

20210820000407250
08/20/2021 10:31:41 AM
DEEDS 1/4

Upon recording return this instrument to:

Michael Elliott Meadows and
Sue Yount Meadows
1032 Bluffhaven Way NE
Atlanta, Georgia 30319

This instrument was prepared by:

Michael M. Partain, Esq.
Attorney at Law
Michael M. Partain, LLC
The Kress Building
301 Nineteenth Street, Suite 501
Birmingham, Alabama 35203

Mail tax notice to:

Michael Elliott Meadows and
Sue Yount Meadows
1032 Bluffhaven Way NE
Atlanta, Georgia 30319

RECORDING USE ONLY:

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Shelby Investments, LLC
1511 Highway 13
Helena, Alabama 35080
Attention: Tim Webster

**Grantees' Names and Mailing
Address:**

Michael Elliott Meadows and
Sue Yount Meadows
1032 Bluffhaven Way NE
Atlanta, Georgia 30319

Property Address:

Acreage

Date of Sale:

August 20th, 2021

Land Value:

\$350,000.00

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of One Hundred Dollars (\$100) and other valuable considerations paid to **Shelby Investments, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), by **Michael Elliott Meadows** and wife, **Sue Yount Meadows**, adult persons (hereinafter referred to as "Grantees"), the receipt and sufficiency of which is acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, a parcel of real estate situated in Shelby County, Alabama, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and

assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its successors and assigns covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property; that it is free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the Property as aforesaid; that the Grantor shall and the Grantor's successors and assigns shall warrant and defend the Property to the Grantees, their heirs and assigns, forever, against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized officer or representative on this 20th day of August, 2021.

Grantor:

Shelby Investments, LLC

By: 

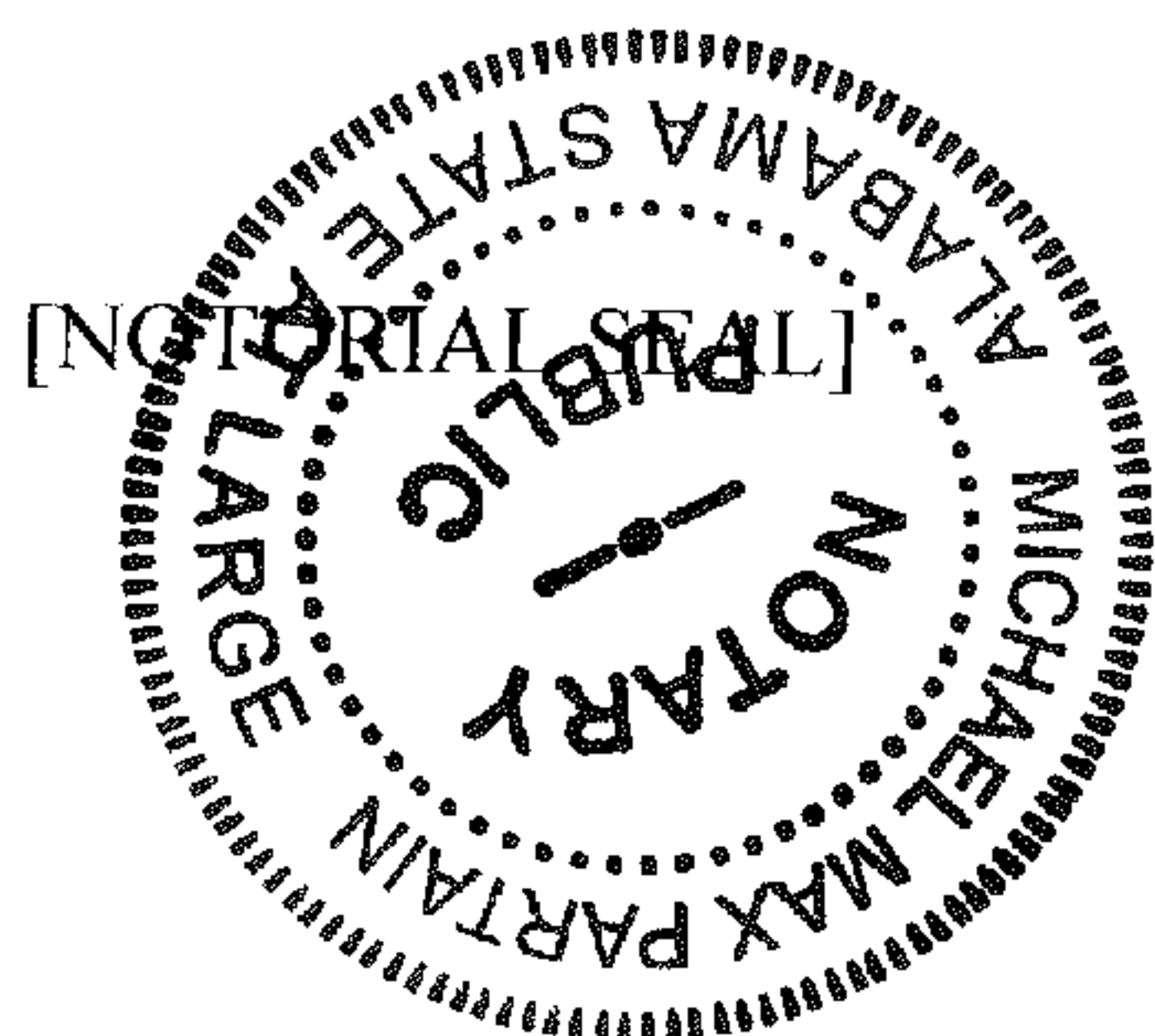
Name: Tim Webster

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tim Webster, whose name as Manager of Shelby Investments, LLC, an Alabama limited liability company, 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, in such capacity and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal of office this 20th day of August, 2021.




Notary Public

My Commission Expires: 1-20-2025

EXHIBIT A

Legal Description of the Property

A parcel of land situated in the SE 1/4 of the NW 1/4 and in the SE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 4 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the SE corner of the NE 1/4 of the SW 1/4 of Section 6, Township 21 South, Range 4 West; thence N 00°04'21" E along the East line of said 1/4-1/4 section a distance of 1330.23'; thence N 23°46'29" W a distance of 387.85'; thence S 77°21'24" W a distance of 161.82'; thence S 79°05'09" W a distance of 213.75'; thence S 77°12'19" W a distance of 152.37'; thence S 05°44'07" E a distance of 1574.81'; thence S 89°02'24" E a distance of 513.75' to the Point of Beginning.

Together with and subject to a 60' wide non-exclusive ingress, egress, drainage and utility easement situated in the SE 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 4 West, Shelby County, Alabama, lying 30 feet each side of and parallel to the following described centerline:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 4 West; thence S 88°59'18" E along the South line of said 1/4-1/4 section a distance of 105.48' to the Point of Beginning, said point being the point of a non tangent curve to the right with a radius of 239.42', and a central angle of 21°04'39", with a chord bearing of N 61°45'04" E, with a chord length of 87.58', thence along said curve an arc length of 88.08'; thence N 72°17'24" E a distance of 196.80' to the point of a curve to the left with a radius of 206.42', and a central angle of 17°48'01", with a chord bearing of N 63°23'24" E, with a chord length of 63.87', thence along said curve an arc length of 64.13'; thence N 54°29'23" E a distance of 5.87' to the point of a curve to the right with a radius of 500.00', and a central angle of 22°42'56", with a chord bearing of N 65°50'51" E, with a chord length of 196.93', thence along said curve an arc length of 198.23'; thence N 77°12'19" E a distance of 196.66'; thence N 79°05'09" E a distance of 213.75'; thence N 77°05'27" E a distance of 212.20' to the point of a curve to the left with a radius of 80.00', and a central angle of 57°38'30", with a chord bearing of N 48°16'12" E, with a chord length of 77.13', thence along said curve an arc length of 80.48' to the point of a compound curve to the left with a radius of 469.28', and a central angle of 07°40'36", with a chord bearing of N 15°36'38" E, with a chord length of 62.83', thence along said curve an arc length of 62.88' to the point of a compound curve to the left with a radius of 50.00', and a central angle of 53°09'27", with a chord bearing of N 14°48'23" W, with a chord length of 44.74', thence along said curve an arc length of 46.39'; thence N 41°23'07" W a distance of 75.39'; thence N 48°00'21" W a distance of 264.92' to the point of a curve to the left with a radius of 350.00', and a central angle of 21°36'31", with a chord bearing of N 58°48'37" W, with a chord length of 131.22', thence along said curve an arc length of 132.00'; thence N 69°36'53" W a distance of 141.93' to the point of a curve to the right with a radius of 250.00', and a central angle of 20°43'09", with a chord bearing of N 59°15'18" W, with a chord length of 89.91', thence along said curve an arc length of 90.40'; thence N 48°53'44" W a distance of 115.51' to the Southwest corner of Lot 5 of Spring Water Farms, Phase 2, as recorded in the Probate Office of Shelby County in Map Book 51, Page 21, said point being the end of said centerline.

Together with and subject to a 60' wide non-exclusive ingress, egress, drainage and utility easement shown and situated in Spring Water Farms as recorded in the Probate Office of Shelby County in Map Book 49, Page 90 and Spring Water Farms, Phase 2, as recorded in the Probate Office of Shelby County in Map Book 51, Page 21.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2021, a lien, but not yet payable, until October 1, 2021.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title to the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Subject to Agreement with Respect to Surface and Subsurface Uses Red and Blue Cross Hatched, Yellow Outline and Yellow Dots between United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P. recorded as in Instrument No. 2004032000148580 and Instrument No. 20040609000311270.
5. Subject to Agreement to Grant Easements from United States Steel Corporation to RGGS Land & Minerals, Ltd., L.P. dated 2/26/2004, recorded in Instrument No. 20121205000464910.
6. Subject to Restated and amended Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates as recorded in Instrument No. 20190201000034660 and First Amendment of Restated and Amended Declaration of Protective Covenants for Spring Water Farms and Spring Water Estates as recorded in Instrument No. 20210820000407230.
7. Subject to an easement conveyed to Plantation Pipe Line Company dated 9/30/1942 as set forth in instrument referred to as C&A 3192-A in the land records of United State Steel Corporation.
8. Subject to an easement conveyed to Plantation Pipe Line Company dated 10/6/1971 as set forth in instrument referred to as C&A 3192-E in the land records of United State Steel Corporation and recorded in Book 275, Page 357.
9. Subject to Special Warranty Deed to Minerals from United States Steel Corporation to RGGS Land & Minerals, Ltd., L. P. recorded in Instrument No. 20040323000148570.
10. Subject to conditions, limitations and restrictions set forth in the deed from United States Steel Corporation recorded in Instrument No. 20090303000076130.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/20/2021 10:31:41 AM
\$381.00 JOANN
20210820000407250

Allen S. Bayl