

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of twenty seven thousand five hundred and no/100 dollars (\$27,500.00) being the contract sales price to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, First Bank of Alabama fka SouthFirst Bank (Grantor) whose address is P.O. BOX 797, Talladega, Alabama 35151 does grant, bargain, sell and convey unto Tyler E. Greene (Grantee) whose address is 432 Cambian Ridge Trail, Pelham, Alabama 35124, the following described real estate situated in Shelby County, Alabama-wit:

A parcel of land in the S 1/2 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the SW corner of said Section 13; thence run east along the South Section line a distance of 1671.29 feet; thence turn left 64 degrees 56 minutes 13 seconds and run Northeast a distance of 138.00 feet; thence turn left 115 degrees 03 minutes 57 seconds and run West a distance of 155.00 feet to the point of beginning; thence continue last course a distance of 206.65 feet to a point in the center of Martin Street; thence run Northeasterly along the center of said street the following courses: turn right 104 degrees 37 minutes 47 seconds a distance of 93.63 feet; turn right 10 degrees 37 minutes 36 seconds a distance of 379.44 feet; turn left 06 degrees 17 minutes 36 seconds a distance of 84.18 feet; turn right 07 degrees 57 minutes 54 seconds a distance of 91.03 feet; turn right 05 degrees 33 minutes 00 seconds a distance of 127.39 feet; turn right 05 degrees 15 minutes 40 seconds a distance of 193.09 feet; turn left 02 degrees 48 minutes 54 seconds a distance of 107.81 feet; thence leaving said street, turn right 91 degrees 04 minutes 13 seconds and run Southeast a distance of 321.48 feet to the top of Little Oak Ridge; thence turn right 91 degrees 43 minutes 26 seconds and run Southwest 270.48 feet along the top of said ridge; thence turn left 02 degrees 24 minutes 36 seconds and run Southwest a distance of 55.63 feet along said ridge to a point on the South right of way of Plantation Pipe Line (50-foot right of way); thence turn right 63 degrees 30 minutes 00 seconds and run Westerly 175.00 feet along said right of way; thence turn left 72 degrees 48 minutes 51 seconds and run Southerly 564.72 feet to the point of beginning; being situated in Shelby County, Alabama. aka 1200 Martin Street, Pelham, Alabama 35124

Subject to:

Advalorem taxes due October 1, 2021. and thereafter.

Minerals and mining rights not owned by Grantor.

Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 170, Page 290; Deed Book 242, Page 952; Deed Book 141, Page 596; and Deed Book 248, Page 842, in Probate Office.

Easements to Plantation Pipeline as recorded in Deed Book 112, Page 217; and Deed Book 254, Page 323, in Probate Office.

Any part of caption lands lying within Martin Street.

Easements to Level 3 as recorded in Instrument #1999-43571; and Instrument #1999-47308, in Probate Office.

\$21,300.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A PURCHASE MONEY MORTGAGE.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 30 day of June, 2021.

**First Bank of Alabama
fka SouthFirst Bank**

By: _____

RANDALL L. FIELDS

Its Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Randall L. Fields whose name as Vice President of First Bank of Alabama fka SouthFirst Bank 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, he, as such officer, and with full authority, executed the same voluntarily for and as the act of First Bank of Alabama fka SouthFirst Bank



20210702000323350 2/2 \$31.50
Shelby Cnty Judge of Probate, AL
07/02/2021 02:00:04 PM FILED/CERT

Given under my hand and official seal of office this 30 day of June, 2021

Notary Public
Commission Expires: 11/09/22

PREPARED BY:
Gene W. Gray, Jr.
2100 SouthBridge Parkway, #338
Birmingham, AL 35209
205-8798-3400

SEND TAX NOTICE TO:
Tyler E. Greene
432 Cambian Ridge Trail
Pelham, Alabama 35124

