

THIS INSTRUMENT PREPARED BY:  
James J. Odom, Jr.  
Post Office Box 11244  
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:  
Lorine S. Cantrell  
461 O'Neal Drive  
Hoover, AL 35226

STATE OF ALABAMA )  
COUNTY OF SHELBY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned, James J. Odom, Jr., a married man ("Grantor"), in hand paid by Lorine S. Cantrell ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee an undivided one-half interest in and to the following described real estate, situated in Shelby County, Alabama (the "Real Estate"), to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

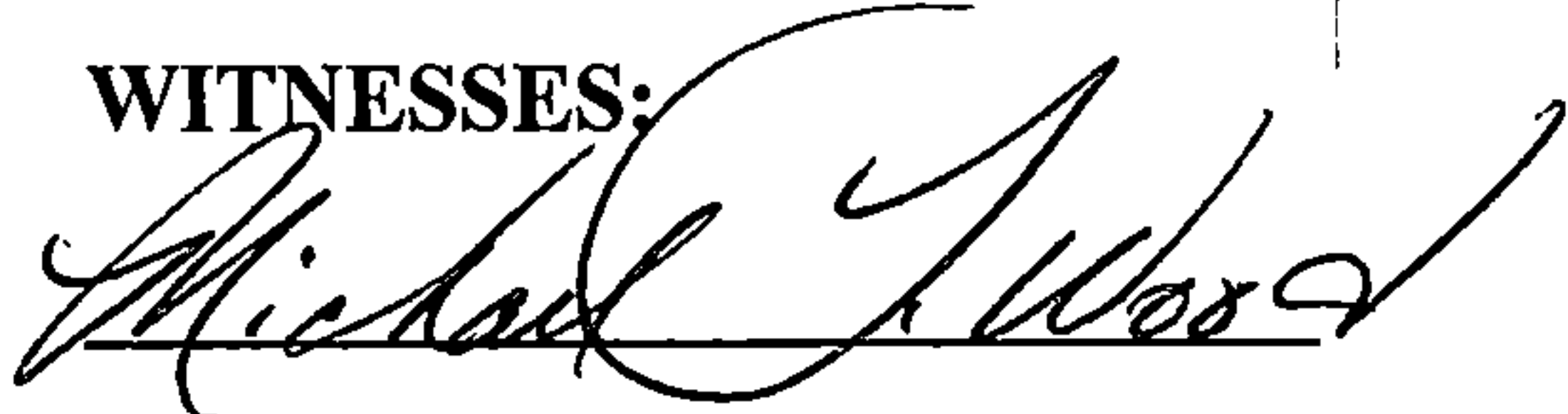
This property does not constitute the homestead of Grantor herein.

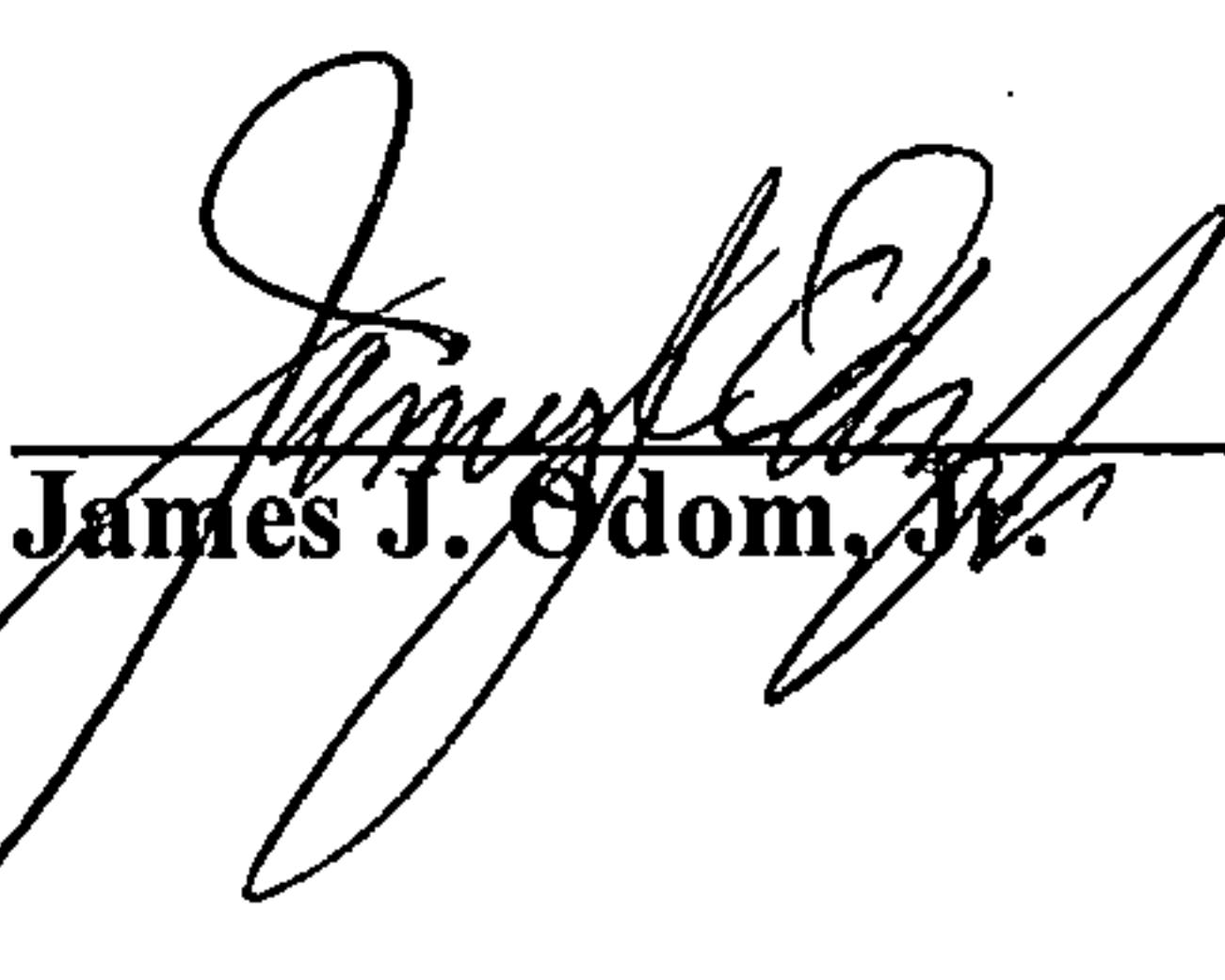
TO HAVE AND TO HOLD to the Grantee, her heirs and assigns forever.

And Grantor does for himself, his heirs and assigns, covenant with Grantee, her heirs and assigns, that he is lawfully seized in fee simple of the Real Estate; that the Real Estate is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and his heirs and assigns shall, warrant and defend the same to the Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has executed this conveyance on this the \_\_\_\_\_ day of April, 2021.

WITNESSES:




  
James J. Odom, Jr.

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James J. Odom, Jr., 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5<sup>th</sup> day of April, 2021.

  
Notary Public

My Commission Expires: 7/19/22



## Legal Description:

## TRACT ONE:

A parcel of land in the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:  
Commence at the Southwest corner of said Section 13; thence run East along the South section line 1152.30 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 1611.34 feet to the point of beginning; thence turn right 41 deg. 49 min. 43 sec. and run Northeast 60.27 feet; thence turn left 14 deg. 41 min. 08 sec. and run Northeast 206.03 feet; thence turn left 00 deg. 46 min. 10 sec. and run Northeast 238.97 feet; thence turn left 11 deg. 31 min. 45 sec. and run Northeast 169.56 feet; thence turn right 15 deg. 20 min. 44 sec. and run Northeast 250.39 feet; thence turn right 05 deg. 54 min. 10 sec. and run Northeast 41.32 feet; thence turn right 78 deg. 38 min. 15 sec. and run Southeast 446.83 feet; thence turn right 85 deg. 05 min. 06 sec. and run Southwest 180.39 feet; thence turn right 25 deg. 13 min. 06 sec. and run Southwest 311.79 feet; thence turn left 10 deg. 33 min. 00 sec. and run Southwest 394.55 feet; thence turn left 07 deg. 14 min. 56 sec. and run Southwest 106.10 feet; thence turn right 88 deg. 54 min. 30 sec. and run Northwest 318.81 feet to the point of beginning; being situated in Shelby County, Alabama.

## TRACT TWO:

A parcel of land situated in the Southwest 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of said Section 13; thence East along the South line of said Section a distance of 932.29 feet to a point; thence left 64 degrees 34 minutes 37 seconds in a Northerly direction a distance of 940.95 feet to a point; thence left 76 degrees 41 minutes 57 seconds in a Northwesterly direction a distance of 143.35 feet to a point on a curve of the Northerly right of way of a proposed public road, being the point of beginning; thence continue along last described course a distance of 377.66 feet to a point on top of a mountain; thence right 65 degrees 38 minutes 43 seconds along top of mountain in a Northeasterly direction a distance of 51.83 feet to a point; thence right 6 degrees 10 minutes 41 seconds along top of mountain a distance of 127.88 feet to a point; thence right 6 degrees 49 minutes 45 seconds along top of mountain a distance of 219.53 feet to a point; thence right 14 degrees 23 minutes 45 seconds along top of mountain a distance of 94.81 feet to a point; thence right 74 degrees 18 minutes 52 seconds leaving top of mountain in a Southeasterly direction a distance of 742.89 feet to the Westerly right of way of a proposed road and a curve to the right; thence right 108 degrees 36 minutes 33 seconds to the tangent of said curve, said curve having a central angle of 19 degrees 54 minutes 45 seconds and a radius of 374.26 feet; thence along and with the arc of said curve and proposed right of way a distance of 130.07 feet to the P.T. of said curve; thence continue along last stated course and right of way a distance of 240.93 feet to the P.C. of a curve to the left having a central angle of 12 degrees 27 minutes 43 seconds and a radius of 1467.26 feet to a point; thence left and along said curve and right of way an arc distance of 319.13 feet to the point of beginning.

LESS AND EXCEPT the following real property:

1. The property described as a Resurvey of Laurel Cliffs Subdivision as recorded in Map Book 12, Page 35, in the Office of the Probate Judge of Shelby County, Alabama.
2. That real property described as a Survey of Laurel Cliffs Subdivision, First Addition, as recorded in Map Book 12, Page 95, in the Office of the Probate Judge of Shelby County, Alabama.

AND LESS AND EXCEPT the following described real estate:

A parcel of land in the SW 1/4 of Section 13, Township 20 South, Range 3 West, City of Pelham, Shelby County, Alabama, described as follows:  
Begin at the Northeast corner of Lot 1 of A Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35; thence run South along the East line of said Lot 1 a distance of 35.44 feet to a point on the Northwest right of way of Yeager Parkway (70 foot right of way), said point being on a clockwise curve having a delta





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Shelby Cnty Judge of Probate, AL  
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LEGAL DESCRIPTION, CONTINUED

angle of 09 degrees 51 minutes 44 seconds and a radius of 1467.26 feet; thence turn left 152 degrees 20 minutes 26 seconds to tangent and run Northeast along the arc of said curve 252.56 feet to the point of a counterclockwise curve having a delta angle of 128 degrees 31 minutes 18 seconds and a radius of 19.40 feet; thence run along the arc of said curve 43.52 feet; thence continue West along the South right of way of Laurel Court (50 foot right of way) as shown on the map of Laurel Cliffs, First Addition as recorded in Map Book 12, Page 95, in the Office of the Judge of Probate a distance of 120.15 feet; thence turn left 89 degrees 00 minutes 00 seconds and run South along the East lines of Lots 9 through 2 of a Resurvey of Laurel Cliffs as recorded in Map Book 12, Page 35, a distance of 207.00 feet to the point of beginning.

According to survey of Amos Cory, Reg. No. 10550, dated October 19, 1988.

Which is one and the same property as the following:

A parcel of land in the Southwest Quarter of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 13, and run East along the South Section line 1152.30 feet; thence turn left 90 degrees 00 minutes 00 seconds and run North 1611.34 feet to the point of beginning; thence turn right 116 degrees 08 minutes 35 seconds and run Southeast 265.32 feet, said point being identified as the Northerly intersection of the rights of way of Carl Nichols Drive as dedicated by the map of A Resurvey of Laurel Cliffs, as recorded in Map Book 12, Page 35, in the Office of the Judge of Probate Of Shelby County, Alabama; thence turn right 91 degrees 00 minutes 00 seconds and run Southwest 547.94 feet along the Northwest right of way of said Carl Nichols Drive to the intersection of said right of way with the Southwest right of way of Laurel Drive; thence turn right 101 degrees 38 minutes 14 seconds and run Northwest 270.00 feet to a point on the top of the mountain; thence run Northeast "along the top of the mountain or ridge" the following bearings and distances; thence turn right 65 degrees 68 minutes 43 seconds a distance of 51.83 feet to a point; thence turn right 06 degrees 10 minutes 41 seconds a distance of 127.88 feet; thence turn right 06 degrees 49 minutes 45 seconds a distance of 219.53 feet; thence turn right 14 degrees 23 minutes 45 seconds a distance of 94.81 feet to the point of beginning.



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## Real Estate Sales Validation Form

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

Grantor's Name:

James J. Odom, Jr.

Mailing Address:

P.O. Box 11244

Birmingham, AL 35202-1244

Property Address:

Vacant land situated in

Shelby County, Alabama

Grantee's Name:

Lorine S. Cantrell

Mailing Address:

461 O'Neal Drive

Hoover, AL 35226

Date of Sale: \_\_\_\_\_

Total Purchase Price or Actual Value or

Assessor's Market Value: \$79,950.00 (1/2 int.)

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 \_\_\_\_\_

Contract \_\_\_\_\_

Other \_\_\_\_\_

Appraisal \_\_\_\_\_

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 applicable.

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.

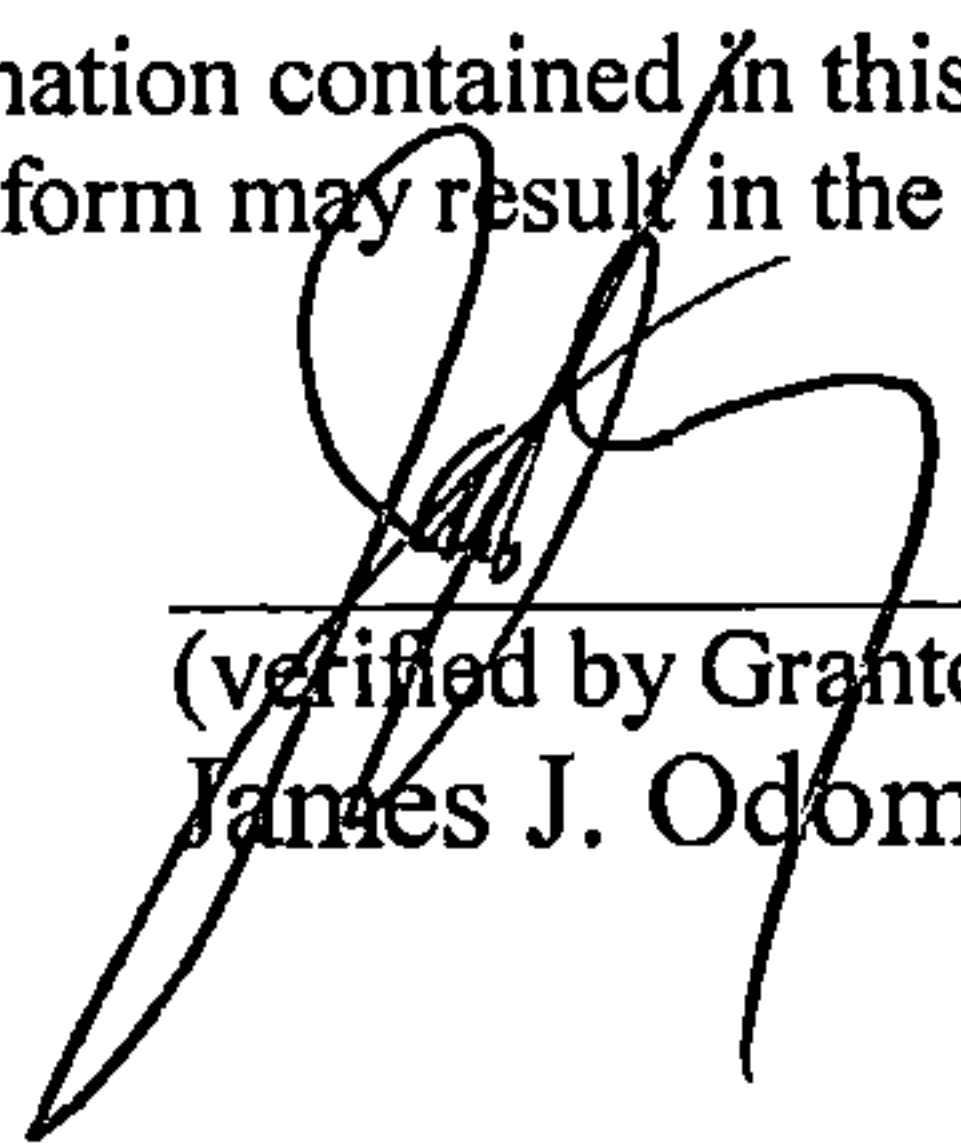
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provide 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 Section 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 Section 40-22-1 (h).

Date: April 5, 2021

Form RT-1

  
(verified by Grantor/Grantee/Agent) Circle One  
James J. Odom, Jr.