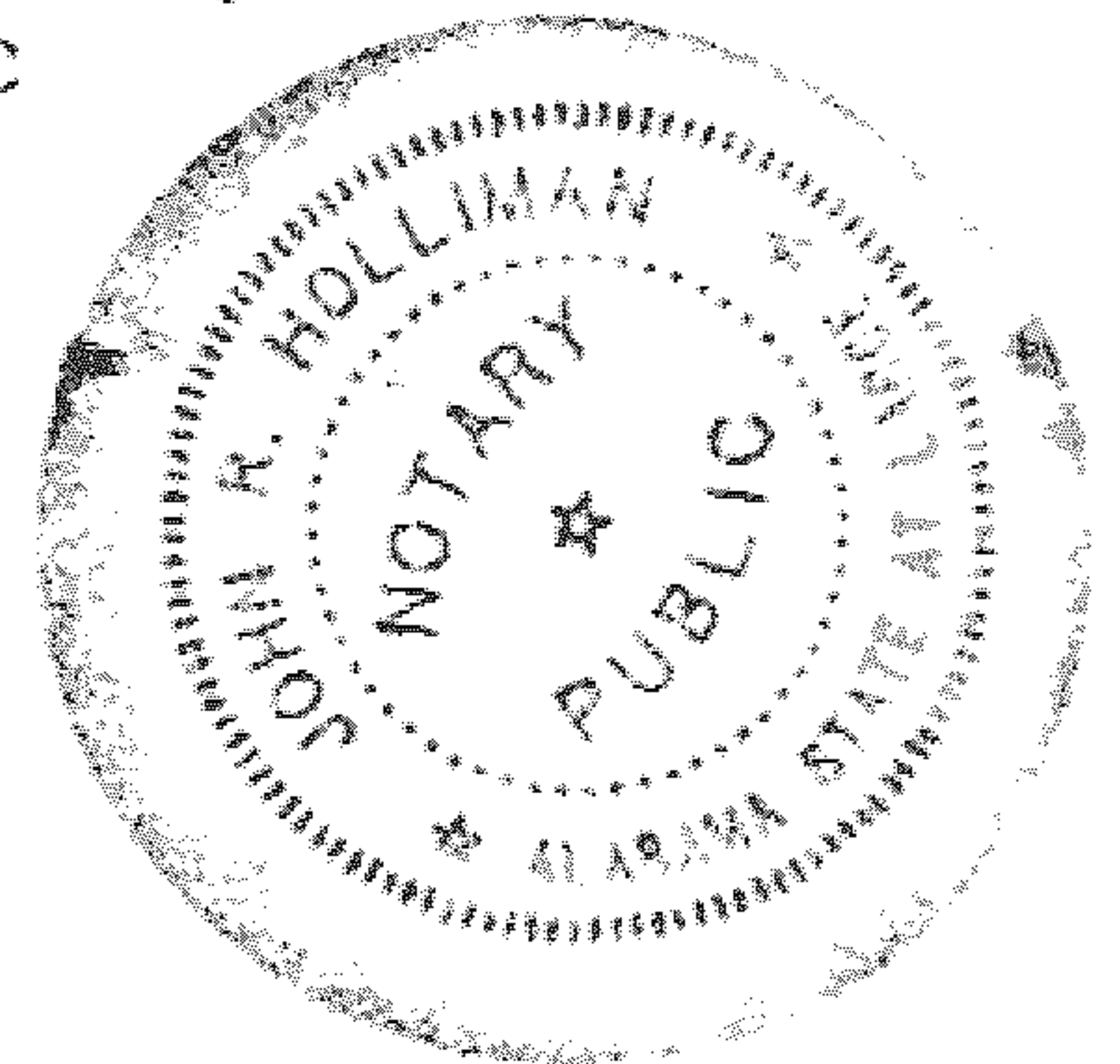
I, the undersigned, a notary public in and for said county in said state, hereby certify that Warren Young aka James Warren Young and Peggy Young aka Peggy Hendon Young, a married couple, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand and official seal this the
2/22/21.


Notary Public

My Commission Expires:

My Commission Expires August 28, 2022



“Exhibit A”

Beginning at the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 20, Range 2 West and run East 780.9 feet; thence run in a Southwesterly direction a distance of 1,104.3 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 780.9 feet to the point of beginning; being the same property conveyed to Alton Young by deed dated 9/21/48, recorded in Deed Book 132, Page 442, in the Probate Office of Shelby County, Alabama.

Begin at the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 16, Township 20 South, Range 2 West, thence run South along the East line of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 280.56 feet; thence turn a deflection angle of 155 degrees 42 minutes 16 seconds to the right and run a distance of 212.30 feet, to the Southeast right of way line of Shelby County Highway No. 11; thence turn a deflection angle of 69 degrees 23 minutes 24 seconds to the right and run along said Highway right of way a distance of 123.32 feet, to the East line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence turn an angle of 89 degrees 27 minutes 31 seconds to the right and run South along said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 7.0 feet to the point of beginning. Situated in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 16, Township 20 South, Range 2 West, Shelby County, Alabama.

Source of Title: Instrument # 20070723000342350

ALSO

Begin at the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, T-20-S R-2-W; thence proceed North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 7.00 feet, to the SE right of way line of Shelby County Highway No. 11; thence proceed North 43 degrees 43 minutes 45 seconds East along said right of way line for a distance of 420.20 feet to the P.C. of a right of way curve, whose Delta Angle is 16 degrees 19 minutes 26 seconds to the left, Radius is 2357.16 feet; Length of the Arc is 671.50 feet, to the P.T. of said curve and the West right of way of Shelby County Highway No 334; thence proceed along the West right of way of Highway No. 334, S 16 degrees 01 minutes 56 seconds East for a distance of 26.57 feet; thence continue along said right of way, S 02 degrees 01 minutes 54 seconds East for a distance of 83.77 feet; thence continue along said right of way South 15 degrees 19 minutes 21 seconds West for a distance of 69.37 feet; thence continue along said right of way South 18 degrees 29 minutes 04 seconds West for a distance of 40.26 feet; thence continue along said right of way S 05 degrees 37 minutes 45 seconds East, for a distance of 92.26 feet; thence continue along said right of way S 13 degrees 51 minutes 16 seconds East for a distance of 61.89 feet; thence continue along said right of way, S 14 degrees 27 minutes 54 seconds East for a distance of 99.52 feet; thence continue along said right of way S 23 degrees 06 minutes 07 seconds E, for a distance of 120.53 feet; thence proceed S 48 degrees 14 minutes 14 seconds W for a distance of 300.00 feet; thence proceed S 71 degrees 58 minutes 04 seconds W for a distance of 271.77 feet, to the South line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16; thence proceed N 89 degrees 27 minutes 31 seconds West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 254.67 feet, to the point of beginning.

This parcel contains 5 acres, more or less.

Subject to existing easements, restrictions, limitations, rights of way, if any, of record.

Source of Title: Deed Book 1996 Page 07489

Real Estate Sales Validation Form

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

Grantor's Name	Warren Young AKA James Young	Grantee's Name	Warren and Peggy Young, Trustees
Mailing Address	101 OLD FIELDS ROAD	Mailing Address	of the Young Family Trust
	PELHAM AL 35124		101 OLD FIELDS ROAD
			PELHAM AL 35124
Property Address	101 OLD FIELDS ROAD	Date of Sale	2/22/21
	PELHAM AL 35124	Total Purchase Price	\$
	PARCEL #: 14 5 16 0 000 002.000	or	
	PARCEL #: 14 5 16 0 000 001.002	Actual Value	\$
		or	
		Assessor's Market Value	\$233,050.00

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	☐ Appraisal
☐ Sales Contract	☒ Other
☐ Closing Statement	

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.

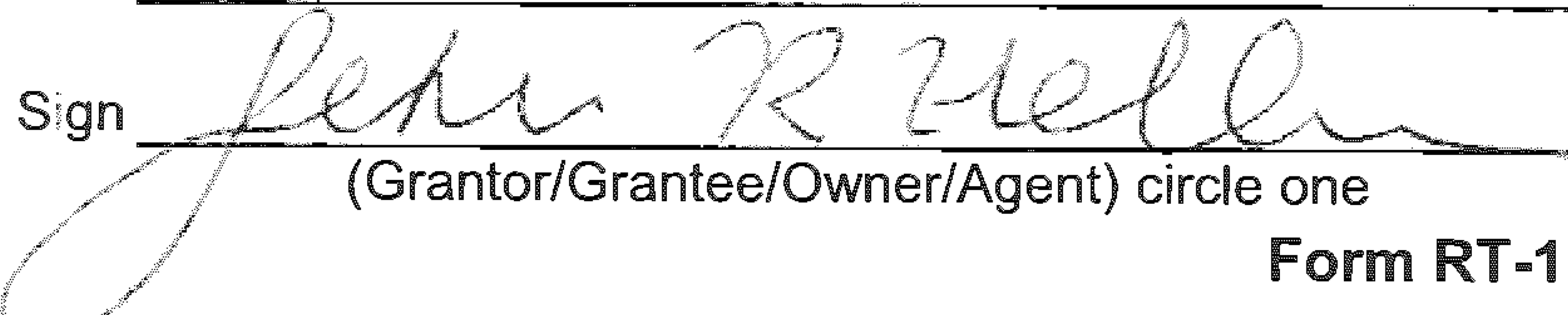
Date of Sale - the date on which interest to the property was conveyed.

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.

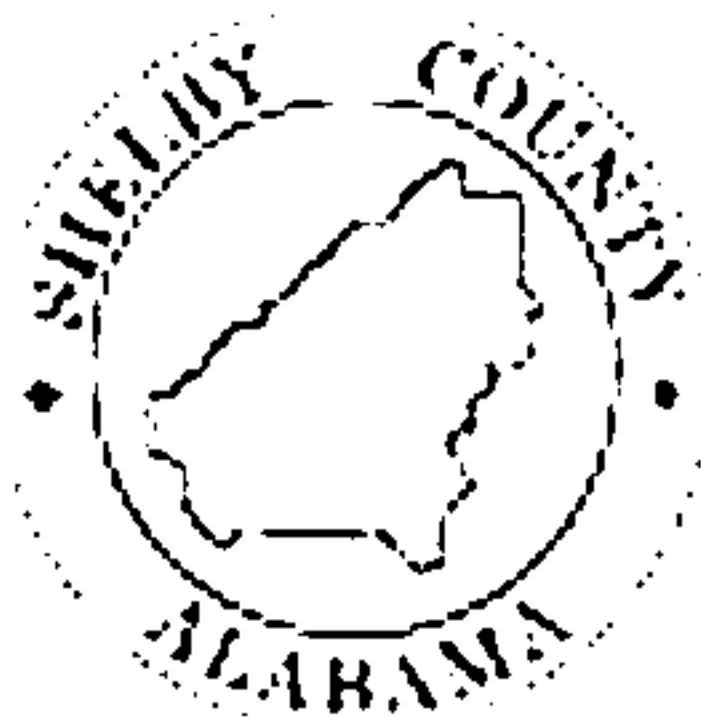
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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	3/10/2021	Print	John R. Holliman
☐ Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2021 03:18:08 PM
\$270.50 CHERRY
20210310000120480

Allen S. Bayl