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Shelby Cnty Judge of Probate, AL
10/12/2021 02:21:35 PM FILED/CERT

State of Alabama
Shelby County

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred fifteen thousand and no/100 dollars (\$415,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, John C. Piazza and spouse, Janet F. Piazza (**Grantors**) whose address is 3305 Brittany Court, Hoover, Alabama 35226 do hereby grant, bargain, sell and convey unto Peter F. Weinheimer and Kimaree A. Weinheimer as Co Trustees of the Peter F. Weinheimer Revocable Trust No. 1, dated November 30, 2005 and amended August 4, 2010 **and** Kimaree A. Weunheimer and Peter F. Weinheimer as Co Trustees the Kimaree A. Weinheimer Revocable Trust No. 1, dated November 30, 2005 and amended August 4, 2010 as tenants in common (**Grantees**) whose address is 3221 Stoningham Drive, Mountain Brook, Alabama 35223 the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I:

The Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama.

Less and except the following described property:

Tract A:

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 6, said point being a rebar iron situated 1,316.06 feet South of the Northwest corner of said Section 6 as measured along the Section line; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 179.00 feet; thence turn 90 degrees 46 minutes 38 seconds left and run East and parallel to said $\frac{1}{4}$ - $\frac{1}{4}$ North lien for 529.53 feet to the centerline of an unimproved dirt road (no record of dedication); thence turn 60 degrees 19 minutes 53 seconds left and run Northeasterly along the centerline of said road for 120.82 feet; thence turn 0 degrees 40 minutes 44 seconds right and run Northeasterly along the centerline of said road for 85.75 feet to a point on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ said point also being on the South line of the E.W.T.N. Survey by Miller, Triplett and Miller Engineers dated 04/19/1991, said point also being on the centerline of the E.W.T.N. access road as shown on the survey of Miller, Triplett and Miller Engineers dated 6/20/1991; thence run 120 degrees 20 minutes 50 seconds and run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ and along the South line of said E.W.T.N Survey for 630.75 feet to the Point of Beginning.

AND Tract B:

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at the NW of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, running South along section line for 179 feet to the Point of Beginning; thence South along section line 653 feet to road; thence in a northeasterly direction following road 870 feet; thence West 2 degrees North 550 feet to the Point of Beginning.

Less and except any portion lying within a public right of way.

Parcel II:

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama. *This parcel by itself is without access to a public road*

ALSO DESCRIBED AS

Commence at a "Yi" capped rebar (Jackins) being the Northeast corner of Southeast one-fourth of the Northwest one-fourth of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, said point of beginning. From this beginning point proceed South $00^{\circ} 05' 21''$ East along the East boundary of said quarter-quarter section for a distance of 1350.77 feet to a 1" crimp top pipe in place, said point being the Southeast corner of said quarter-quarter section; thence proceed South $89^{\circ} 38' 19''$ West along the South boundary of said quarter-quarter section for a distance of 1318.75 feet to a square tube in place being the Southwest corner of said quarter-quarter section and also being the Southeast corner of the Southwest one-fourth of the Northwest one-fourth; thence proceed South $89^{\circ} 19' 53''$ West along the South boundary of the Southwest one-fourth of the Northwest one-fourth for a distance of 1327.12 feet to a square tube in place being the Southwest corner of said quarter-quarter section; thence proceed North $00^{\circ} 42' 17''$ East along the West boundary of said Southwest one-fourth of the Northwest one-fourth for a distance of 513.85 feet to a 5/8" rebar in place being located on the centerline of a dirt road (also known as High Road); thence proceed along centerline of said

dirt road (High Road) the following calls: North 56° 04' 02" East for a distance of 81.36 feet; North 50° 09' 03" East for a distance of 75.21 feet; North 60° 00' 42" East for a distance of 111.56 feet; North 54° 55' 54" East for a distance of 93.81 feet; North 43° 41' 36" East for a distance of 81.84 feet; North 31° 14' 34" East for a distance of 173.59 feet; North 16° 42' 48" East for a distance of 113.17 feet; North 20° 15' 31" East for a distance of 54.42 feet; North 26° 50' 21" East for a distance of 279.05 feet to a nail and cap in centerline of road, said point being located on the North boundary of said Southwest one-fourth of the Northwest one-fourth; thence proceed North 88° 56' 23" East along the North boundary of said quarter-quarter section for a distance of 692.80 feet to a 4" x 4" concrete monument in place being the Northeast corner of said quarter-quarter section, said point also being the Northwest corner of the Southeast one-fourth of the Northwest one-fourth of said Section 6; thence proceed North 88° 45' 31" East along the North boundary of said quarter-quarter section for a distance of 1322.37 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama

Less and except any portion lying within a public right of way.

Subject to:

Ad Valorem Taxes due October 1, 2022.

Minerals and mining rights not owned by Grantors

Right of way granted Alabama Power Company in Instrument# 1992-8063 (Parcel I)


Grant of easement from Felix Brasher and Louise Brasher to R. G. Cospar in Deed Volume 241, Page 928.

TO HAVE AND TO HOLD unto the said Grantees as tenants in common, their respective successors and assigns forever.

And said **Grantors** do for themselves, their heirs, successors, and assigns covenant with said **Grantees**, their respective successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors and assigns shall, warrant and defend the same to the said **Grantees**, their respective successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 8TH day of October, 2021.


JOHN C. PIAZZA


JANET F. PIAZZA

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that John C. Piazza and spouse, Janet F. Piazza 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 bares date.

Given under my hand and official seal of office this 8TH day of October, 2021.

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
File #221316


Notary Public
Commission Expires 11/09/22

Send Tax Notice To:
Peter F. Weinheimer Co Trustee
Kimaree A. Weinheimer Co Trustee
3221 Stoningham Drive
Mountain Brook, Alabama 35223
05-3-06-0-000-001.003
05-3-06-0-000-001.001

