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07/07/2021 11:05:46 AM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Wedgworth 2019 Trust
912 Chestnut St.
Vestavia Hills, AL 35214

GENERAL WARRANTY DEED

M211079 ①
STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Thirty-One Thousand Dollars and NO/100 (\$131,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Billy Gene Alexander, a single man, Jill Alexander Armstrong, a single woman, and Gary Wayne Alexander, a single man,** (herein referred to as grantors), grant, sell, bargain and convey unto, **Lindsay W. Drancy, as Trustee under the Wedgworth 2019 Trust dated July 17, 2019** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY County, Alabama** to wit:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4, being an iron pin set with a SSI cap; thence run South 89 degrees, 59 minutes, 59 seconds West along the south line of said 1/4 - 1/4 for a distance of 363.57 feet to a found 5/8" rebar; thence run North 00 degrees, 17 minutes, 27 seconds West for a distance of 195.23 feet to an iron pin set with a SSI cap at the point of beginning; thence run North 00 degrees, 17 minutes, 27 seconds West for a distance of 21.45 feet to a found 5/8" rebar; thence run North 14 degrees, 58 minutes, 08 seconds West for a distance of 154.80 feet to a found capped rebar; thence run North 28 degrees, 49 minutes, 37 seconds West for a distance of 65.35 feet to a found capped rebar; thence run North 61 degrees, 57 minutes, 52 seconds West for a distance of 71.30 feet to a found 5/8" rebar; thence run North 34 degrees, 43 minutes, 22 seconds West for a distance of 171.98 feet to a found 1" opentop, being the center of a road; thence run South 76 degrees, 36 minutes, 03 seconds East along said road for a distance of 113.87 feet to a found pk nail; thence run North 77 degrees, 33 minutes, 58 seconds East along said road for a distance of 277.57 feet to a pk nail set on the Westerly right-of-way line of Alabama Highway 25; thence run South 06 degrees, 02 minutes, 25 seconds East along said right-of-way line for a distance of 145.03 feet to a found concrete monument, being on a curve to the left having a central angle of 19 degrees, 17 minutes, 07 seconds and a radius of 788.79 feet, with a chord bearing of South 15 degrees, 40 minutes, 59 seconds East, with a chord of 264.25 feet; thence run along the arc of said curve and also along said right-of-way line for a distance of 265.50 feet to an iron pin set with a SSI cap; thence run South 69 degrees, 25 minutes, 19 seconds West for a distance of 31.05 feet to an iron pin set with a SSI cap; thence run South 80 degrees, 42 minutes, 36 seconds West for a distance of 82.05 feet to an iron pin set with a SSI cap; thence run South 82 degrees, 53 minutes, 14 seconds West for a distance of 69.12 feet to an iron pin set with a SSI cap; thence run South 84 degrees, 52 minutes, 46 seconds West for a distance of 57.63 feet to the point of beginning. Said parcel of land containing 2.463 acres, more or less.

ALSO, a 20 foot easement for ingress and egress over and across said property 10 feet on either side of centerline of said easement and which centerline is described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4, thence North 0°46'51" West 520.7 feet

M211079

along the West line of said 1/4-1/4 to an existing fence, thence North 66°39'09" East 1174.5 feet along said fence to the westerly right of way of Alabama Highway 25; thence South 6°03'10" East 355.49 feet to the point of beginning; thence South 77°28'21" West 277.54 feet along said road; thence North 76°41'40" West 113.77 feet along said road; thence South 75°19'23" West 306.04 feet along said road.

ALSO, commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4, thence West along the South line of said 1/4-1/4 363.57 feet; thence North 00°17'27" West 216.68 feet to the Point of Beginning; thence North 14°59'23" West 154.77 feet; thence North 28°53'13" West 65.45 feet; thence North 62°14'43" West 71.29 feet.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said grantee, his/her heirs, successors, and assigns forever, against the lawful claims of all persons.

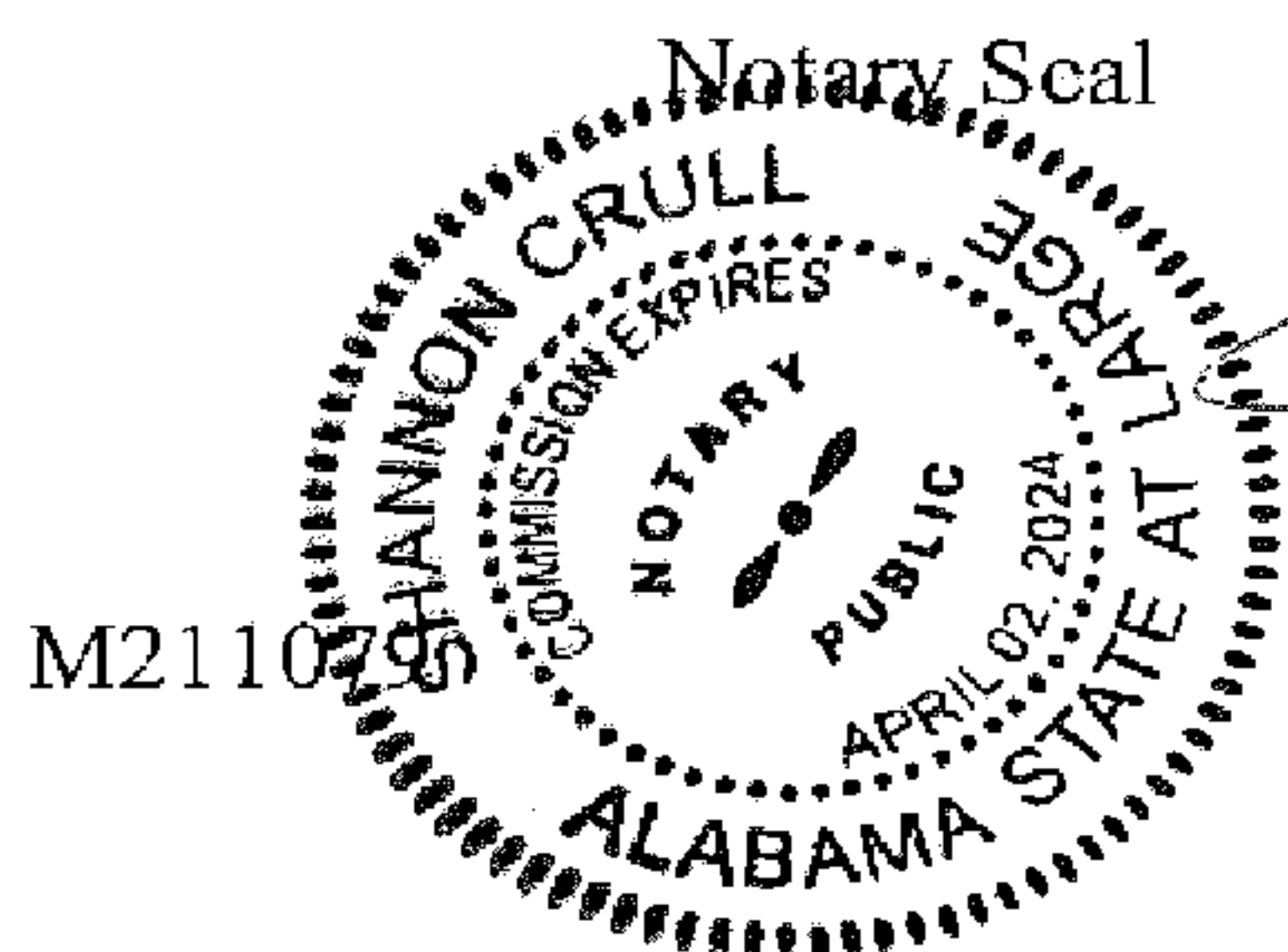
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this 30 day of June, 2021.

Billy Gene Alexander
Billy Gene Alexander

STATE OF Alabama
COUNTY OF Jefferson

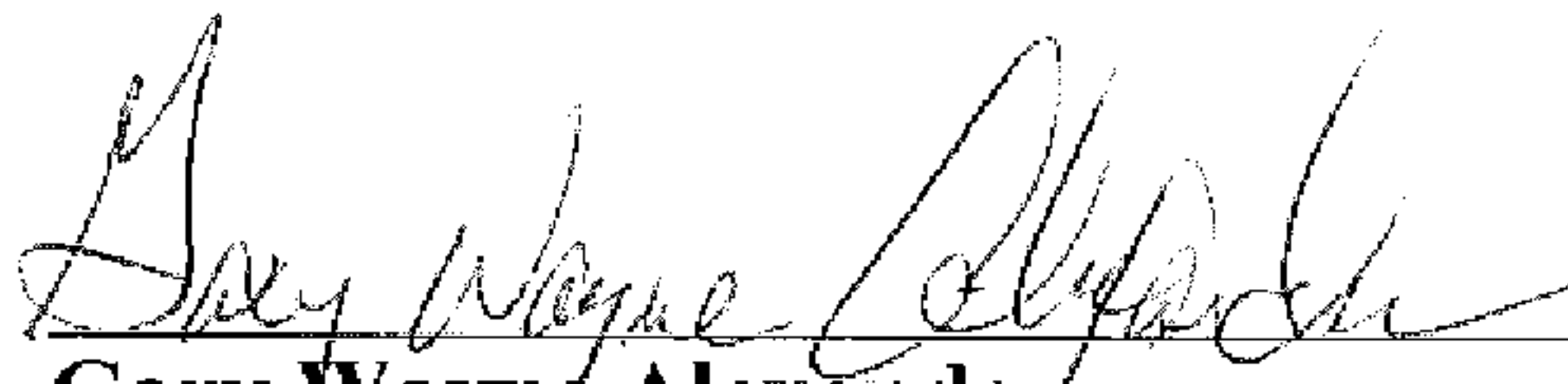
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Billy Gene Alexander** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2021.



[Signature]
Notary Public

My commission expires: 4/2/24

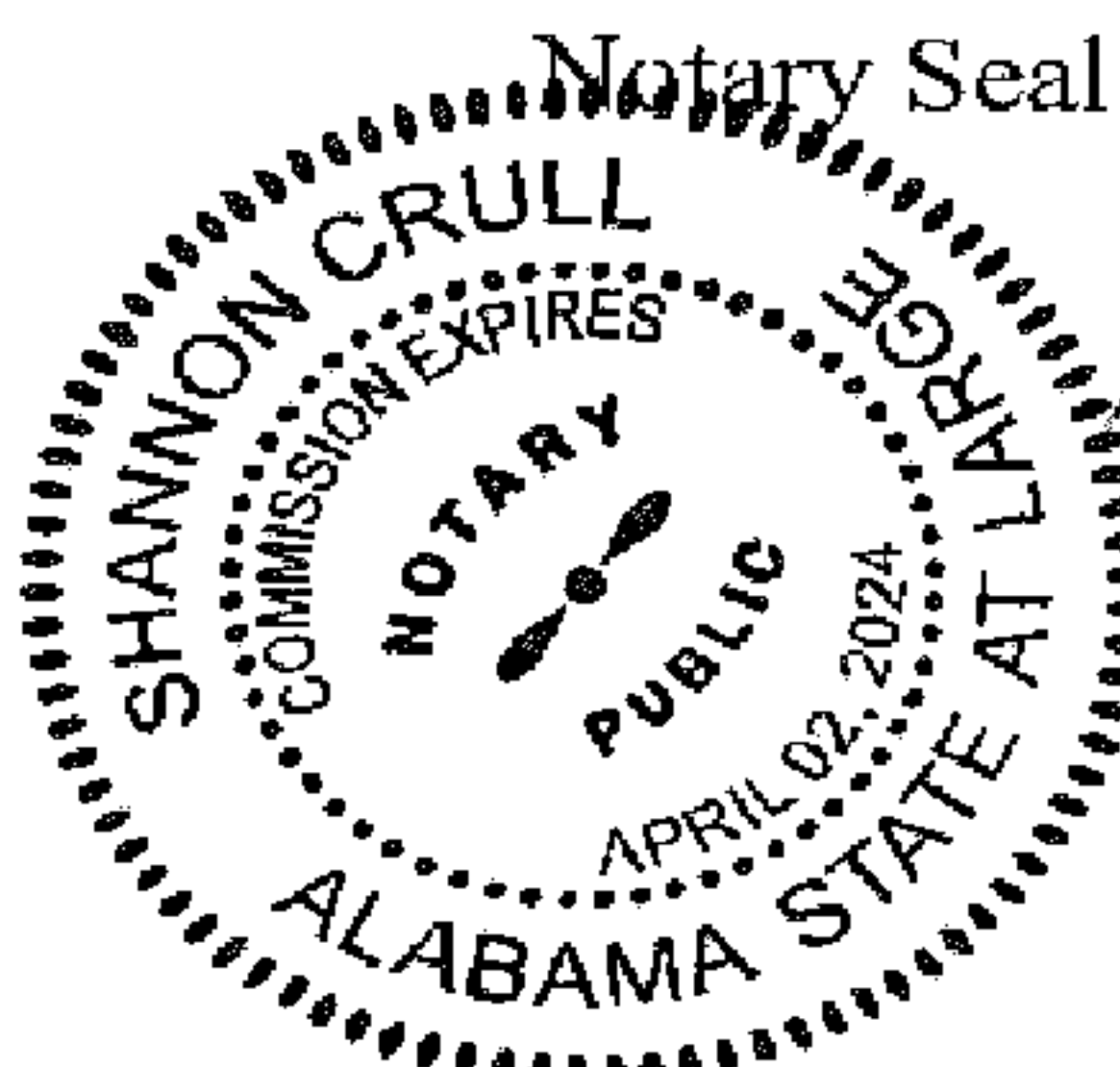



Gary Wayne Alexander

STATE OF Alabama
COUNTY OF Jefferson

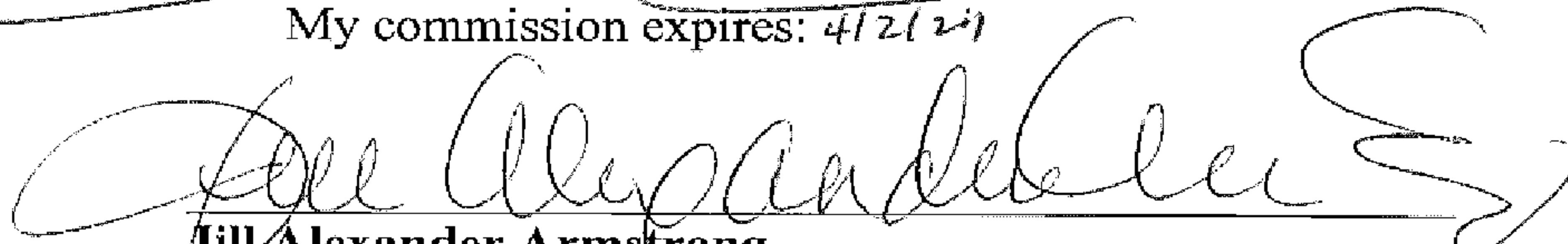
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Gary Wayne Alexander** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2021.





Notary Public
My commission expires: 4/2/24



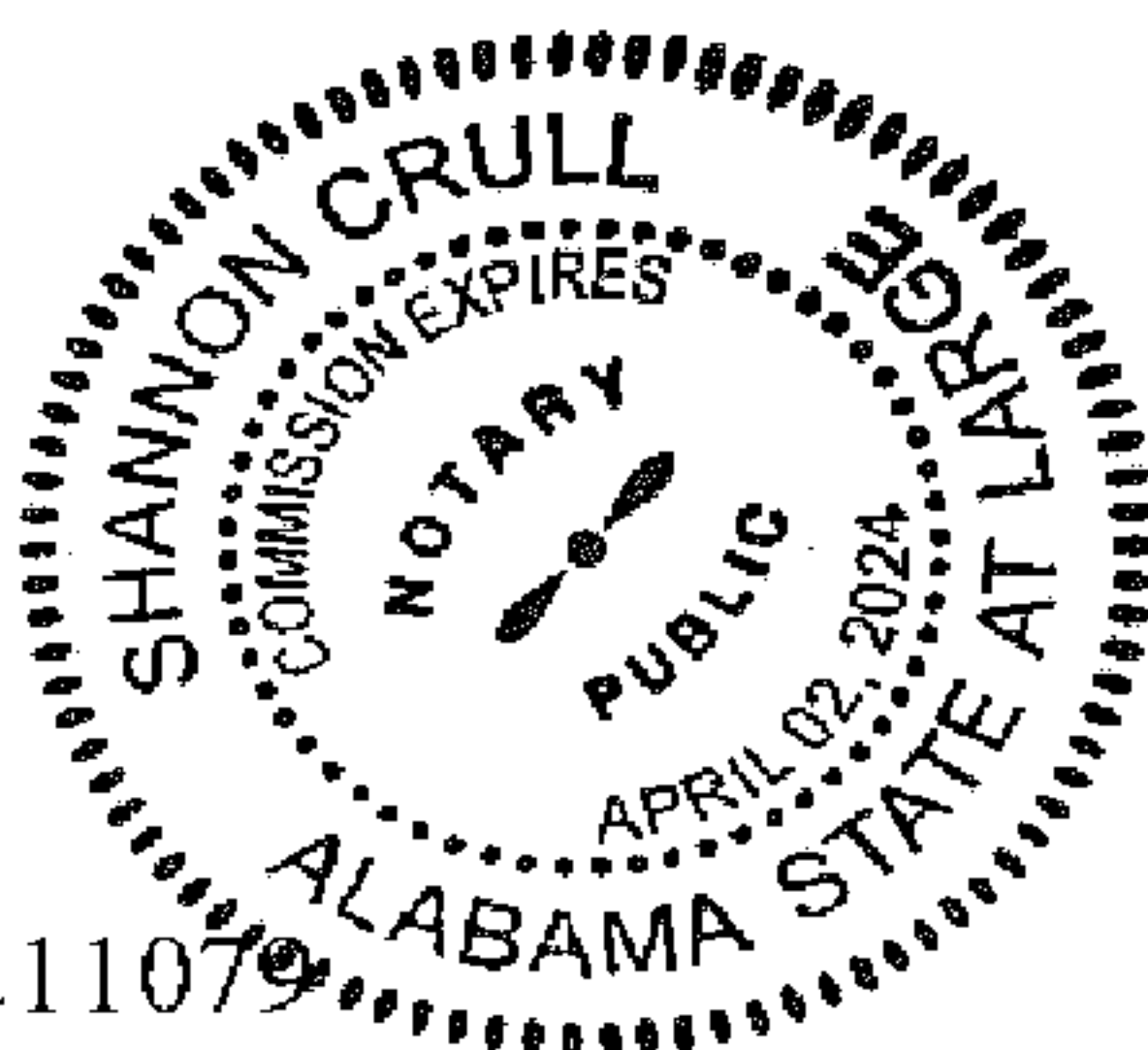
Jill Alexander Armstrong


STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jill Alexander Armstrong** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2021.

Notary Seal





Notary Public
My commission expires: 4/2/24

Real Estate Sales Validation Form

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

Grantor's Name	Billy Gene Alexander Gary Wayne Alexander Jill Armstrong Alexander	Grantee's Name	Wedgeworth 2019 Trust
Mailing Address	<u>55 Willow Creek Cir</u> <u>Leeds, AL 35094</u>	Mailing Address	<u>912 Chestnut Street</u> <u>Vestavia Hills, AL 35211</u>
Property Address	55 Willow Creek Cir, Leeds, AL 35094-6473	Date of Sale	June 30th, 2021
		Total Purchase Price	\$131,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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

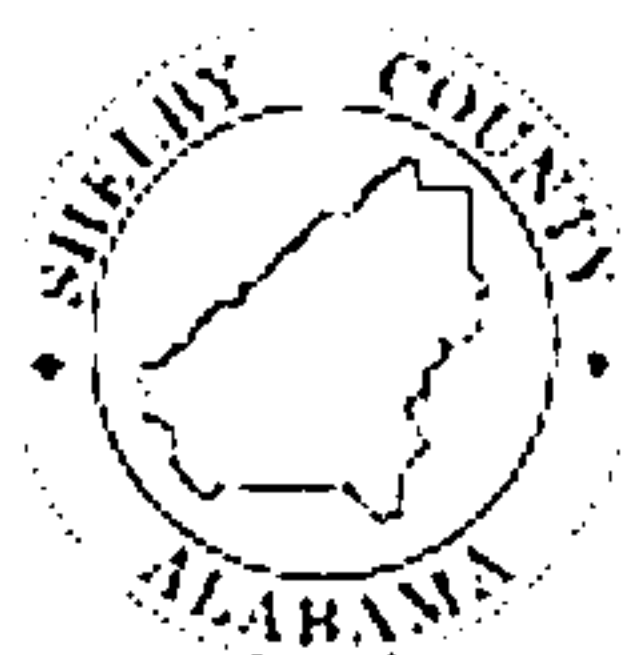
6-30-2021

Print

Jana Yount

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2021 11:05:46 AM
\$163.00 JOANN
20210707000328820

Allie S. Bayl