

**This property constitutes the homestead real property of Grantors.**

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 25<sup>th</sup> day of February, 2021.

GRANTOR: [Signature], also known as,

[Signature] (SEAL)  
RICHARD W. MATTHEWS, also  
known as R. WAYNE MATTHEWS

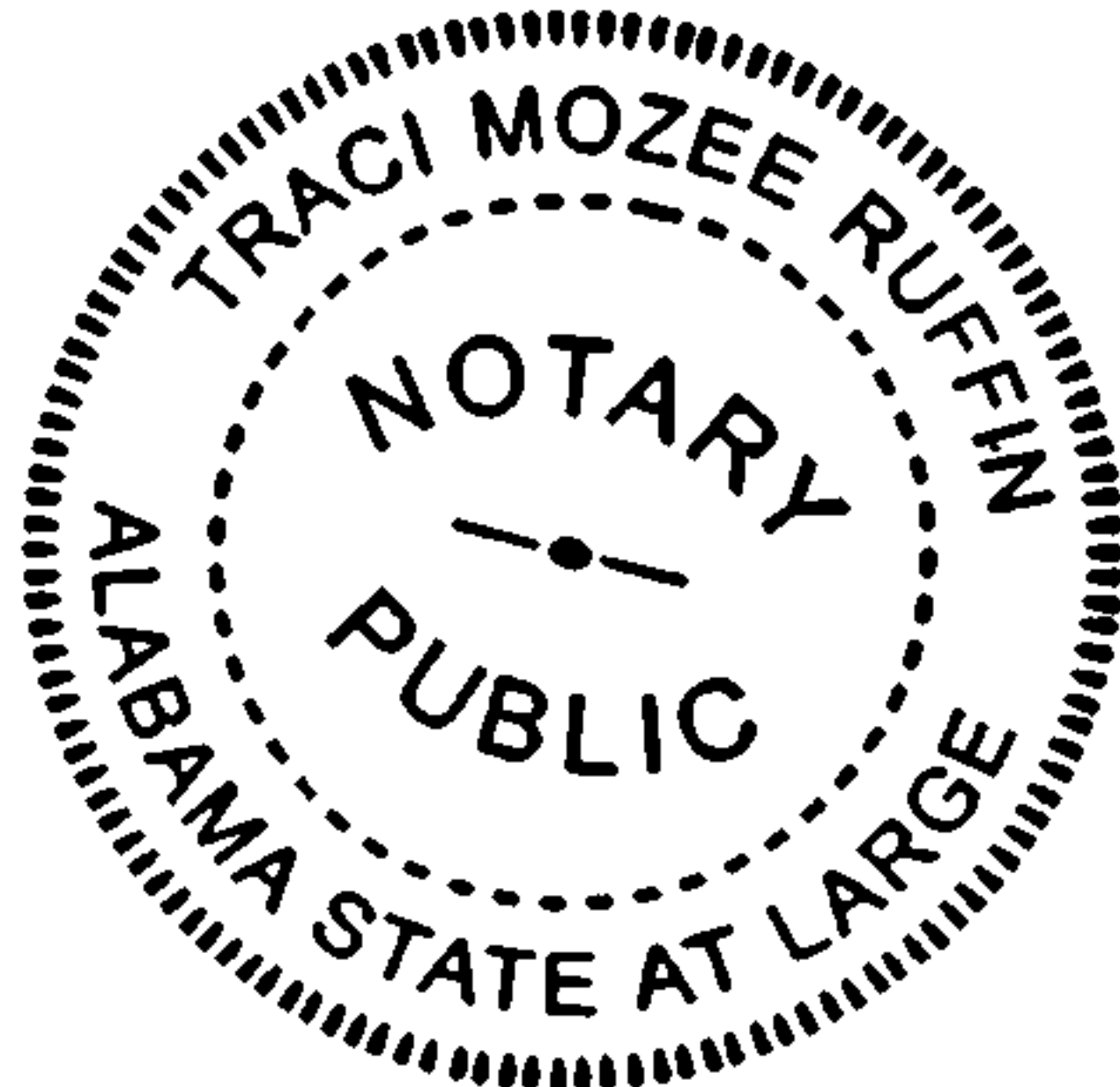
STATE OF Alabama  
COUNTY OF Shelby

I, Traci Mozee Ruffin, the undersigned Notary Public in and for said State and County, hereby certify that RICHARD W. MATTHEWS, also known as R. WAYNE MATTHEWS, a married man, 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, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of February, 2021.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: May 4, 2024



GRANTOR:

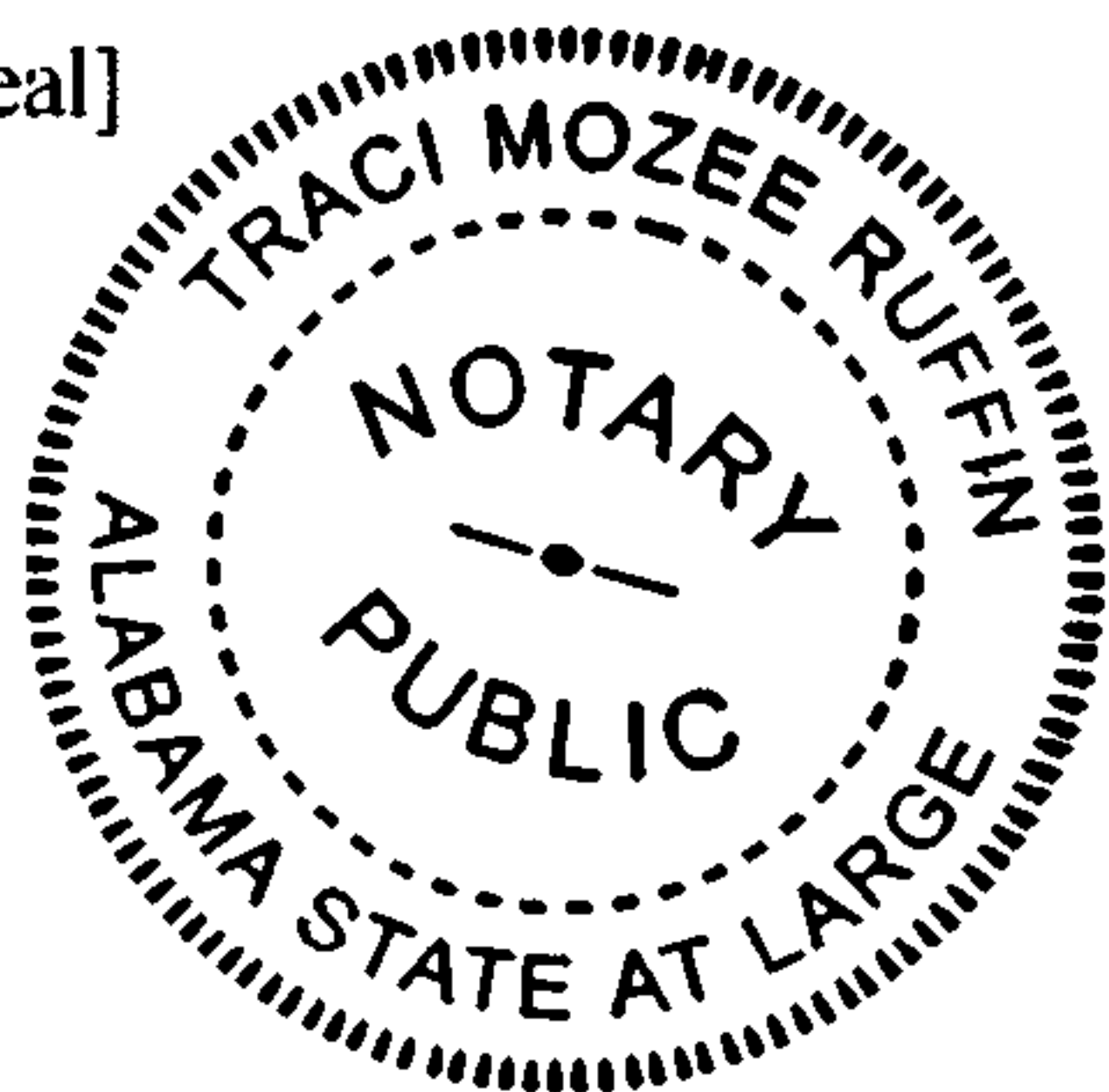
Alice B. Matthews (SEAL)  
ALICE B. MATTHEWS

STATE OF Alabama  
COUNTY OF Shelby

I, Traci Mozee Ruffin, the undersigned Notary Public in and for said State and County, hereby certify that ALICE B. MATTHEWS, a married woman, 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, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of February, 2021.

[Affix Notary Seal]



Traci Mozee Ruffin  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: May 4, 2024

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

When recorded, please mail to:

RICHARD W. MATTHEWS  
ALICE B. MATTHEWS  
77 SKYRIDGE DRIVE  
CHELSEA, AL 35043

The Grantee's address is:

RICHARD W. MATTHEWS  
ALICE B. MATTHEWS  
77 SKYRIDGE DRIVE  
CHELSEA, AL 35043

**EXHIBIT A**

[Legal Description]

**PARCEL I**

LOT 1, ACCORDING TO THE SURVEY OF SKY RIDGE SUBDIVISION, AS RECORDED IN MAP BOOK 23, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**PARCEL II:**

60.0 FOOT EASEMENT FOR INGRESS, EGRESS & UTILITIES CENTERLINE DESCRIPTION TOWIT: FROM THE S.W. CORNER OF THE NE 1/4-NW 1/4 OF SECTION 23, T19S-R1W, RUN THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID NE 1/4-NW 1/4 A DISTANCE OF 17.49 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF HEREIN DESCRIBED EASEMENT FOR INGRESS AND EGRESS AND UTILITIES; THENCE TURN 55 DEG. 25' 49" LEFT AND RUN 99.24 FEET ALONG SAID EASEMENT CENTERLINE AND THE FOLLOWING COURSES: 06 DEG. 03' 54" LEFT FOR 104.89 FEET; 12 DEG. 24' 30" LEFT FOR 175.59 FEET; 10 DEG. 38' RIGHT FOR 201.28 FEET; 12 DEG. 54' 55" RIGHT FOR 165.02 FEET; 05 DEG. 37' 50" LEFT FOR 265.89 FEET; 15 DEG. 35' 30" RIGHT FOR 323.69 FEET; 13 DEG. 58' 30" LEFT FOR 188.54 FEET; 08 DEG. 44' RIGHT FOR 128.93 FEET TO A POINT ON THE NORTH BOUNDARY OF AFOREMENTIONED SECTION 23; THENCE TURN 180 DEG. 00' RIGHT AND RUN ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 50.72 FEET; THENCE TURN 92 DEG. 06' 49" LEFT AND CONTINUE ALONG SAID EASEMENT CENTERLINE A DISTANCE OF 64.81 FEET AND THE FOLLOWING COURSES: 54 DEG. 49' 11" RIGHT FOR 141.23 FEET; 12 DEG. 33' 27" LEFT FOR 110.76 FEET; 20 DEG. 34' 50" LEFT FOR 169.50 FEET; 15 DEG. 05' 36" RIGHT FOR 86.16 FEET; 36 DEG. 33' 41" RIGHT FOR 166.53 FEET; 29 DEG. 09' 29" LEFT FOR 97.38 FEET; 14 DEG. 44' 38" LEFT FOR 198.02 FEET; 16 DEG. 40' 30" LEFT FOR 276.22 FEET; 34 DEG. 30' 41" LEFT FOR 274.24 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NW 1/4-NE 1/4 OF AFOREMENTIONED SECTION 23. THENCE TURN 02 DEG. 14' 58" RIGHT AND CONTINUE ALONG SAID EASEMENT A DISTANCE OF 473.26 FEET TO THE P.C. OF A CURVE CONCAVE RIGHT, HAVING A DELTA ANGLE OF 65 DEG. 53' 34" AND TANGENTS OF 100.0 FEET AND A CENTERLINE ARC DISTANCE OF 177.45 FEET TO THE P.T.; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 96.95 FEET; THENCE TURN 122 DEG. 12' 30" LEFT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE TO A POINT ON THE NORTH BOUNDARY OF SW 1/4-NE 1/4 OF SECTION 23, T19S-R1W; THENCE TURN 180 DEG. 00' RIGHT AND RUN 760.84 FEET ALONG SAID EASEMENT CENTERLINE THENCE TURN 57 DEG. 47' 30" LEFT AND RUN 338.44 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 02 DEG. 42' 42" RIGHT AND RUN 588.77 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 46 DEG. 35' 43" AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 141.64 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 77.80 FEET; THENCE TURN 116 DEG. 34' 50" LEFT AND RUN 68.62 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180 DEG. 00' RIGHT AND RUN 211.45 FEET ALONG SAID EASEMENT CENTERLINE TO THE PC OF A CURVE CONCAVE RIGHT HAVING A DELTA ANGLE OF 17 DEG. 17' 51" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 158.78 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 301.63 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27 DEG. 09' 45" AND TANGENTS OF 80 FEET AND A CENTERLINE ARC DISTANCE OF 156.99 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 214.77 FEET TO THE PC OF A CURVE CONCAVE

21-046518 (LB)



RIGHT, HAVING A DELTA ANGLE OF 30 DEG. 36' 35" AND TANGENTS OF 80.0 FEET AND A CENTERLINE ARC DISTANCE OF 156.18 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 39.20 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 27 DEG. 45' 20" AND TANGENTS OF 75.0 FEET AND A CENTERLINE ARC DISTANCE OF 147.06 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 308.97 FEET; THENCE TURN 154 DEG. 51' 35" LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06 DEG. 48' RIGHT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00 DEG 50' 46" RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 180 DEG. 00' RIGHT AND RUN 321.84 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 00 DEG. 50' 46" LEFT AND RUN 213.47 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 06. DEG. 48' LEFT AND RUN 278.49 FEET ALONG SAID EASEMENT CENTERLINE; THENCE TURN 09 DEG. 12' LEFT AND RUN SAID EASEMENT CENTERLINE A DISTANCE OF 261.83 FEET TO A POINT ON THE EAST BOUNDARY OF THE SE 1/4-SW 1/4 OF SECTION 23, T19S-R1W; THENCE CONTINUE ALONG SAID COURSE A DISTANCE OF 176.36 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 54 DEG. 03' 57" AND TANGENTS OF 306.47 FEET AND A CENTERLINE ARC DISTANCE OF 566.76 FEET TO THE PC OF A REVERSE CURVE CONCAVE RIGHT HAVING A DELTA ANGLE OF 74 DEG. 40' 50" AND TANGENTS OF 100.00 FEET AND A CENTERLINE ARC DISTANCE OF 170.85 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 719.70 FEET TO THE PC OF A CURVE CONCAVE LEFT, HAVING A DELTA ANGLE OF 48 DEG. 19' 01" AND TANGENTS OF 250.0 FEET AND A CENTERLINE ARC DISTANCE OF 470.01 FEET TO THE PT; THENCE ALONG THE TANGENT CENTERLINE A DISTANCE OF 730.31 FEET TO A POINT OF TERMINATION OF HEREIN DESCRIBED EASEMENT CENTERLINE ON THE NORTH BOUNDARY OF OLD U.S. HWY. #280 (80' R.O.W.), AND FURTHER, FROM THE DESCRIBED POINT OF TERMINATION BACK NORTH/NORTHEASTERLY ALONG THE DESCRIBED CENTERLINE TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF THE SE 1/4-SW 1/4 OF SECTION 23, T19SR1W, TRACKS IN CLOSE PROXIMITY THAT CERTAIN EASEMENT CENTERLINE DESCRIBED IN BOOK 184 AT PAGE 89; SAID PROPERTY BEING SITUATED IN SHELBY COUNTY, ALABAMA.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

## Real Estate Sales Validation Form

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

Grantor's Name R. Wayne Matthews  
 Mailing Address Alice B. Matthews  
 77 Skyridge Drive  
 Chelsea, AL 35043

Grantee's Name Richard W. Matthews  
 Mailing Address Alice B. Matthews  
 77 Skyridge Drive  
 Chelsea, AL 35043

Property Address 77 Skyridge Drive  
 Chelsea, AL 35043

Date of Sale 02/25/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 487,380.00

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☐ Sales Contract☐ Closing Statement☐ Appraisal☒ Other

Tax Cert

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 02/25/2021

Print Richard W Matthews Alice B Matthews

Unattested

*Imma May Rupp*  
 (verified by)

Sign

*[Signature]*  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/19/2021 02:11:48 PM  
 \$39.00 CHARITY  
 20210319000139650

Print Form

Form RT-1

Alicia S. Bayl