

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051



20220418000158210 1/6 \$39.00
Shelby Cnty Judge of Probate, AL
04/18/2022 11:33:41 AM FILED/CERT

STATUTORY WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the distribution of the estate of Johnnie Ferrell Davis, deceased, aka Johnny Ferrell Davis, in accordance with his will probated in Case No. PR-2015-000122 in the Probate Court of Shelby County, Alabama, the undersigned Betty Davis, personal representative of said estate (herein referred to as GRANTOR) pursuant to the provisions in said will and in accordance with the power given to her in said will does grant, bargain, sell and convey to Betty Davis, individually (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached legal description.

Also a 50 foot wide easement for ingress, egress, and utilities more particularly described as follows: commence at the SW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East; thence run N 89 deg. 57 min. 24 sec. E along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 769.59 feet for the point of beginning; thence continue along the last described course for 55.77 feet to the southwesterly right of way line of Central of Georgia Railroad; thence N 26 deg. 20 min. 00 sec. W along said railroad right of way for 315.44 feet to the intersection with the southeasterly right of way line of Shelby County Hwy 491; thence S 71 deg. 02 min. 54 sec. W along said Hwy 491 right of way for 50.42 feet; thence S 26 deg. 20 min. 30 sec. E for 297.22 feet to the point of beginning.

Also a 50 foot wide easement for ingress, egress, and utilities, along the southwesterly right of way line of the CSX Railroad, the northeasterly line of said easement being described as follows: commencing at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East, said point bears N 89 deg. 25 min. 26 sec. W a distance of 1347.40 feet from an axle found at the SE corner of said Section 10 and S 89 deg. 25 min. 26 sec. E a distance of 4042.44 feet from a 1 in. rebar found at the SW corner of said Section 10; thence S 73 deg. 08 min. 53 sec. E a distance of 6.66 feet to a 1 in. rebar found and used as the SE corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in several adjacent surveys; thence N 45 deg. 55 min. 40 sec. W along a line believed to be a diagonal of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ by the adjacent landowners a distance of 978.79 feet to a point in a lake; thence N 45 deg. 55 min. 40 sec. W along said diagonal a distance of 216.20 feet to a point in a lake; thence N 53 deg. 11 min. 09 sec. E a distance of 523.74 feet to a $\frac{1}{2}$ in. rebar found with a cap stamped "Simmons" on the SW edge of the CSX Railroad and the point of beginning of the northeasterly line of said easement; thence S 25 deg. 58 min. 14 sec. E along said railroad a distance of 141.76 feet to a $\frac{1}{2}$ in. rebar set with a cap stamped "S. Wheeler PLS16165" and the point of ending of the northeasterly line of said easement.



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Subject to a 50 foot wide easement for ingress, egress, and utilities, along the southwesterly right of way line of the CSX Railroad, the northeasterly line of said easement being described as follows: commencing at the SE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 18 South, Range 1 East, said point bears N 89 deg. 25 min. 26 sec. W a distance of 1347.40 feet from an axle found at the SE corner of said Section 10 and S 89 deg. 25 min. 26 sec. E a distance of 4042.44 feet from a 1 in. rebar found at the SW corner of said Section 10; thence S 73 deg. 08 min. 53 sec. E a distance of 6.66 feet to a 1 in. rebar found and used as the SE corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in several adjacent surveys; thence N 45 deg. 55 min. 40 sec. W along a line believed to be a diagonal of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ by the adjacent landowners a distance of 1273.20 feet to a point in a lake; thence N 45 deg. 55 min. 40 sec. W along said diagonal a distance of 149.04 feet to a point in a lake; thence N 53 deg. 09 min. 26 sec. E a distance of 575.59 feet to a $\frac{1}{2}$ in. rebar found with a cap stamped "Simmons" on the SW edge of the CSX Railroad and the point of beginning of the northeasterly line of said easement; thence S 25 deg. 58 min. 14 sec. E along said railroad a distance of 150.12 feet to a $\frac{1}{2}$ in. rebar set with a cap stamped "Simmons" and the point of ending of the northeasterly line of said easement.

Also subject to easements, covenants, conditions, restrictions, rights of way, and encumbrances of record.

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

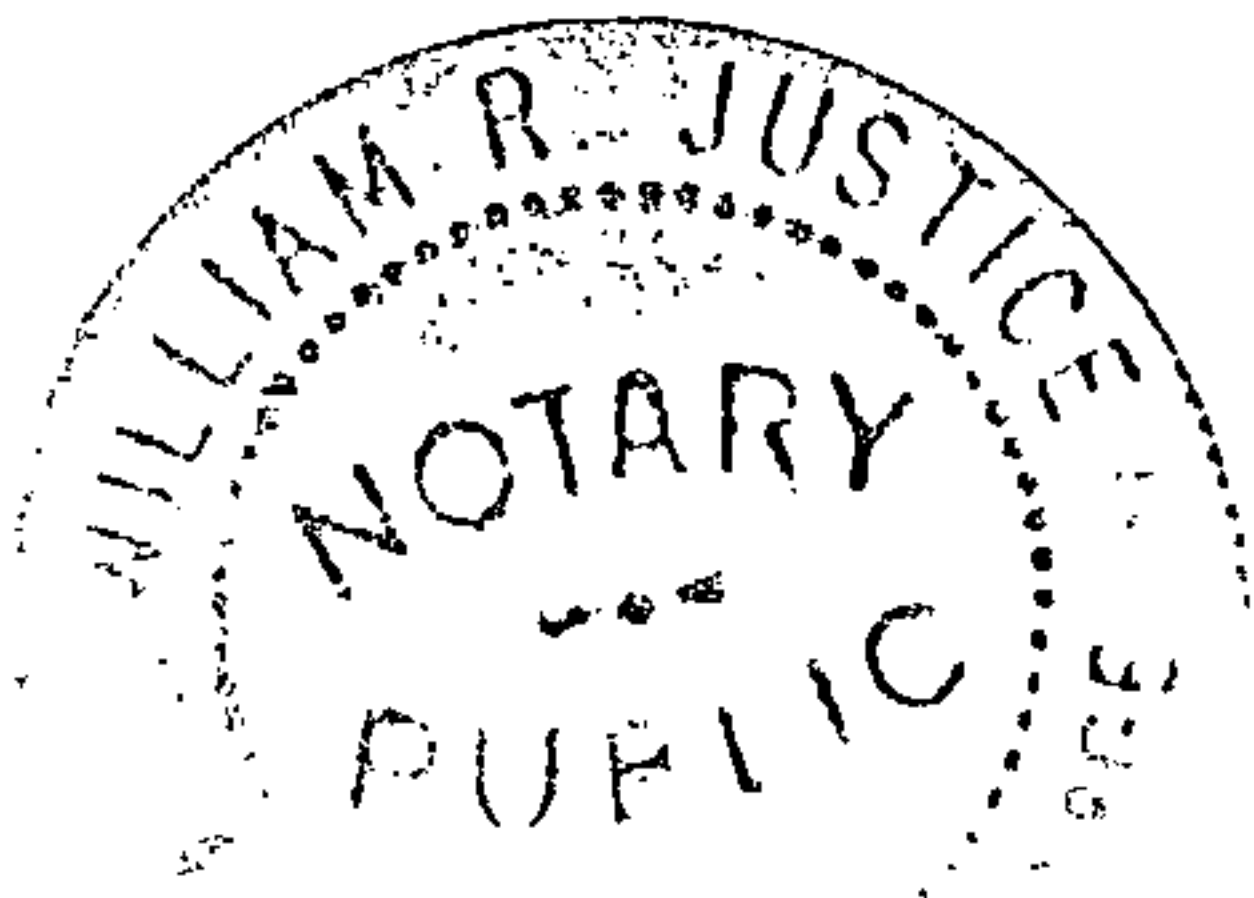
IN WITNESS WHEREOF, GRANTOR has hereunto set her hand and seal this 10th
day of September, 2021.

Betty Davis
Betty Davis as personal representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Davis, whose name as personal representative of the estate of Johnny M. Howard, deceased, 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 as such personal representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2021.



William R. Justice
Notary Public
My commission expires 9/12/23



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PARCEL A

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JOHNNY FERRELL DAVIS, RECORDED IN INSTRUMENT NO. 1996-4370, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEARS N 89°25'26" W A DISTANCE OF 1347.40' FROM AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SECTION 10 AND S 89°25'26" E, A DISTANCE OF 4042.44' FROM A 1" REBAR, FOUND AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE S 73°08'53" E, A DISTANCE OF 6.66 FEET TO A 1" REBAR, FOUND AND USED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SEVERAL ADJACENT SURVEYS;

THENCE N 45°55'40" W, ALONG A LINE BELIEVED TO BE A DIAGONAL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BY THE ADJACENT LANDOWNERS, A DISTANCE OF 1344.03 FEET TO THE POINT OF BEGINNING IN A LAKE;

THENCE N 45°55'40" W, ALONG SAID DIAGONAL, A DISTANCE OF 508.67 FEET, TO A 3/4" IRON BAR, FOUND AND USED AS THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN ADJACENT SURVEYS, SAID 3/4" IRON BAR BEARS S16°53'43" E A DISTANCE OF 65.30 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE N 00°26'58" E, A DISTANCE OF 211.02 FEET TO A T-POST, FOUND;

THENCE N 90°00'00" E, A DISTANCE OF 400.27 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165";

THENCE S 04°49'42" E, A DISTANCE OF 216.10 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "SIMMONS";

THENCE S 89°22'10" W, A DISTANCE OF 353.44 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 3.70 ACRES OF LAND.



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PARCEL B

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JOHNNY FERRELL DAVIS, RECORDED IN INSTRUMENT NO. 1996-4370, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEARS N 89°25'26" W A DISTANCE OF 1347.40' FROM AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SECTION 10 AND S 89°25'26" E, A DISTANCE OF 4042.44' FROM A 1" REBAR, FOUND AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE S 73°08'53" E, A DISTANCE OF 6.66 FEET TO A 1" REBAR, FOUND AND USED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SEVERAL ADJACENT SURVEYS;

THENCE N 45°55'40" W, ALONG A LINE BELIEVED TO BE A DIAGONAL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BY THE ADJACENT LANDOWNERS, A DISTANCE OF 1273.20 FEET TO THE POINT OF BEGINNING IN A LAKE;

THENCE N 45°55'40" W, ALONG SAID DIAGONAL, A DISTANCE OF 149.04 FEET, TO A POINT IN A LAKE;

THENCE N 53°09'26" E, A DISTANCE OF 575.59 FEET TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "SIMMONS", ON THE SOUTHWEST EDGE OF THE CSX RAILROAD;

THENCE S 25°58'14" E, ALONG SAID RAILROAD, A DISTANCE OF 150.12 FEET, TO A 1/2" REBAR FOUND, WITH A CAP STAMPED "SIMMONS";

THENCE S 53°11'09" W, A DISTANCE OF 523.74 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 1.86 ACRES OF LAND.

SUBJECT TO:

A 50.00' ACCESS EASEMENT ACROSS THE NORTHEAST 50.00' OF THE HEREIN DESCRIBED PARCEL AND IMMEDIATELY ADJACENT TO THE CSX RAILROAD.



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PARCEL D

A PARCEL OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JOHNNY FERRELL DAVIS, RECORDED IN INSTRUMENT NO. 1996-4370, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, SAID POINT BEARS N 89°25'26" W A DISTANCE OF 1347.40' FROM AN AXLE, FOUND AT THE SOUTHEAST CORNER OF SECTION 10 AND S 89°25'26" E, A DISTANCE OF 4042.44' FROM A 1" REBAR, FOUND AT THE SOUTHWEST CORNER OF SECTION 10;

THENCE S 73°08'53" E, A DISTANCE OF 6.66 FEET TO A 1" REBAR, FOUND AND USED AS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER IN SEVERAL ADJACENT SURVEYS AND THE POINT OF BEGINNING;

THENCE N 45°55'40" W, ALONG A LINE BELIEVED TO BE A DIAGONAL OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER BY THE ADJACENT LANDOWNERS, A DISTANCE OF 978.79 FEET TO A POINT IN A LAKE;

THENCE N 44°04'20" E, A DISTANCE OF 468.74 FEET, TO A 1/2" REBAR, SET WITH A CAP STAMPED "S WHEELER PLS 16165", ON THE SOUTHWEST EDGE OF THE CSX RAILROAD;

THENCE S 25°58'14" E, ALONG SAID RAILROAD, A DISTANCE OF 478.13 FEET TO A POINT;

THENCE ALONG A CURVE TO THE LEFT IN SAID RAILROAD, HAVING A RADIUS OF 1615.00 FEET AND A CHORD BEARING OF S 31°31'35" E, AN ARC LENGTH OF 313.20 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER PLS16165" ON A LINE THOUGHT TO BE THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, BY THE ADJOINING LANDOWNERS AND SHOWN AS SUCH ON ADJACENT SURVEYS;

THENCE S 00°45'59" E, A DISTANCE OF 321.22 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 6.40 ACRES OF LAND.

Real Estate Sales Validation Form

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

Grantor's Name Estate of Johnnie Ferrell Davis
Mailing Address 1136 Hwy 491
Vandiver, AL 35176

Grantee's Name Betty Davis
Mailing Address 1136 Hwy 491
Vandiver, AL 35176

Property Address Hwy 491
Vandiver, AL 35176

Date of Sale 9/10/21
Total Purchase Price \$
or
Actual Value \$48,403.00
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 ☐ Appraisal
☐ Sales Contract ☒ Other assessor's current market value
☐ Closing Statement distribution of estate per will

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 9/10/21

Print Betty Davis, personal representative

Sign Betty Davis
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested



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Form RT-1