



20210915000450380 1/5 \$234.00
Shelby Cnty Judge of Probate, AL
09/15/2021 12:46:55 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
John Phillip Milligan and Sheri Allred Milligan
1012 Eagle Lake Circle
Birmingham, AL 35242

STATE OF ALABAMA

)

:

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifty Thousand and 00/100 (\$250,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Charles D. Nesbitt, a married man and Chappell Enterprises and Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **John Phillip Milligan and Sheri Allred Milligan**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject To:

Ad valorem taxes for 2021 and subsequent years not yet due and payable until October 1, 2021.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$50,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse.

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8th day of September, 2021.

Chappell Enterprises and Properties, LLC

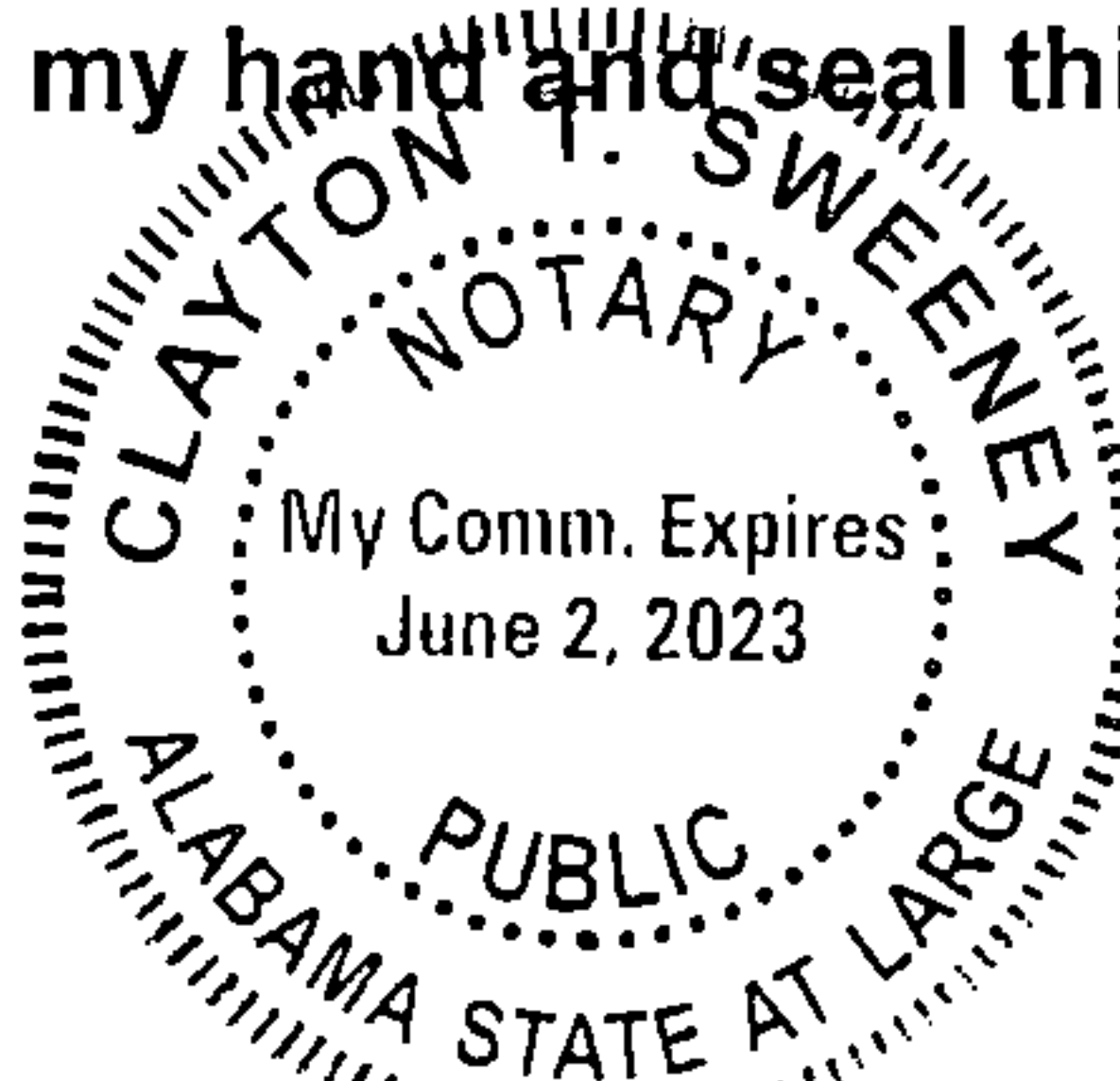

Lynal D. Chappell, Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

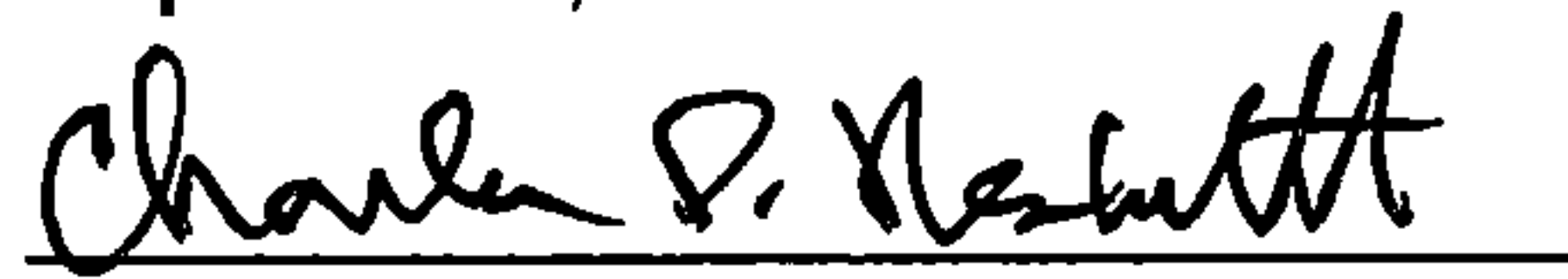
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Lynal D. Chappell, Member of Chappell Enterprises and Properties, LLC, an Alabama limited liability company, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of September, 2021.


NOTARY PUBLIC
My Commission Expires: 06-02-2023



IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 8th day of September, 2021.


Charles D. Nesbitt

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles D. Nesbitt, a married man, 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 Instrument, he, signed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of September, 2021.


NOTARY PUBLIC
My Commission Expires: 06-02-2023

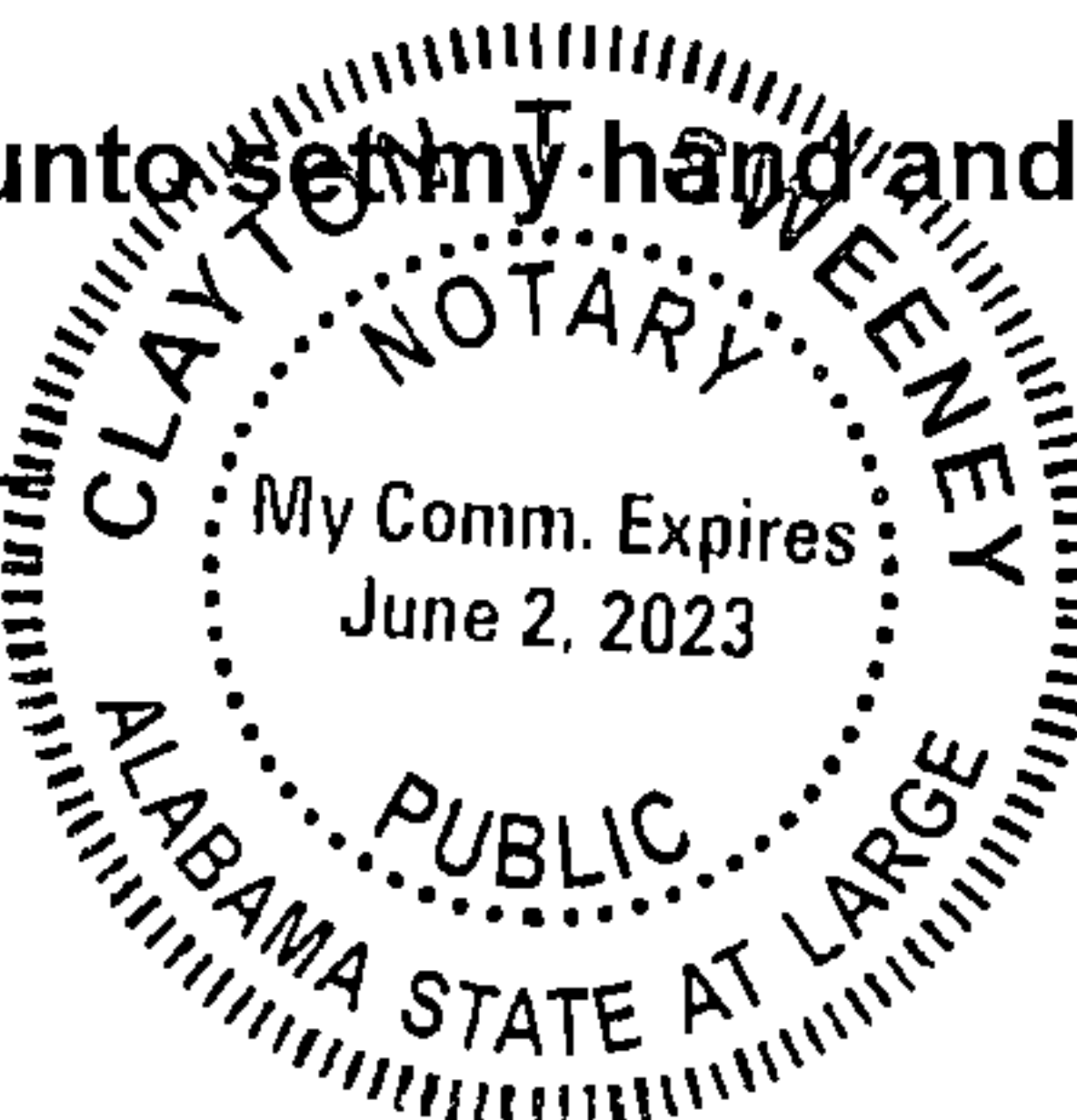


EXHIBIT "A"
Legal Description

2 Parcels & 2 Tracts of Land situated in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

PARCEL I

Commence at a 1.5" capped iron found locally accepted to be the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 20; thence run South 87 degrees, 58 minutes, 33 seconds West along the South line of said Quarter-Quarter Section for a distance 250.00 feet to the Point of Beginning being an iron pin found with an SSI cap; thence continue South 87 degrees, 58 minutes, 33 seconds West along the South line of said Quarter-Quarter Section for a distance of 1116.88 feet to a one & one half inch capped iron found at the Southwest corner of said Quarter-Quarter Section; thence run North 01 degrees, 19 minutes, 02 seconds West along the West line of said Quarter-Quarter Section and crossing a cemetery (grave yard) for a distance of 104.43 feet to an iron pin found with SSI cap; thence run North 25 degrees, 02 minutes, 25 seconds East for a distance of 1010.57 feet to an iron pin found with SSI cap; thence run North 44 degrees, 20 minutes, 08 seconds East for a distance of 449.40 feet to an iron pin found with SSI cap on the North line of said Quarter-Quarter Section; thence run North 88 degrees, 57 minutes, 57 seconds East along said North line for a distance of 545.95 feet to a one & one half inch capped iron found at the Northeast corner of said Quarter-Quarter Section; thence run North 89 degrees, 03 minutes, 50 seconds East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 20 for a distance of 996.36 feet to an iron pin found with SSI cap; thence run South 15 degrees, 41 minutes, 58 seconds West for a distance of 298.06 feet to an iron pin found with SSI cap; thence run South 30 degrees, 03 minutes, 59 seconds West for a distance of 257.62 feet to an iron pin found with SSI cap; thence run North 59 degrees, 56 minutes, 01 seconds West for a distance of 74.25 feet to point on a curve to the right having a central angle of 28 degrees, 25 minutes, 57 seconds, a radius of 337.88 feet and a chord bearing of North 45 degrees, 43 minutes, 03 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 167.67 feet to an iron pin found with SSI cap; thence run South 38 degrees, 29 minutes, 49 seconds West for a distance of 1241.02 feet to the Point of Beginning.

Less and Except any part of a Cemetery (grave yard) at the Southwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 20.

Nesbitt Tract I

Commence at a one & one half inch capped iron found at the Southwest corner of the Southeast Quarter of the Northwest Quarter said Section 20; thence run North 01 degrees, 19 minutes, 02 seconds West along the West line of said Quarter-Quarter Section and crossing a cemetery (grave yard) for a distance of 104.43 feet to an iron pin found with SSI cap at the Point of Beginning; thence continue North 01 degrees, 19 minutes, 02 seconds West along the West line of said Quarter-Quarter Section for a distance of 1223.44 feet to a one & one half inch capped iron found at the Northwest corner of said Quarter-Quarter Section; thence run North 88 degrees, 57 minutes, 57 seconds East along the North line of said Quarter-Quarter Section for a distance of 770.04 feet to an iron pin found with SSI cap; thence run South 44 degrees, 20 minutes, 08 seconds West for a distance of 449.40 feet to an iron pin found with SSI cap; thence run South 25 degrees, 02 minutes, 25 seconds West for a distance of 1010.25 feet to the Point of Beginning.

PARCEL II

Commence at a 1.5" capped iron found locally accepted to be the Southeast corner of the Southeast Quarter of the Northwest Quarter of said Section 20; thence run South 87 degrees, 58 minutes, 33 seconds West along the South line of said Quarter-Quarter Section for a distance 250.00 feet to a iron pin found with an SSI cap; thence continue South 87 degrees, 58 minutes, 33 seconds West along the South line of said Quarter-Quarter Section for a distance of 1116.88 feet to a one & one half inch capped iron found at the Southwest corner of said Quarter-Quarter Section; thence run North 01 degrees, 19 minutes, 02 seconds West along the West line of said Quarter-Quarter Section and crossing a cemetery (grave yard) for a distance of 104.43 feet to an iron pin found with SSI cap; thence run North 25 degrees, 02 minutes, 25 seconds East for a distance of 1010.57 feet to an iron pin found with SSI cap; thence run North 44 degrees, 20 minutes, 08 seconds East for a distance of 449.40 feet to an iron pin found with SSI cap on the North line of said Quarter-Quarter Section; thence run North 88 degrees, 57 minutes, 57 seconds East along said North line for a distance of 545.95 feet to a one & one half inch capped iron found at the Northeast corner of said Quarter-Quarter Section; thence run North 89 degrees, 03 minutes, 50 seconds East along the North line of the Southwest Quarter of the Northeast Quarter of said Section 20 for a distance of 996.36 feet to an iron pin found with SSI cap; thence run South 15 degrees, 41 minutes, 58 seconds West for a distance of 298.06 feet to an iron pin found with SSI cap; thence run South 30 degrees, 03 minutes, 59



seconds West for a distance of 257.62 feet to a point on a curve to the right having a central angle of 11 degrees, 56 minutes, 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees, 57 minutes, 31 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 98.73 feet to the Point of Beginning; thence run South 47 degrees, 59 minutes, 02 seconds East for a distance of 98.13 feet to a point on a curve to the left having a central angle of 31 degrees, 05 minutes, 37 seconds, a radius of 365.02 feet and a chord bearing of South 63 degrees, 31 minutes, 50 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 198.09 feet to a point on a reverse curve to the right having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 343.98 feet and a chord bearing of South 70 degrees, 48 minutes, 21 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 99.31 feet to a point; thence run South 62 degrees, 32 minutes, 11 seconds East for a distance of 57.01 feet to a point on a curve to the left having a central angle of 24 degrees, 35 minutes, 31 seconds, a radius of 333.58 feet and a chord bearing of South 74 degrees, 49 minutes, 57 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 143.18 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter of said Section 20, also at the centerline of Shadow Oaks Way in Shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama; thence run North 01 degrees, 05 minutes, 39 seconds West along the East line of said Quarter-Quarter Section for a distance of 465.57 feet to an iron pin found with SSI cap; thence run North 82 degrees, 13 minutes, 09 seconds West for a distance of 292.27 feet to an iron pin found with SSI cap; thence run South 42 degrees, 00 minutes, 58 seconds West for a distance of 344.77 feet to the Point of Beginning.

Nesbitt Tract II

Commence at a three inch capped iron found at the Southeast corner of the Southeast Quarter of the Northwest Quarter said Section 20; thence run North 01 degrees, 05 minutes, 39 seconds West along the East line of said Quarter-Quarter Section for a distance of 915.05 feet to an iron pin found with SSI cap at the Point of Beginning; thence continue North 01 degrees, 05 minutes, 39 seconds West along the East line of said Quarter-Quarter Section for a distance of 357.63 feet to an iron pin found with SSI cap; thence run South 89 degrees, 03 minutes, 50 seconds West along the North line of said Quarter-Quarter Section for a distance of 383.54 feet to an iron pin found with SSI cap; thence run South 15 degrees, 41 minutes, 58 seconds West for a distance of 298.06 feet to an iron pin found with SSI cap; thence run South 30 degrees, 03 minutes, 59 seconds West for a distance of 257.62 feet to a point on a curve to the right having a central angle of 11 degrees, 56 minutes, 59 seconds, a radius of 473.38 feet and a chord bearing of South 53 degrees, 57 minutes, 31 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 98.73 feet to an iron pin found with SSI cap; thence run North 42 degrees, 00 minutes, 58 seconds East for a distance of 344.77 feet to an iron pin found with SSI cap; thence run South 82 degrees, 13 minutes, 09 seconds East for a distance of 292.27 feet to the Point of Beginning.

ALSO:

A 60 foot Ingress and Egress and Utility easement situated in the Southwest Quarter of the Northeast Quarter of Section 20, Township 20 South, Range 1 East, Shelby County, Alabama, lying 30 feet either side of a centerline being more particularly described as follows:

Commence at a 2" capped iron found locally accepted to be the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 20; thence run North 01 degrees, 05 minutes, 39 seconds West along the East line of said Quarter-Quarter Section and also along the West line of Lot 211 in said Shadow Oaks 2nd Sector as recorded in Map Book 33 on Page 149 in the Office of the Judge of Probate, Shelby County, Alabama for a distance of 449.98 feet to the Point of Beginning, said point being at the centerline of Shadow Oaks Way in said Shadow Oaks 2nd Sector, said point also being on a curve to the right having a central angle of 24 degrees, 35 minutes, 31 seconds, a radius of 333.58 feet and a chord bearing of North 74 degrees, 49 minutes, 57 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 143.18 feet to a point; thence run North 62 degrees, 32 minutes, 11 seconds West for a distance of 57.01 feet to a point on a curve to the left having a central angle of 16 degrees, 32 minutes, 27 seconds, a radius of 343.98 feet and a chord bearing of North 70 degrees, 48 minutes, 21 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 99.31 feet to a point on a reverse curve to the right having a central angle of 31 degrees, 05 minutes, 37 seconds, a radius of 365.02 feet and a chord bearing of North 63 degrees, 31 minutes, 50 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 198.09 feet to a point; thence run North 47 degrees, 59 minutes, 02 seconds West for a distance of 98.13 feet to a point on a curve to the left having a central angle of 11 degrees, 56 minutes, 59 seconds, a radius of 473.38 feet and a chord bearing of North 53 degrees, 57 minutes, 31 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 98.73 feet to a point; thence run North 59 degrees, 56 minutes, 01 seconds West for a distance of 74.25 feet to a point on a curve to the right having a central angle of 28 degrees, 25 minutes, 57 seconds, a radius of 337.88 feet and a chord bearing of North 45 degrees, 43 minutes, 03 seconds West; thence run in a Northwesterly direction along the arc of said curve for a distance of 167.67 feet to the Point of Ending of said easement.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name	Charles D. Nesbitt and Chappell Enterprises Properties, LLC	Grantee's Name	John Phillip Milligan and Sheri Allred Milligan
Mailing Address	2130 Highway 109 Wilsonville, AL 35186 PO Box 92 Westover, AL 35147	Mailing Address	1012 Eagle Lake Circle Birmingham, AL 35242
Property Address	1 Shadow Oaks Way Wilsonville, AL 35147	Date of Sale	September 8, 2021
		Total Purchase Price	\$ 250,000.00
		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)

- ☐ Bill of Sale
- ☐ Sales Contract
- ☒ Closing Statement
- ☐ Appraisal/ Assessor's Appraised Value

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.

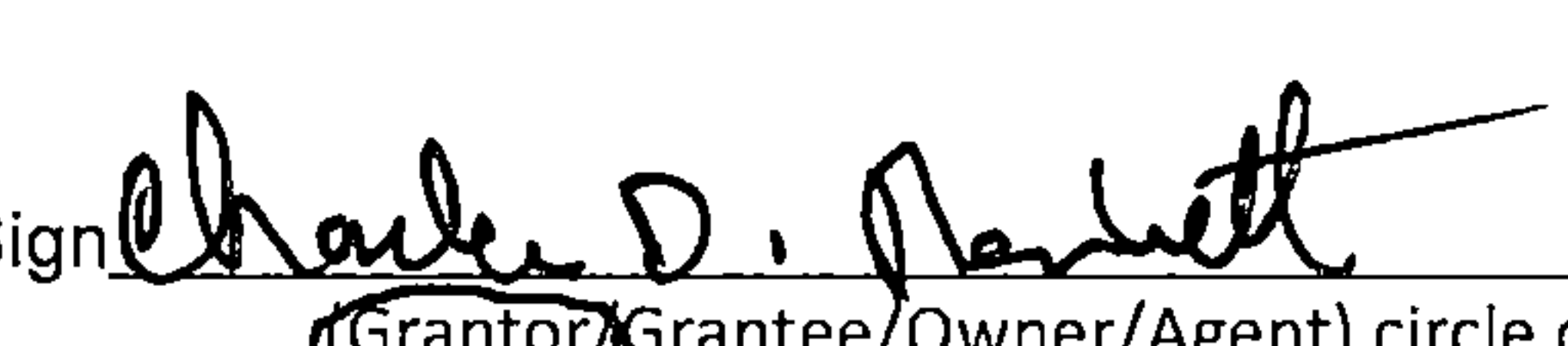
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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;	Chappell Enterprises and Properties, LLC
-	Print Lynal Chappell, Sole Member
Unattested	Sign 
(verified by)	(Grantor)Grantee/Owner/Agent) circle one
	Charles D. Nesbitt
(verified by)	Sign 
	(Grantor)Grantee/Owner/Agent) circle one