

Send tax notice to:
MICHAEL STEPHEN BARROW, II
141 SHOAL RIDGE DRIVE
LEEDS, AL, 35094

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2021602

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Seven Hundred Twenty-Five Thousand and 00/100 Dollars (\$1,725,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DON MORGAN, A SINGLE INDIVIDUAL**, whose mailing address is **2241 BROCK CIRCLE, BIRMINGHAM, ALABAMA 35242**, (hereinafter referred to as "Grantor") by **MICHAEL STEPHEN BARROW, II and ABIGAIL MILLS BARROW** whose property address is: **141 SHOAL RIDGE DRIVE, LEEDS, AL, 35094** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Exhibit "A" Lot 9 of the unrecorded Subdivision known as Shoal Ridge Parcels being a part of the NW ¼ of the SW ¼ of Section 3, Township 18 South, Range 1 East and a part of the NE ¼ of the SE ¼ of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the NE corner of the NW ¼ of the SW ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 85 deg. 56 min. 12 sec. West a distance of 1308.00 feet; thence South 74 deg. 27 min. 29 sec. West a distance of 615.42 feet to the point of beginning; thence South 71 deg. 27 min. 51 sec. East a distance of 1259.45 feet; thence South 49 deg. 32 min. 47 sec. East a distance of 732.21 feet to a point in the centerline of a 60 foot access easement ; thence South 63 deg. 34 min. 43 sec. West, along said centerline, a distance of 491.33 feet; thence with a curve turning to the left with a radius of 175.00 feet, a delta angle of 23 deg. 53 min. 11 sec. and subtended by a chord which bears South 51 deg. 38 min. 07 sec. West, a chord distance of 72.43 feet along said curve and centerline an arc distance of 72.96 feet; thence South 39 deg. 41 min. 32 sec. West, along said centerline a distance of 35.80 feet; thence North 32 deg. 20 min. 09 sec. West a distance of 443.78 feet; thence North 71 deg. 57 min. 04 sec. West a distance of 1583.90 feet to the centerline of Shoal Creek; thence North 63 deg. 02 min. 53 sec. East, along said centerline a distance of 135.15 feet; thence North 53 deg. 09 min. 53 sec. East, along said centerline, a distance of 56.39 feet; thence North 68 deg. 27 min. 45 sec. East a distance of 151.35 feet; thence North 78 deg. 10 min. 48 sec. East, along said centerline a distance of 122.29 feet; thence North 14 deg. 41 min. 15 sec. East, along said centerline, a distance of 49.90 feet; thence North 55 deg. 02 min. 55 sec. East, along said centerline, a distance of 72.89 feet; thence North 18 deg. 10 min. 44 sec. East, along said centerline a distance of 38.71 feet to the point of beginning.

Exhibit "B" A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 55 min. 35 sec. West along the North line of said ¼ - ¼ a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning of the centerline of the easement being described; thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having

a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right of way that lies within the above described easement.

Parcel II:

Exhibit "A" A part of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 4, and the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, more particularly described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 56 min. 12 sec. West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 1,308.00 feet to a point; thence run South 67 deg. 08 min. 12 sec. West a distance of 1,198.82 feet to a rebar corner and the point of beginning of the property being described; thence run South 71 deg. 57 min. 04 sec. East a distance of 1,583.90 feet to a corner; thence run South 32 deg. 20 min. 09 sec. East a distance of 443.78 feet to a corner in the centerline of a sixty foot wide access easement; thence run South 39 deg. 41 min. 32 sec. West along centerline of said easement a distance of 284.48 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run Southwesterly along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West along the centerline of said sixty foot easement a distance of 469.20 feet to a corner; thence run North 48 deg. 21 min. 31 sec. West a distance of 1,267.70 feet to a corner in the centerline of Shoal Creek; thence run North 07 deg. 30 min. 27 sec. East along said centerline of said creek a distance of 58.88 feet to a point; thence run North 29 deg. 03 min. 47 sec. West along the centerline of said creek a distance of 136.75 feet to a point; thence run North 57 deg. 55 min. 09 sec. West along the centerline of said creek a distance of 215.87 feet to a point; thence run North 10 deg. 13 min. 24 sec. West along centerline of said creek a distance of 47.95 feet to a point; thence run North 63 deg. 02 min. 53 sec. East along the centerline of said creek a distance of 194.54 feet to the point of beginning; also known as Lot 10 of the unrecorded map of Shoal Run Subdivision; being situated in Shelby County, Alabama.

Exhibit "B" A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 85 deg. 55 min. 35 sec. West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 476.76 feet to a point; thence run South 75 deg. 09 min. 08 sec. West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning of the centerline of the easement being described; thence run South 70 deg. 31 min. 14 sec. West 636.77 feet to a point; thence run South 70 deg. 20 min. 55 sec. West 427.02 feet to a point; thence South 63 deg. 34 min. 43 sec. West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 deg. 53 min. 11 sec. and a radius of 175.00 feet; thence run along the arc distance of 72.96 feet to the P.T. of said curve; thence run South 39 deg. 41 min. 32 sec. West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 deg. 19 min. 29 sec. and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 deg. 01 min. 01 sec. West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 deg. 59 min. 37 sec. and a radius of 200.00 feet; thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 deg. 01 min. 24 sec. West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement. Less and except any part of Highway 25 right of way that lies within the above described easement.

Parcel III

Exhibit "A": Lot 11 of the unrecorded Subdivision known as Shoal Ridge Parcels, being a part of the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 4 and the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the NE Corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama; thence N 85 degrees 56 minutes 12 seconds W a distance of 1308.00 feet; thence S 49 degrees 57 minutes 10 seconds W a distance of 1389.34 to the point of beginning; thence S 48 degrees 21 minutes 31 seconds E a distance of 1240.69 feet to the centerline of a sixty foot access easement; thence S 74 degrees 01 minutes 01 seconds W along said centerline a distance of 239.15 feet to the point of a curve to the left having a radius of 200.00 feet, a central angle of 48 degrees 59 minutes 37 seconds and subtended by a chord which bears S 49 degrees 31 minutes 12 seconds W, a chord distance of 165.86 feet; thence along said curve and centerline an arc distance of 171.02 feet; thence S 25 degrees 01 Minutes 24 seconds W a distance of 206.80 feet to the point on the northerly right of way line of Alabama Highway 25(80' ROW); thence N 88

degrees 01 minutes 12 seconds W along said right of way a distance of 248.27 feet to the point of curve to the right having a radius of 803.00 feet, a central angle of 33 degrees 47 minutes 57 seconds and subtended by a chord which bears N 71 degrees 07 minutes 14 seconds W, a chord distance of 466.86 feet; thence along said curve and right of way an arc distance of 473.69 feet; thence N 54 degrees 13 minutes 15 seconds W along said right of way a distance of 285.75 feet to a point in the centerline of Shoal Creek; thence northeasterly along said centerline a distance of 1012 feet more or less (said centerline subtended by a chord which bears N 27 degrees 01 minutes 46 E a chord distance of 963.88 feet to the point of beginning.

Exhibit "B": A non-exclusive sixty foot wide private access easement the centerline of which is described as follows: Commence at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 18 South, Range 1 East, Shelby County, Alabama and run thence North 85 degrees 55 minutes 35 seconds West along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 476.76 feet to a point; thence run South 75 degrees 09 minutes 08 seconds West a distance of 873.71 feet to a point in the centerline of a sixty foot wide access easement and the point of beginning on the centerline of the easement being described; thence run South 70 degrees 31 minutes 14 seconds West 636.77 feet to a point; thence run South 70 degrees 20 minutes 55 seconds West 427.02 feet to a point; thence run South 63 degrees 34 minutes 43 seconds West 976.73 feet to the P.C. of the curve to the left having a central angle of 23 degrees 53 minutes 11 seconds and a radius of 175.00 feet thence run along the arc a distance of 72.96 feet to the P.T. of said curve; thence run South 39 degrees 41 minutes 32 seconds West 320.28 feet to the P.C. of a curve to the right having a central angle of 34 degrees 19 minutes 29 seconds and a radius of 175.00 feet; thence run along the arc of said curve an arc distance of 104.84 feet to the P.T. of said curve; thence run South 74 degrees 01 minutes 01 seconds West 706.79 feet to the P.C. of a curve to the left having a central angle of 48 degrees 59 minutes 37 seconds and a radius of 200.00 feet thence run along the arc of said curve an arc distance of 171.02 feet to the P.T. of said curve; thence run South 25 degrees 01 minutes 24 seconds West a distance of 213.53 feet to the centerline of Alabama Highway No. 25 and the end of required easement Less and except any part of Highway 25 right-of-way that lies within the description.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right of way.
4. Right of way granted to Alabama Power Company recorded in Instrument No. 2015-11068; Instrument No. 2016-34966; Instrument No. 2016-35091 and Instrument No. 2002-18713.
5. Restrictions appearing of record in Instrument No. 2014-38242, Instrument No. 2014-38264 and Instrument No. 2016-4889.

\$1,466,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

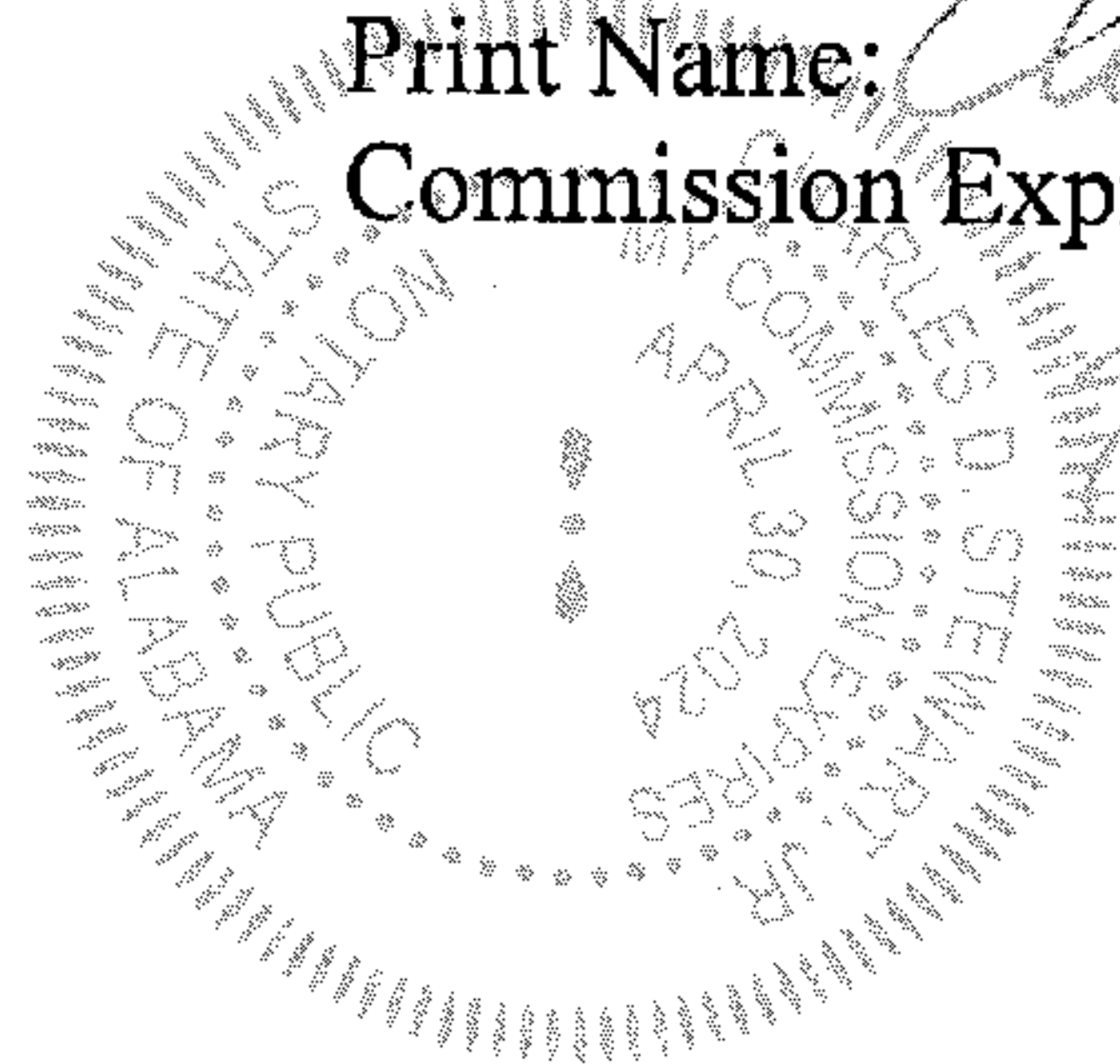
IN WITNESS WHEREOF, said Grantor, has hereunto set his hand and seal this the 31st day of August, 2021.

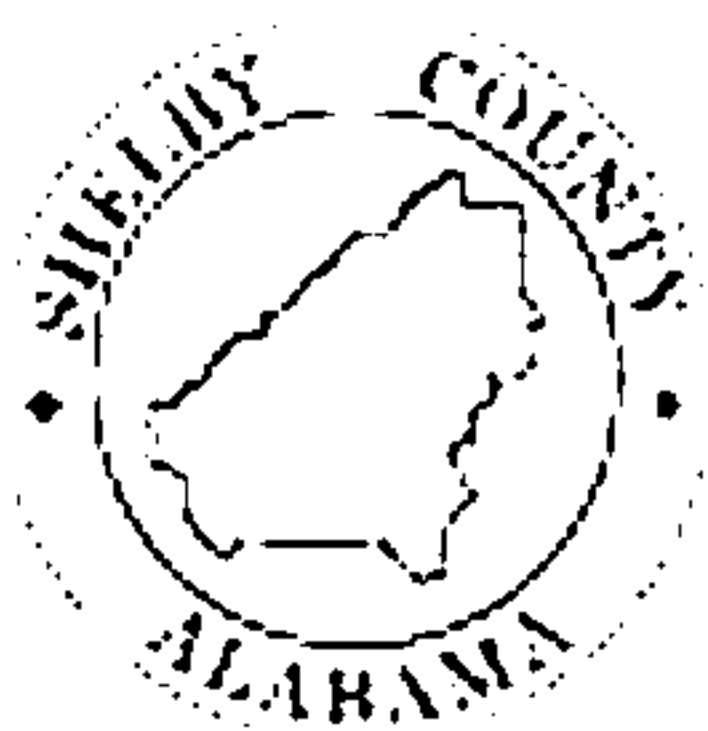
Don Morgan
DON MORGAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DON MORGAN whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of August, 2021.

Charles D. Stewart, Jr.
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 30 28




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2021 01:29:27 PM
\$1756.00 JOANN
20210901000427340

Allie S. Boyd