


This Instrument was Prepared By:
Mary F. Roensch
P. O. Box 247
Alabaster, Alabama 35007

MAIL TAX NOTICE TO:
Janet F. Standridge
3121 Somerset Trace
Birmingham, Al 35242


20210921000459320 1/4 \$34.50
Shelby Cnty Judge of Probate, AL
09/21/2021 10:48:08 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Three Thousand Two Hundred and 22/100 Dollars (\$3,200.22) to the undersigned GRANTOR, GREENBRIAR, LTD., (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR by its Managing General Partner, Farris Management Co., Inc., does by these presents, grant, bargain, sell and convey unto

JANET F. STANDRIDGE

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

EXHIBIT "A"

Shelby County, Alabama.

SUBJECT TO:

Easements and restrictions of record.

in Probate Office of Shelby County, Alabama.

Mining and mineral rights if not owned by GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, who is authorized to execute this conveyance for Greenbriar, Ltd., hereto set its signature and seal, this 20th day of September, 2021.

Shelby County, AL 09/21/2021
State of Alabama
Deed Tax:\$3.50



20210921000459320 2/4 \$34.50
Shelby Cnty Judge of Probate, AL
09/21/2021 10:48:08 AM FILED/CERT

GREENBRIAR, LTD., an Alabama Partnership,
by Farris Management Co., Inc.,
as Managing General Partner

BY: Mary F. Roensch
Mary F. Roensch, President

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GREENBRIAR, LTD., an Alabama Partnership, by its managing General Partner, Farris Management Co., Inc., Mary F. Roensch, President, 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 the conveyance, Mary F. Roensch, as President of Farris Management Co., Inc., Managing General Partner of Greenbriar, Ltd., with full authority, executed the same voluntarily for and as the act of said Corporation as General Manager for said Partnership, on the day the same bears date.

Given under my hand and official seal this 20th day of September 2021.

Melanie S. Goodwin

Notary Public

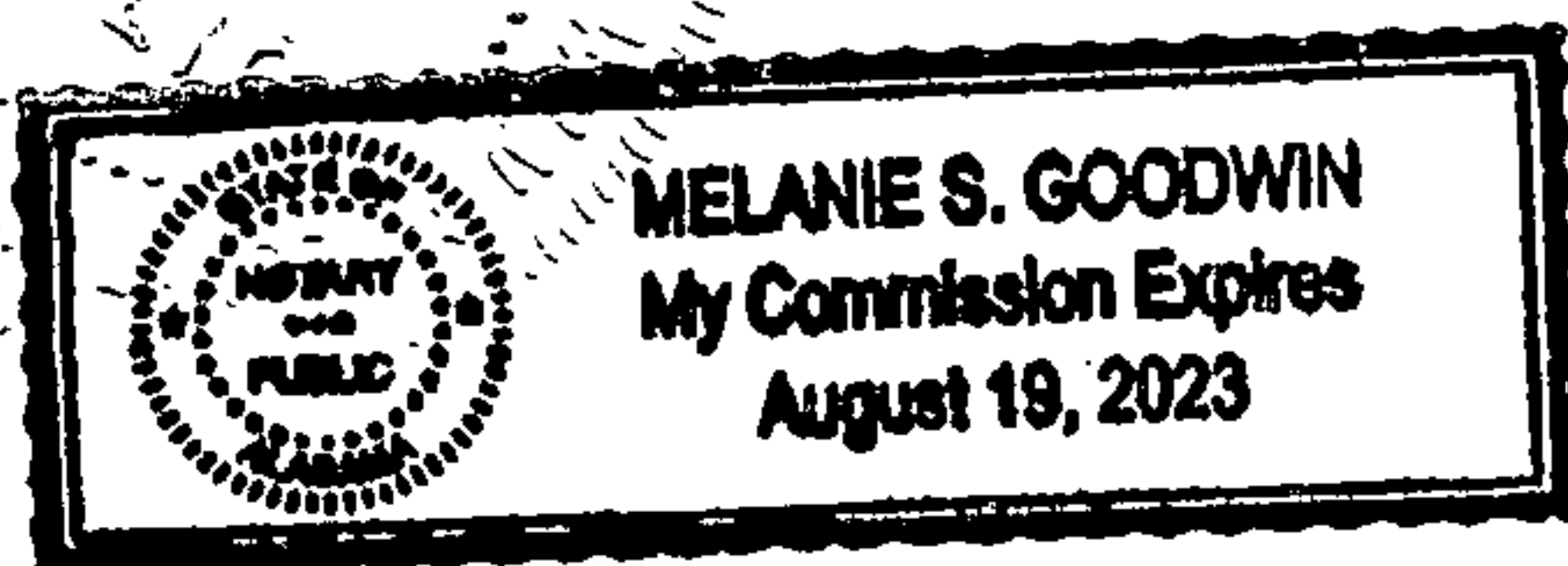
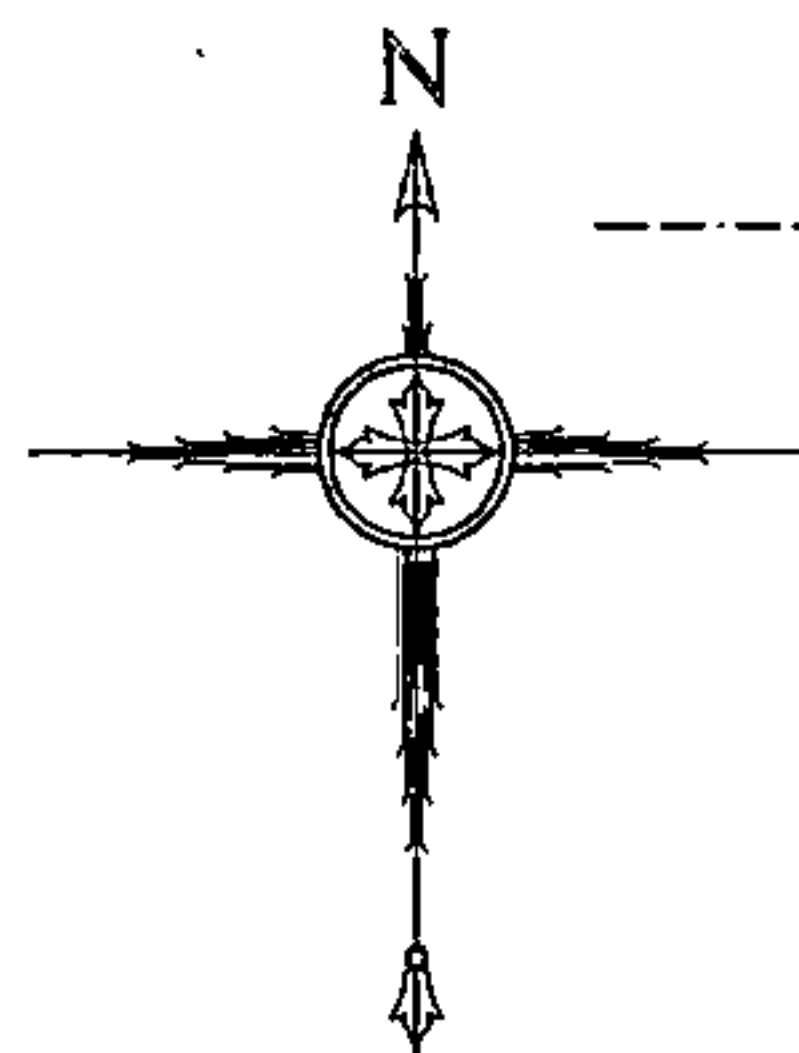


EXHIBIT A



20210921000459320 3/4 \$34.50
Shelby Cnty Judge of Probate, AL
09/21/2021 10:48:08 AM FILED/CERT



P.O.C.

NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 18,
TOWNSHIP 18 SOUTH, RANGE 2 EAST

LEGEND

ASP	ASPHALT
BIDG	BUILDING
CALC	CALCULATED
MEAS	MEASURED
CH	CHORD
LNG	LONG CHORD
d	DEFLECTION
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
MIN	MINIMUM
MH	MANHOLE
OH	OVERHANG
POR	PORCH
R	RADIUS
R.O.W.	RIGHT OF WAY
SAN	SANITARY
STM	STORM
UTIL	UTILITY
AC	ACRES
S.F.	SQUARE FEET
CL	CENTERLINE
A/C	AIR CONDITIONER
°	POLE
—X—	ANCHOR
—X—	FENCE
—X—	OVERHEAD UTILITY WIRE
PVMT	PAVEMENT
W/	WITH
TAN	TANGENT
RES	RESIDENCE
oLGT	LIGHT
COV	COVERED
▨	DECK
▣	CONCRETE
▣	WALL
□	COLUMN

S 03°11'50" W 652.71'

N 88°42'38" E 1253.51'

N 01°24'34" W 167.32'

FOUND
SCS CAP

N 33°03'34" E 238.96'

PARCEL 1

59,678.1 SQ. FT.
1.37 ACRES

S 87°48'52" E 75.00'

IPS

S 01°30'46" W 273.56'

C1

5/8" CAPPED
REBAR FOUNDSHELBY COUNTY ROAD #55
80' WIDE R/W

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.48'	920.55'	5°26'41"	S 04°17'25" W	87.45'

LEGAL DESCRIPTION

PARCEL 1

A parcel of land, lying in the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of said Southeast 1/4 of said Section 18; thence South 03 degrees 11 minutes 50 seconds West for a distance of 652.71 feet to a point; thence North 88 degrees 42 minutes 38 seconds East for a distance of 1253.51 feet to an iron pin set stamped "ClinkScales" and the POINT OF BEGINNING of the parcel herein described; thence North 01 degrees 24 minutes 34 seconds West for a distance of 167.32 feet to a capped rebar found stamped "SCS"; thence North 33 degrees 03 minutes 34 seconds East for a distance of 238.96 feet to an iron pin set stamped "ClinkScales"; thence South 87 degrees 48 minutes 52 seconds East for a distance of 75.00 feet to an iron pin set stamped "ClinkScales"; thence South 01 degrees 30 minutes 46 seconds West for a distance of 273.56 feet to a point on a curve to the right, having a radius of 920.55 feet, a chord bearing of South 04 degrees 17 minutes 25 seconds West and a chord length of 87.45 feet; thence along the arc of said curve for a distance of 87.48 feet to a 5/8" capped rebar found; thence South 88 degrees 46 minutes 22 seconds West for a distance of 187.46 feet to the POINT OF BEGINNING. Containing 1.37 acres, more or less.

LESS & EXCEPT any portion of the above described lands lying within the right of way of Shelby County Road #55.

STATE OF ALABAMA)
COUNTY OF SHELBY)

"BOUNDARY SURVEY"

I, Steven J. ClinkScales, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; according to my survey of JUNE 24, 2021. Survey invalid if not signed and sealed.

Order No.: 21-176
Purchaser: ROENSCH
Address: 18115 HIGHWAY 55

BY:

Steven J. ClinkScales
Steven J. ClinkScales, PLS AL 37248
P.O. Box 328
Chelsea, AL 35043
(205) 671-1033

Date: JUNE 21, 2021

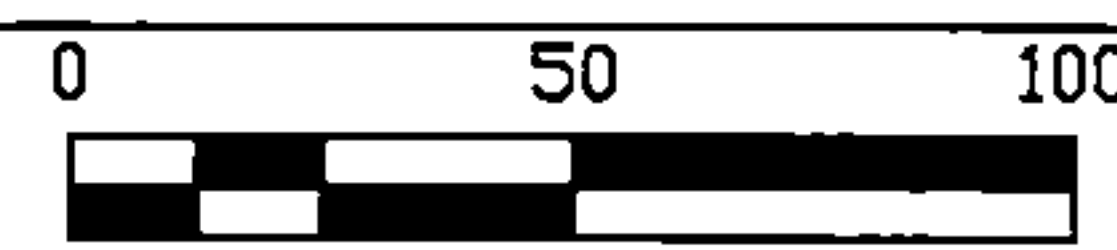


Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebars with a yellow rebar cap inscribed CLINKSCALES CA-1084-LS and shall not be removed.



CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 50'	APPROVED BY: Steven J. ClinkScales, PLS	DATE OF SURVEY: 06/21/2021	Cell: 205-671-1033	P.O. Box 328
DATE: 06/21/2021	AL REG. NO. 37248	SURVEYED BY: SJC / DRAWN BY: JLV	Chelsea, AL 35043	ClinkSurveying.com



GRAPHIC SCALE: 1" = 50'

Copyright ©

Real Estate Sales Validation Form

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

Grantor's Name GREENBRIAR LTD
Mailing Address P. O. BOX 247
ALABASTER, AL
35007

Grantee's Name JANET STANDRIDGE
Mailing Address 3121 SOMERSET TRACE
BHAM, AL 35242

Property Address 19115 HWY 55
STERRET, AL
35147

Date of Sale 9-20-2021
Total Purchase Price \$ 3200.22

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
☐ Other

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 9/21/2021

Print JANET F. STANDRIDGE

Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210921000459320 4/4 \$34.50
Shelby Cnty Judge of Probate, AL
09/21/2021 10:48:08 AM FILED/CERT