

**THIS INSTRUMENT PREPARED BY:**

ELIZABETH S. PARSONS  
Blair and Parsons, P. C.  
1711 Cogswell Avenue  
Pell City, Alabama 35125

**Send Tax Notice To:**

WILLIAM NATHAN PHIPPS  
  
15373 HIGHWAY 43  
VANDIVER, ALABAMA 35176

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Thousand and 00/100 (\$30,000.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JAMES FORSTMAN and wife, EDWINA FORSTMAN, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto WILLIAM NATHAN PHIPPS, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 3, ACCORDING TO THE SHIFLETT & WALLACE SURVEY, AS RECORDED IN MAP BOOK 18, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**A PARCEL OF LAND SITUATED NORTH OF SHELBY COUNTY HIGHWAY NO. 43 AND IN THE SW 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THENCE RUN NORTHERLY ALONG THE WEST SECTION LINE 179.61 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY HIGHWAY 43, WHICH LIES 35 FEET DISTANCE FROM AND PARALLEL TO THE CORNER OF THE ROAD; THENCE DEFLECT RIGHT 85 DEGREES 12 MINUTES 20 SECONDS AND RUN NORTHEASTERLY 800.00 FEET ALONG SAID RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 326.26 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 94 DEGREES 44 MINUTES 09 SECONDS LEAVING SAID ROAD, AND RUN NORTHERLY AND PARALLEL TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION FOR 210.00 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 265 DEGREES 15 MINUTES 51 SECONDS AND RUN NORTHEASTERLY AND PARALLEL TO HIGHWAY NO. 43 FOR 210.00 FEET TO A POINT ON THE EAST 1/4-1/4 LINE; THENCE TURN A RIGHT INTERIOR ANGLE OF 94 DEGREES 44 MINUTES 09 SECONDS AND RUN NORTHERLY ALONG THE EAST 1/4-1/4 LINE 814.26 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION; THENCE TURN A RIGHT INTERIOR ANGLE 90 DEGREES 33 MINUTES 05 SECONDS AND RUN WESTERLY ALONG THE NORTH**

**1/4-1/4 LINE 524.12 FEET TO A POINT; THENCE TURN A RIGHT INTERIOR ANGLE OF 90 DEGREES 00 MINUTES AND RUN SOUTHERLY 1,073.63 FEET TO THE NORTH LINE OF SAID HIGHWAY NO. 43 AND THE POINT OF BEGINNING, MAKING A CLOSING INTERIOR ANGLE OF 84 DEGREES 42 MINUTES 46 SECONDS. BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**LESS AND EXCEPT:**

**A PART OF LOT 3, ACCORDING TO THE SHIFLETT & WALLACE SURVEY, AS RECORDED IN MAP BOOK 18, PAGE 44, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 1/2-INCH IRON PIN WITH CAP FOUND AT THE SOUTHWEST CORNER OF LOT 3 OF THE SHIFLETT & WALLACE SURVEY AS RECORDED IN MAP BOOK 18, ON PAGE 44, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; THENCE RUN NORTHERLY ALONG AND WITH THE WEST LOT LINE 1,068.61 FEET TO A 3/4-INCH OPEN IRON PIPE FOUND AT THE NORTHWEST LOT CORNER; THENCE TURN RIGHT 90 DEGREES AND RUN EASTERLY ALONG AND WITH THE NORTH LOT LINE 205.65 FEET TO A 1/2-INCH IRON PIN WITH CAP SET; THENCE TURN RIGHT 90 DEGREES AND RUN SOUTHERLY 1,049.58 FEET TO A 1/2-INCH IRON PIN WITH CAP SET ON THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 43; THENCE TURN RIGHT 84 DEGREES 42 MINUTES 46 SECONDS AND RUN WEST-SOUTHWESTERLY ALONG AND WITH SAID RIGHT OF WAY LINE 206.53 FEET TO THE POINT OF BEGINNING, MAKING A CLOSING RIGHT INTERIOR ANGLE OF 84 DEGREES 42 MINUTES 46 SECONDS.**

**SUBJECT TO:**

- 1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.**
- 2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.**
- 3. EASEMENTS, SET-BACK LINES, RIGHTS OF WAY, CONDITIONS, RESTRICTIONS AND MATTERS OF SURVEY AS SHOWN ON RECORDED PLAT.**

**TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.**

And we do for ourselves and for our heirs, executors and administrators covenant with the said WILLIAM NATHAN PHIPPS, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that we have a 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 WILLIAM NATHAN PHIPPS, his heirs and assigns forever.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: JAMES FORSTMAN AND EDWINA FORSTMAN  
 Grantor's Address: 2457 VESTAVIA DRIVE, BIRMINGHAM, ALABAMA 35216  
 Grantee: WILLIAM NATHAN PHIPPS  
 Grantee's Address: 15373 HIGHWAY 43, VANDIVER, ALABAMA 35176  
 Tax Parcel ID No.: 05-3-05-0-001-023.002  
 Purchase Price: \$30,000.00  
 Property Address: 15373 HIGHWAY 43, VANDIVER, AL 35176  
 The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this  
18<sup>th</sup> day of August, 2021.

James D. Forstman  
 JAMES FORSTMAN

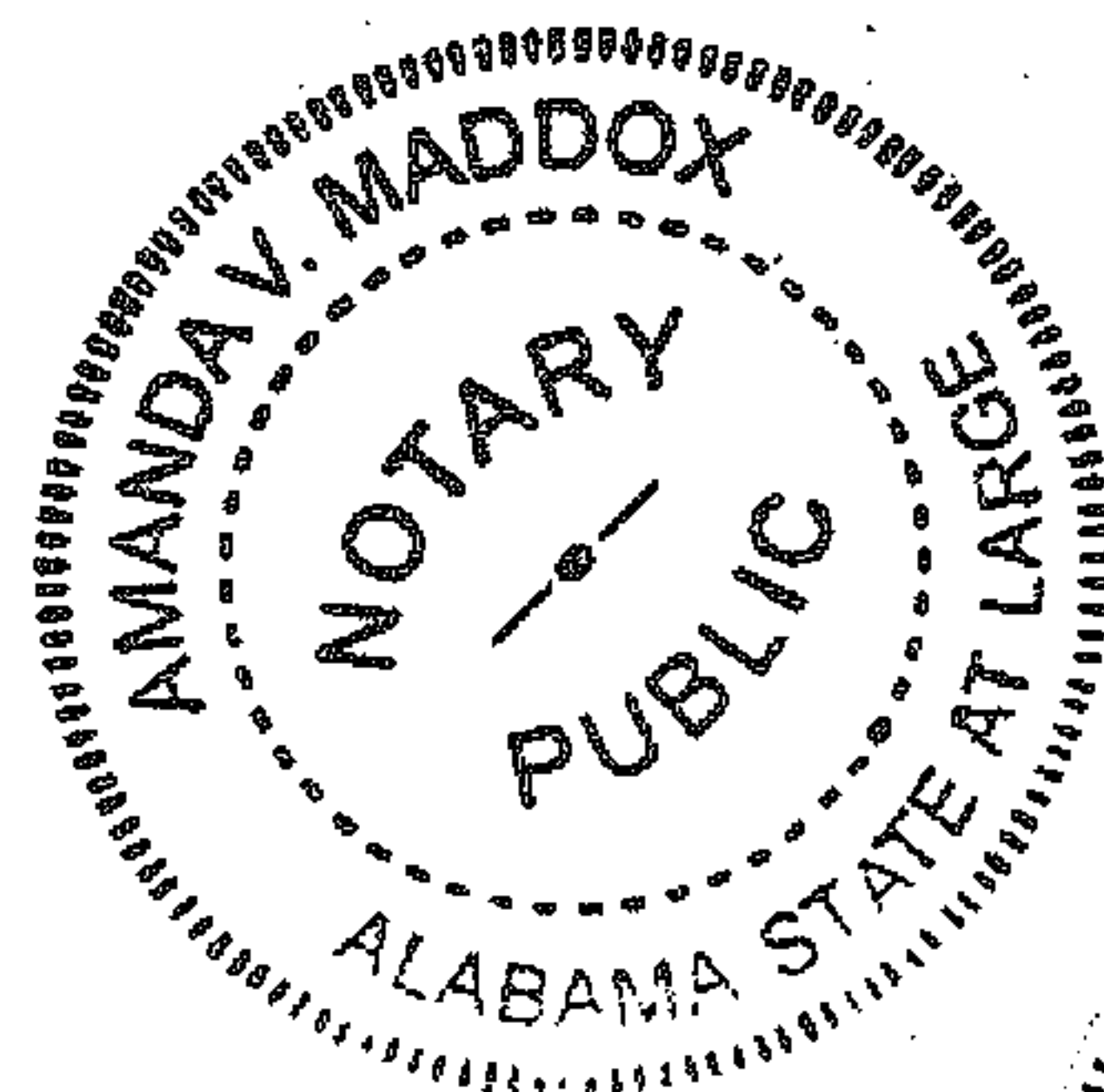
Edwina Forstman  
 EDWINA FORSTMAN

STATE OF ALABAMA  
 ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES FORSTMAN AND EDWINA FORSTMAN, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of August, 2021.

Amanda V. Maddox  
 Notary Public  
 My Commission Expires: 6/4/25



363-21

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 08/18/2021 02:03:28 PM  
 \$58.00 JOANN  
 20210818000403620

*Allen S. Bayl*