



20220323000118260 1/3 \$49.00
Shelby Cnty Judge of Probate, AL
03/23/2022 10:08:07 AM FILED/CERT

(Recording Data)

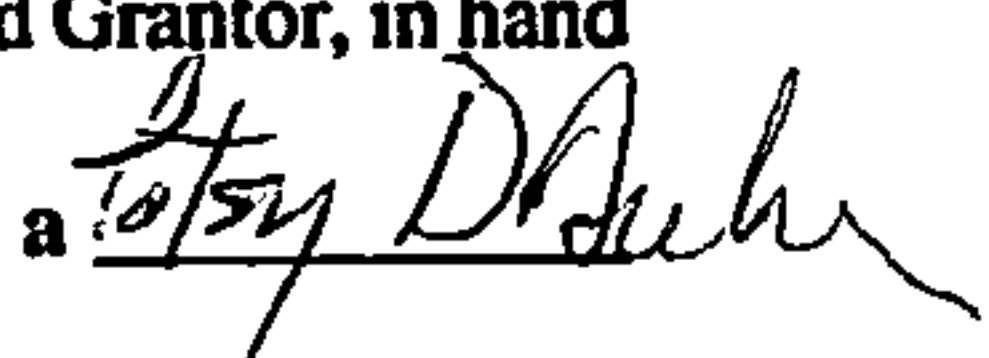
This instrument prepared by:
Woodford W. Dinning, Jr.
Lloyd & Dinning, L.L.C.
Post Office Drawer 740
Demopolis, Alabama 36732

Send tax notice to:
Rodger Hutto
241 Blacksmith Lane
Wilsonville, Alabama 35186

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of One Hundred and No/100's (\$100.00) Dollars and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Patsy D. Dreher, a  woman (herein referred to as Grantor), do grant, bargain, sell and convey unto Rodger Hutto (hereinafter referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

A tract or parcel of land lying and situated in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama, and described as commencing at the Southeast corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, in the POINT OF BEGINNING; thence North $00^{\circ} 10' 00''$ West a distance of 390.89 feet to a point being the Northeast corner of the herein described property; thence turn and proceed South $89^{\circ} 22' 09''$ West for 445.65 feet to a rebar set in the Northwest corner of the herein described parcel; thence turn and proceed South $04^{\circ} 18' 17''$ West 393.29 feet to a rebar set in the Southwest corner of the herein described parcel; thence turn and proceed North $89^{\circ} 10' 41''$ East 446.02 feet to a rebar set; thence South $89^{\circ} 38' 25''$ East a distance of 30.31 feet to the POINT OF BEGINNING, and being a tract or parcel of land containing 4.14 acres, more or less, in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 5, Township 21 South, Range 1 East, Shelby County, Alabama.

Said property is more particularly described and laid down on the survey plat attached hereto by Rodney Shiflett Surveying, said survey being incorporated herein for all purposes.

ALSO: A forty (40) foot easement or right-of-way for ingress and egress, as said easement or right-of-way is laid down and described on the instrument filed for record in the Shelby County Probate Office being Instrument No. 1992-10369.

SUBJECT TO: An existing road that traverses the above-described property is used for access to other property owned by the Grantor, and said 4.14-acre tract is conveyed subject to said easement for the Grantor and her successors and assigns. Said road will continue to be utilized as access to said property for farming purposes, forestry management and harvesting, and for all other purposes by the Grantor, her successors and assigns.

RESTRICTION: It is acknowledged and agreed that the above-described property is conveyed with a use restriction that said property shall at no times be commercially developed and that no mobile home or mobile homes shall be placed or erected on said property.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.



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And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this, the 2 day of March, 2022.

Patsy D Dreher (SEAL)
PATSY D. DREHER

STATE OF ALABAMA

Jefferson COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patsy D. Dreher, whose name 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 she executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal this, the 2 day of March, 2022.

Autumn M. Crites
NOTARY PUBLIC

Grantor's Address
513 Pine Ridge Trail
Birmingham, Alabama 35213

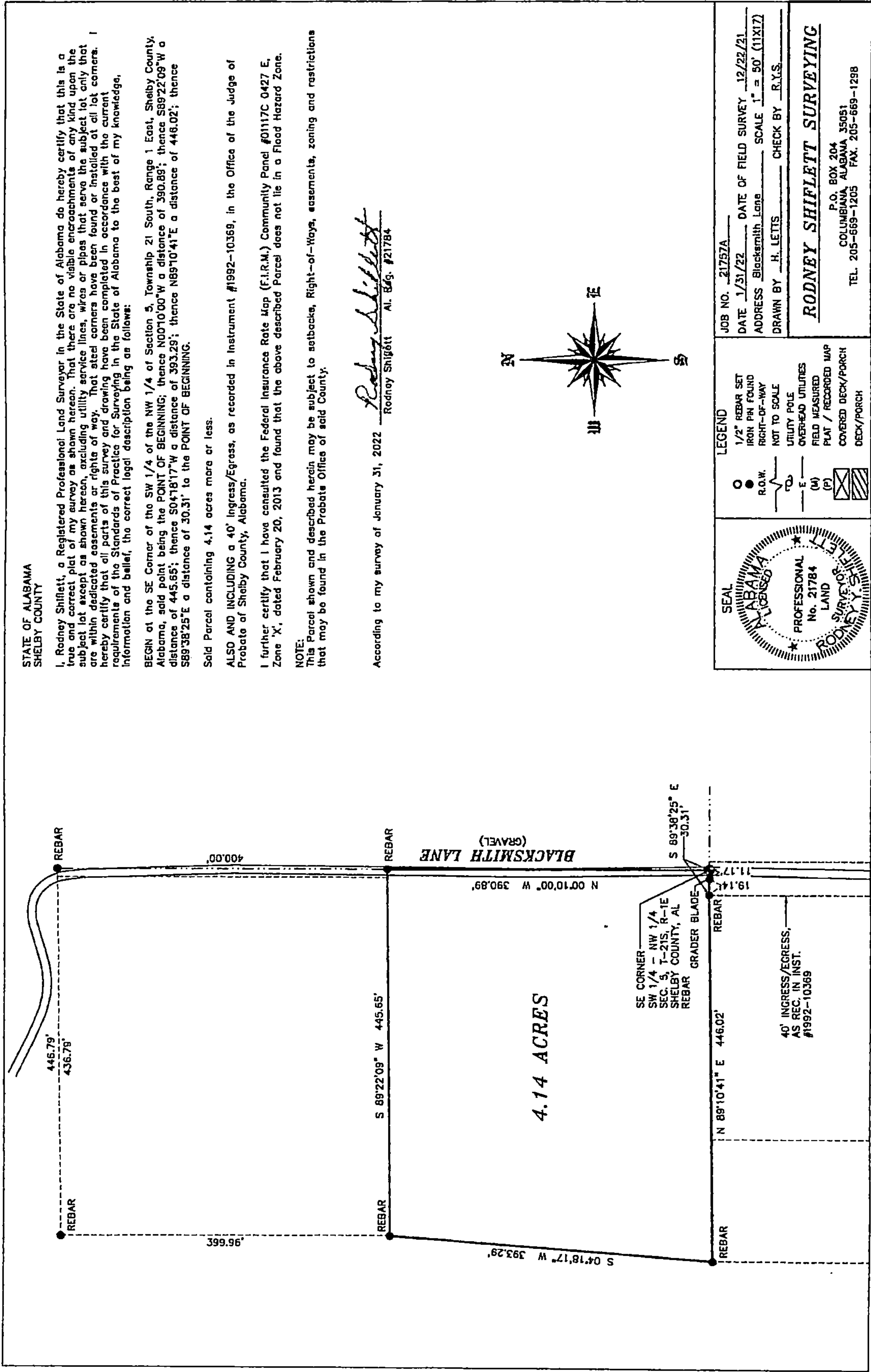
Property Address
Blacksmith Lane

Purchase Price
\$ 20,600.

Date of Sale
Mar 2, 2022



The preparation of this document does not constitute an examination of title as to the property described herein. The above attorneys have made no such title examination unless reflected by a separate Title Letter signed by such attorneys.



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SEAL STATE OF ALABAMA PROFESSIONAL No. 21784 LAND SURVEYOR RODNEY SHIFLETT	LEGEND ○ 1/2" REBAR SET ● IRON PIN FOUND — R.O.W. — RIGHT-OF-WAY — NOT TO SCALE — UTILITY POLE — OVERHEAD UTILITIES — FIELD MEASURED — PLAT / RECORDED MAP — COVERED DECK/PORCH — DECK/PORCH	JOB NO. 21757A DATE 1/31/22 ADDRESS Blacksmith Lane DRAWN BY H. LETTS CHECK BY R.V.S.
	DATE OF FIELD SURVEY 12/22/21 SCALE 1" = 50' (11x17) RODNEY SHIFLETT SURVEYING P.O. BOX 204 COLUMBIA, ALABAMA 35051 TEL. 205-669-1205 FAX. 205-669-1298	