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05/17/2022 03:48:02 PM
DEEDS 1/6

Send tax notice to:
MARK SIDWELL
381 DOGWOOD LAKES DR
CHELSEA, AL, 35043

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022272

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nine Hundred Fifty Thousand and 00/100 Dollars (\$950,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DOUGLAS P CALVIN and LASHANE C CALVIN HUSBAND • AND WIFE** whose mailing address is: 3851 Coquina Dr. Sanibel FL 33957 (hereinafter referred to as "Grantors") by **MARK SIDWELL and PAMELA SIDWELL** whose property address is: **381 DOGWOOD LAKES DR, CHELSEA, AL, 35043** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

see the attached Legal Description Exhibit "A"

SUBJECT TO:

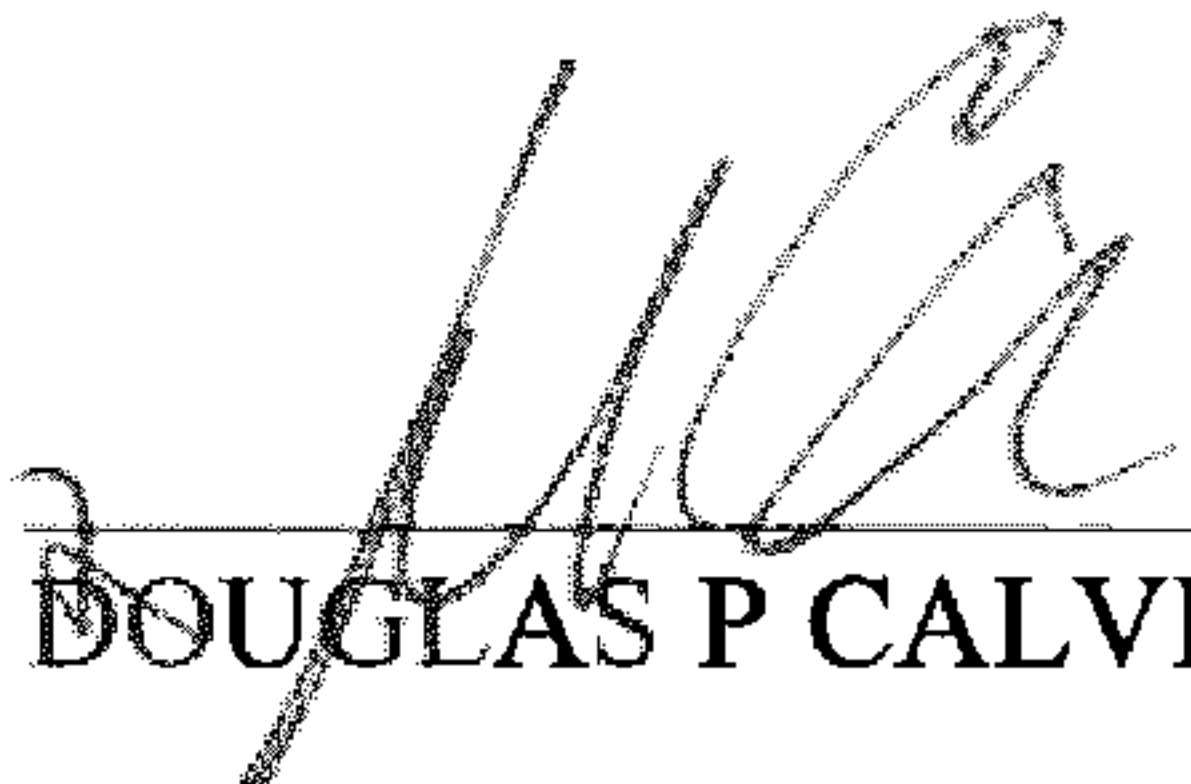

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
- 3.
4. Declaration of Protective Covenants recorded in Inst. No. 1998-18998.
5. Easement for Water Lines with Westover Water Authority recorded in Inst. No. 1998-18999.
6. Easement granted Alabama Power Company recorded in Inst. No. 2006-602830.
7. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 12 day of May, 2022.


DOUGLAS P CALVIN

LASHANE C CALVIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS P CALVIN and LASHANE C CALVIN whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of May, 2022.

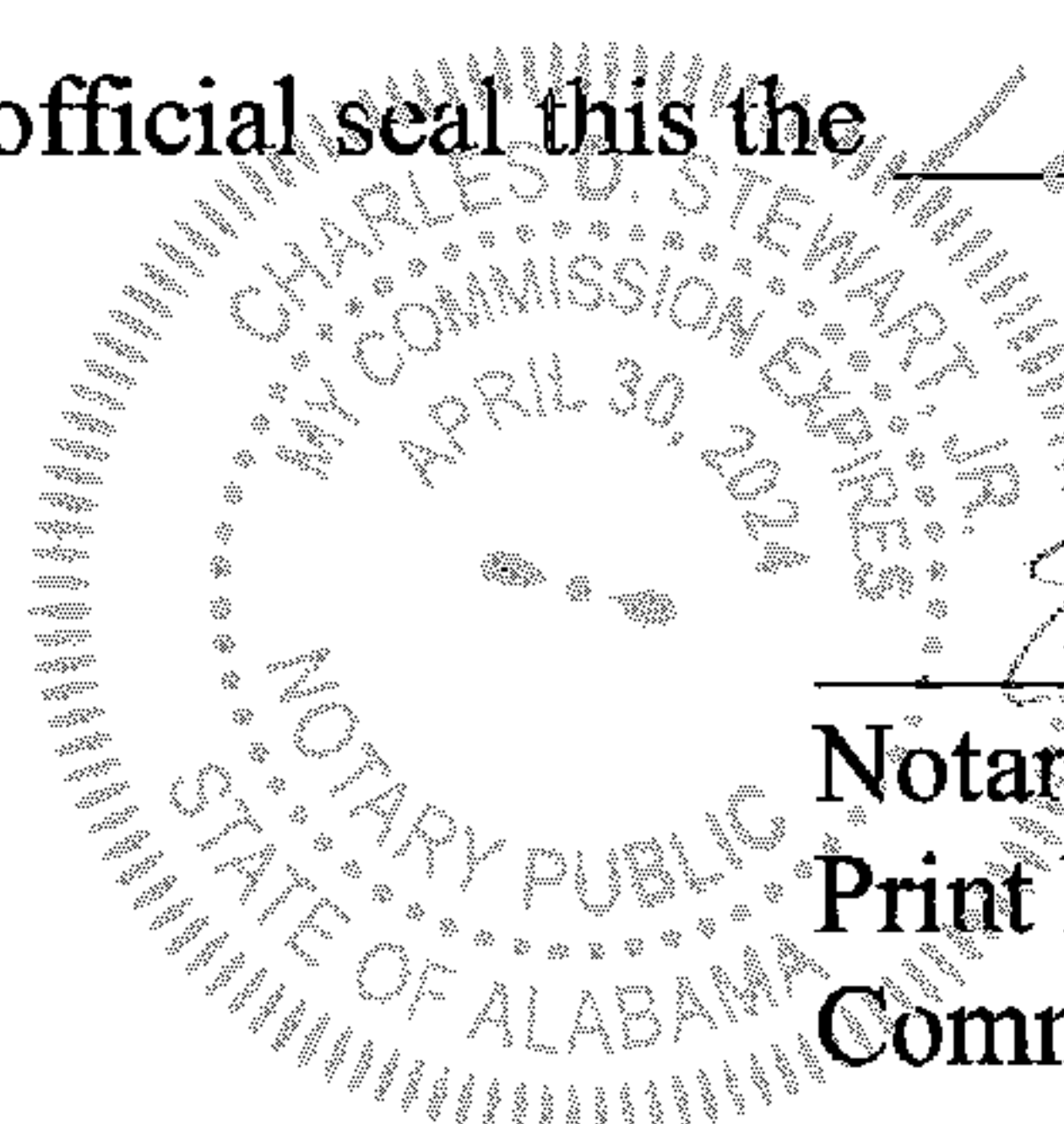
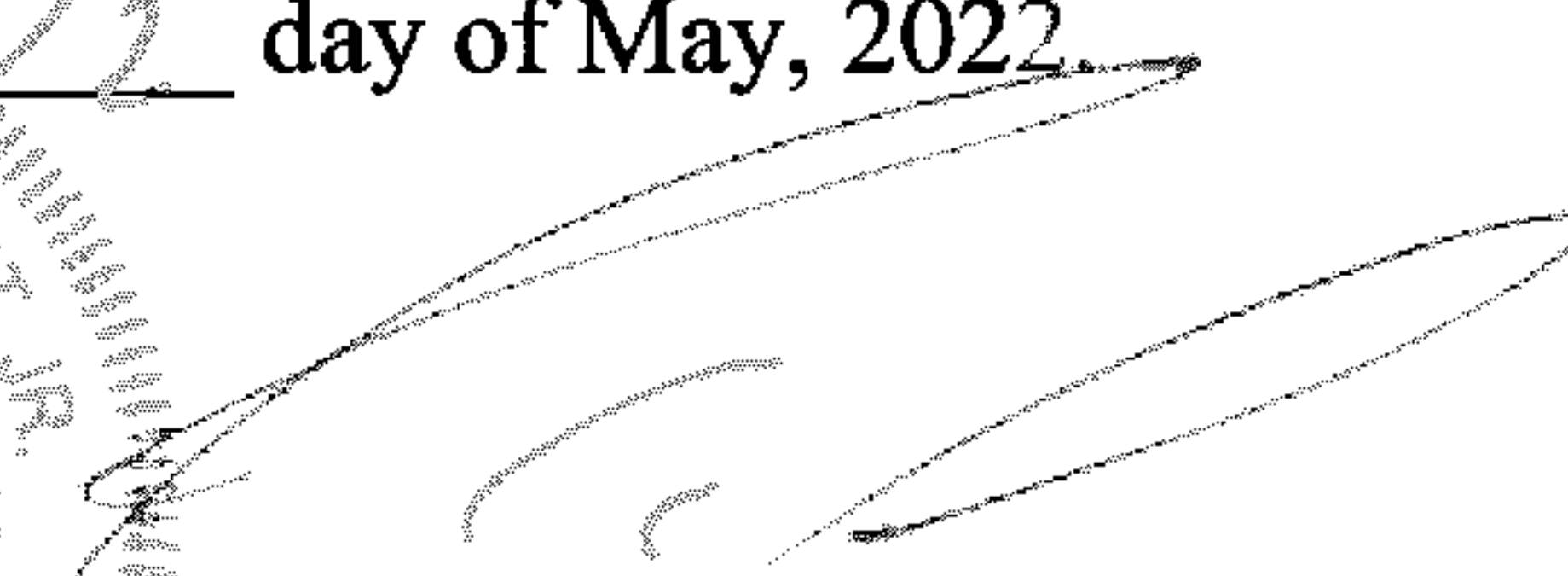


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 4.30.24

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 2, according to the Survey of Dogwood Lakes Subdivision, as recorded in Map Book 23, Page 34, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH a 60 foot Easement for Ingress, Egress and Utilities
Centerline Description to-wit:

From the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ a distance of 17.49 feet to a point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 degrees 25 minutes 49 seconds left and run 99.24 feet along said easement centerline and the following courses; 06 degrees 03 minutes 54 seconds left for 104.89 feet; 12 degrees 24 minutes 30 seconds left for 175.59 feet; 10 degrees 38 minutes right for 201.28 feet; 12 degrees 54 minutes 55 seconds right for 165.02 feet; 05 degrees 37 minutes 50 seconds left for 265.89 feet; 15 degrees 35 minutes 30 seconds right for 323.69 feet; 13 degrees 58 minutes 30 seconds left for 188.54 feet; 08 degrees 44 minutes right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 degrees 00 minutes right and run along said easement centerline a distance of 50.72 feet; thence turn 92 degrees 06 minutes 49 seconds left and continue along said easement centerline a distance of 64.81 feet and the following courses; 54 degrees 49 minutes 11 seconds right for 141.23 feet; 12 degrees 33 minutes 27 seconds left for 110.76 feet; 20 degrees 34 minutes 50 seconds left for 169.50 feet; 15 degrees 05 minutes 36 seconds right for 86.16 feet; 36 degrees 33 minutes 41 seconds right for 166.53 feet; 29 degrees 09 minutes 29 seconds left for 97.38 feet; 14 degrees 44 minutes 38 seconds left for 198.02 feet; 16 degrees 40 minutes 30 seconds left for 276.22 feet; 34 degrees 30 minutes 41 seconds left for 274.24 feet to a point on the South boundary of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of aforementioned Section 23; thence turn 02 degrees 14 minutes 58 seconds right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 degrees 53 minutes 34 seconds and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 degrees 12 minutes 30 seconds left and run 760.84 feet along said easement centerline to a point on the North boundary of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West; thence turn 180 degrees 00 minutes right and run 760.84 feet along said easement centerline; thence turn 57 degrees 47 minutes 30 seconds left and run 338.44 feet along said easement centerline; thence turn 02 degrees 42 minutes 42 seconds right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 degrees 35 minutes 43 seconds and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 degrees 34 minutes 50

seconds left and run 68.62 feet along said easement centerline; thence turn 180 degrees 00 minutes right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 degrees 17 minutes 51 seconds and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 degrees 09 minutes 45 seconds and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 degrees 36 minutes 35 seconds and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 degrees 45 minutes 20 seconds and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 degrees 51 minutes 35 seconds left and run 278.49 feet along said easement centerline; thence turn 06 degrees 48 minutes right and run 213.47 feet along said easement centerline; thence turn 00 degrees 50 minutes 46 seconds right and run 321.84 feet along said easement centerline; thence turn 180 degrees 00 minutes right and run 321.84 feet along said easement centerline; thence turn 00 degrees 50 minutes 46 seconds left and run 213.47 feet along said easement centerline; thence turn 06 degrees 48 minutes left and run 278.49 feet along said easement centerline; thence turn 09 degrees 12 minutes left and run said centerline a distance of 261.83 feet to a point on the East boundary of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 degrees 03 minutes 57 seconds and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 degrees 40 minutes 50 seconds and tangents of 100.00 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 degrees 19 minutes 01 seconds and tangents of 250.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Hwy #280 (80 foot R.O.W.), and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 West, tracks in close proximity that certain easement centerline described in Book 184 at Page 89; said property being situated in Shelby County, Alabama.

A 20 Foot Non-Exclusive Water Line Easement

A 20 foot waterline easement being 10 feet in equal width on each side of the following described line:

Commence at a ¼" rebar in place accepted as the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 47 minutes 42 seconds West along the West boundary of said quarter-quarter section for a distance of 546.51 feet to a point; thence proceed South 24 degrees 41 minutes 35 seconds West for a distance of 274.79 feet to a point on the Easterly boundary of a 60 foot roadway (Signal Road; thence proceed North 24 degrees 41 minutes 35 seconds East along the centerline of a 25 foot ingress/egress and utility easement for a distance of 274.79 feet; thence proceed North 69 degrees 32 minutes 10 seconds East along the centerline of said ingress/egress and utility easement for a distance of 194.25 feet; thence proceed North 28 degrees 55 minutes 54 seconds East along the centerline of said ingress/egress and utility easement for a distance of 222.80 feet; thence proceed North 52 degrees 25 minutes 12 seconds East along the centerline of said ingress/egress and utility easement for a distance of 286.97 feet to the centerline of said 25 foot waterline easement, being the point of beginning of said waterline easement. From this beginning point proceed North 78 degrees West along the centerline of said waterline easement for a distance of 330.0 feet, more or less to the termination of said waterline easement.

25 Foot Ingress/Egress and Utility Easement:

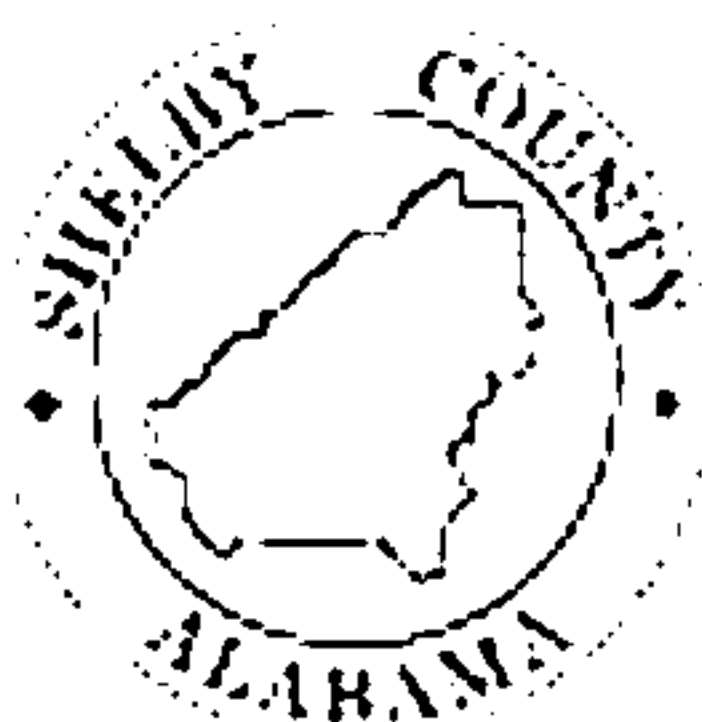
A 25 foot ingress/egress and utility easement being 25 feet in equal width on the Westerly side of the following described line:

Commence at a 5/8" Iron in place being accepted as the Southeast corner of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 26 minutes 08 seconds West along the East boundary of said section for a distance of 492.98 feet to the Southeast corner of Lot 4 of the Dogwood Lakes Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 23 at Page 34; thence proceed South 89 degrees 33 minutes 52 seconds West along the South boundary of said Lot 4 and along in the South boundary of Lot 5 of said subdivision for a distance of 1057.42 feet to the Southwest corner of said Lot 5 and the point of beginning of said easement. From this beginning point proceed North 00 degrees 26 minutes 08 seconds West along the Westerly boundary of said Lot 5 and along the Easterly boundary of said easement for a distance of 95.09 feet; thence proceed North 34 degrees 39 minutes 21 seconds East along the Westerly boundary of said Lot 5 and along the Easterly boundary of said easement for a distance of 162.15 feet; thence proceed North 50 degrees 12 minutes 26 seconds East along the Westerly boundary of said Lot 5 and along the Easterly boundary of said easement for a distance of 64.60 feet; thence proceed North 17 degrees 34 minutes 40 seconds East along the Easterly boundary of said easement and along the Westerly boundary of said Lot 5 and the prolongation thereof for a distance of 250.0 feet to the termination of said easement.

A 25 Foot Non-Exclusive Ingress/Egress and Utility Easement:

A 25 foot ingress, egress and utility easement being 12.5 feet on each side of the following described line:

Commence at a ¼" rebar in place accepted as the Southwest corner of the Southwest ¼ of the Southeast ¼ of Section 23, Township 19 South, Range 1 West, Shelby County, Alabama; thence proceed North 00 degrees 47 minutes 42 seconds West along the West boundary of said quarter-quarter section for a distance of 546.51 feet to a point; thence proceed South 24 degrees 41 minutes 35 seconds West for a distance of 274.79 feet to a point on the Easterly boundary of a 60 foot roadway (Signal Road) and the point of beginning of said easement. From this beginning point proceed North 24 degrees 41 minutes 35 seconds East along the centerline of said easement for a distance of 274.79 feet; thence proceed North 69 degrees 32 minutes 10 seconds East along the centerline of said easement for a distance of 194.25 feet; thence proceed North 28 degrees 55 minutes 54 seconds East along the centerline of said easement for a distance of 222.80 feet; thence proceed North 52 degrees 25 minutes 12 seconds East along the centerline of said easement for a distance of 286.97 feet; thence proceed North 83 degrees 09 minutes 56 seconds East along the centerline of said easement for a distance of 62.58 feet; thence proceed South 75 degrees 05 minutes 10 seconds East along the centerline of said easement for a distance of 173.62 feet; thence proceed South 28 degrees 50 minutes 26 seconds East along the centerline of said easement for a distance of 85.02 feet; thence proceed South 21 degrees 03 minutes 40 seconds East along the centerline of said easement for a distance of 56.66 feet; thence proceed South 21 degrees 03 minutes 40 seconds East along the centerline of said easement for a distance of 81.67 feet; thence proceed South 38 degrees 56 minutes 59 seconds East along the centerline of said easement for a distance of 173.97 feet; thence proceed South 59 degrees 14 minutes 56 seconds East along the centerline of said easement for a distance of 70.37 feet; thence proceed South 86 degrees 02 minutes 19 seconds East along the centerline of said easement for a distance of 261.76 feet; thence proceed South 84 degrees 26 minutes 49 seconds East along the centerline of said easement for a distance of 158.12 feet; thence proceed North 86 degrees 37 minutes 42 seconds East along the centerline of said easement for a distance of 199.97 feet; thence proceed North 89 degrees 33 minutes 52 seconds East along the centerline of said easement for a distance of 530.0 feet, more or less, to a point on the West boundary of Lot 4 of the Dogwood Lakes Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 23 at Page 34 and the termination of said easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2022 03:48:02 PM
\$987.00 JOANN
20220517000201730

Allen S. Bayl