

STATE OF ALABAMA *
COUNTY OF SHELBY *



20211210000587120 1/3 \$1328.00
Shelby Cnty Judge of Probate, AL
12/10/2021 11:46:26 AM FILED/CERT

This Instrument Prepared by:
Roy W. Williams, Jr.
Jackson & Williams
416 1st Avenue S.E.
Cullman, AL 35055
(256) 739-5400

WARRANTY DEED

KNOW BY ALL MEN THESE PRESENTS, that in consideration of Ten and 00/100 (\$10.00) Dollars and other valuable considerations to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Robert G. Norris, an unmarried man, (herein referred to as Grantor, whether one or more) do herein grant, bargain, sell and convey unto, Stephanie Pierce and Robin Norris, (herein referred to as Grantee, whether one or more) all of his right, title and interest, in and to the following real estate, situated in SHELBY and JEFFERSON County, State of Alabama, to-wit:

PARCEL I: Shelby County

A parcel of land situated in the Northwest Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 32, Township 21 South, Range 2 West; thence South 87°19'32" East a distance of 420.65 feet to the Southwesterly right of way line of Shelby County Highway No. 87 (R.O.W. varies); thence South 24°24'46" East along said right of way line a distance of 43.90 feet to a point on a curve to the right having a radius of 1352.39 feet and a central angle of 4°12'36"; thence along said right of way line and the arc of said curve a distance of 99.37 feet, said arc subtended by a chord which bears South 22°18'33" East a distance of 99.35 feet to the end of said curve; thence South 29°56'26" East along said right of way line a distance of 97.04 feet to a point on a non-tangent curve to the right having a radius of 1,372.39 feet and a central angle of 2°30'18"; thence along said right of way line and the arc of said curve a distance of 60.00 feet, said arc subtended by a chord which bears South 14°48'14" East a distance of 59.99 feet to the point of beginning, and to a point on a curve to the right having a radius of 1,372.39 feet and a central angle of 5°17'32"; thence along said right of way line and the arc of said curve a distance of 126.76 feet, said arc subtended by a chord which bears South 10°54'19" East a distance of 126.72 feet, to a concrete right of way monument, said monument lying on a curve to the right having a radius of 1,372.39 feet and a central angle of 7°17'37"; thence leaving said right of way line and along the arc of said curve a distance of 174.70 feet, said arc subtended by a chord which bears South 4°36'45" East a distance of 174.59 feet, to the end of said curve; thence South 89°02'04" West, radial to the last described curve, a distance of 250.00 feet; thence North 7°21'03" West a distance of 250.00 feet; thence North 77°21'24" East a distance of 250.00 feet to the point of beginning.

Parcel II: Jefferson Co.

Parcel I:

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 20, Township 18 South, Range 4 West, Jefferson County, Alabama; thence North 00 degrees 16'54" East for a distance of 10.0 feet TO THE POINT OF BEGINNING; thence North 00 degrees 16'54" East for a distance of 323.77 feet to the Southerly right of way line of Red Farmer Drive; thence South 71 degrees 49'40" East for a distance of 941.52 feet; thence South 01 degree 49'29" West for a distance of 50.81 feet; thence North 88 degrees 06'06" West for a distance of 704.88 feet; thence North 00 degrees 25'51" East for a distance of 1.00 feet; thence North 88 degrees 06'06" West for a distance of 50.02 feet; thence South 00 degrees 25'51" West for a distance of 11.00 feet; thence North 88 degrees 06'06" West for a distance of 130.05 feet; thence North 00 degrees 16'54" East for a distance of 1.00 feet; thence North 88 degrees 06'06" West a distance of 10.00 feet to the POINT OF BEGINNING.

Parcel II:

Commence at the SE corner of the SE ¼ of the NE ¼ of Section 20, Township 18 South, Range 4 West, Jefferson County, Alabama; thence North 00 degrees 16'54" East for a distance of 10.0 feet; thence South 88 degrees 06'06" East for a distance of 909.98 feet to the POINT OF BEGINNING; thence continue South 88 degrees 06'06" East for a distance of 92.51 feet; thence

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State of Alabama
Deed Tax: \$1300.00

North 29 degrees 18'19" West for a distance of 27.56 feet to the Southerly right of way of Red Farmer Drive; thence North 71 degrees 49'40" West along said right of way of 81.55 feet; thence South 01 degrees 49'48" West for a distance of 46.43 feet to the POINT OF BEGINNING.

Said property conveyed subject to the following:

1. Ad valorem taxes for the current year and all subsequent years which are due and payable October 1st and delinquent January 1st of each year.
2. Any and all easements, restrictions and rights of ways, recorded or unrecorded.

The above described property is not the homestead of the Grantor.

This description provided to Jackson & Williams by: Grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantors are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.


TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever. And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of November, 2021.


Robert G. Norris

STATE OF ALABAMA *
COUNTY OF CULLMAN *

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert G. Norris, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 18th day of November, 2021.


NOTARY PUBLIC
My Commission Expires: 11-19-22

GRANTOR'S ADDRESS:

P.O. Box 143

Holly Pond, AL 35083

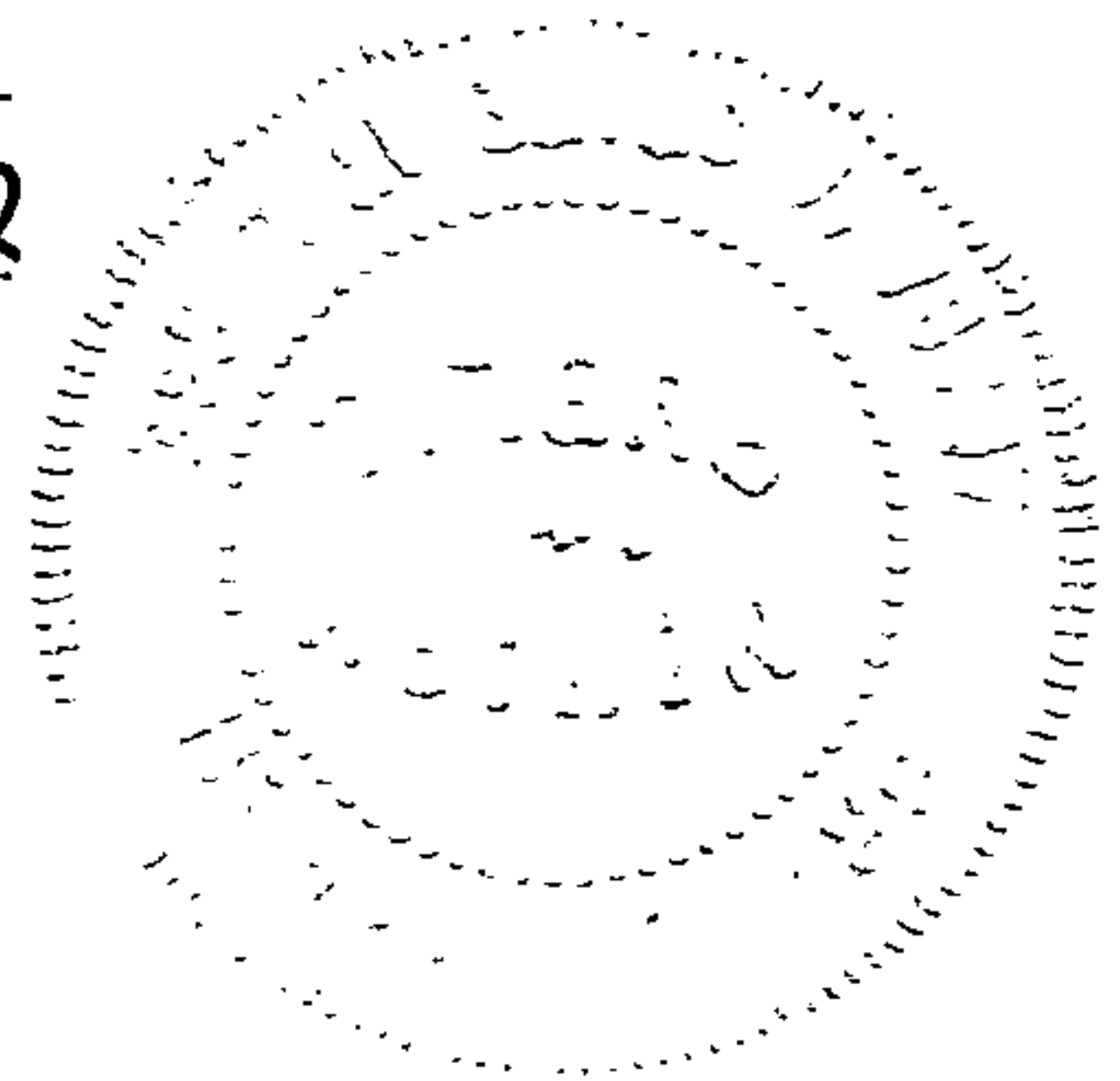
GRANTEE'S ADDRESS:

P.O. Box 143

Holly Pond, AL 35083



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Real Estate Sales Validation Form

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

Grantor's Name Robert G. Norris
Mailing Address _____
P.O. Box 143
Holly Pond, AL 35083

Grantee's Name Stephanie Pierce & Robin Norris
Mailing Address _____
P.O. Box 143
Holly Pond, AL 35083

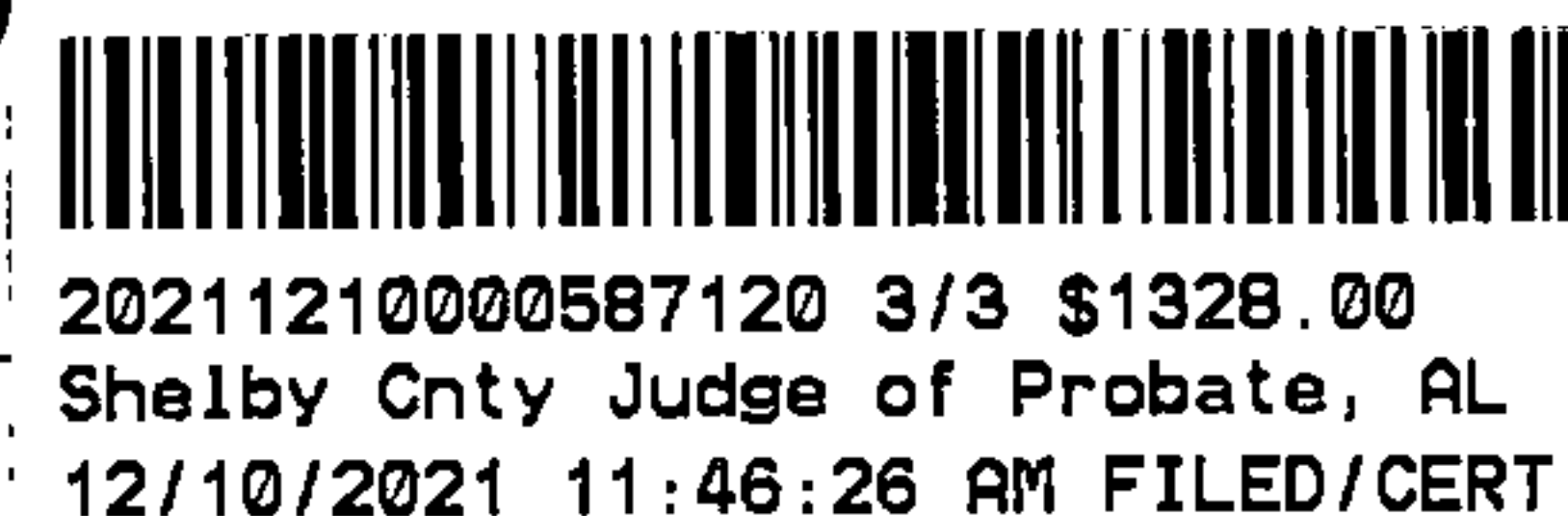
Property Address 190 Co Rd 87, Calera, AL 35040
& Red Farmer Dr., Hueytown,
AL 35023

Date of Sale 11/18/21
Total Purchase Price \$ _____
or
Actual Value \$ 1,300,000.00
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 11-18-21

Print STEPHANIE PIERCE

Unattested

(verified by)

Sign

Stephanie Pierce by Judge Deal, Agent POA
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1