

This Instrument was Prepared by:

Send Tax Notice To: Woods Properties, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

191 Kahatchee Loop  
Childersburg AL 35044

File No.: S-22-28311

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mildred King Whitfield, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Woods Properties, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Grantor herein in is the surviving grantee in Instrument # 1996-35449, Probate Office Shelby County, Alabama. The other grantee, Charles Whitfield, is deceased, having died on or about 8 Aug 2021.**

**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25th day of May, 2022.

Mildred K. Whitfield  
Mildred King Whitfield

State of Alabama

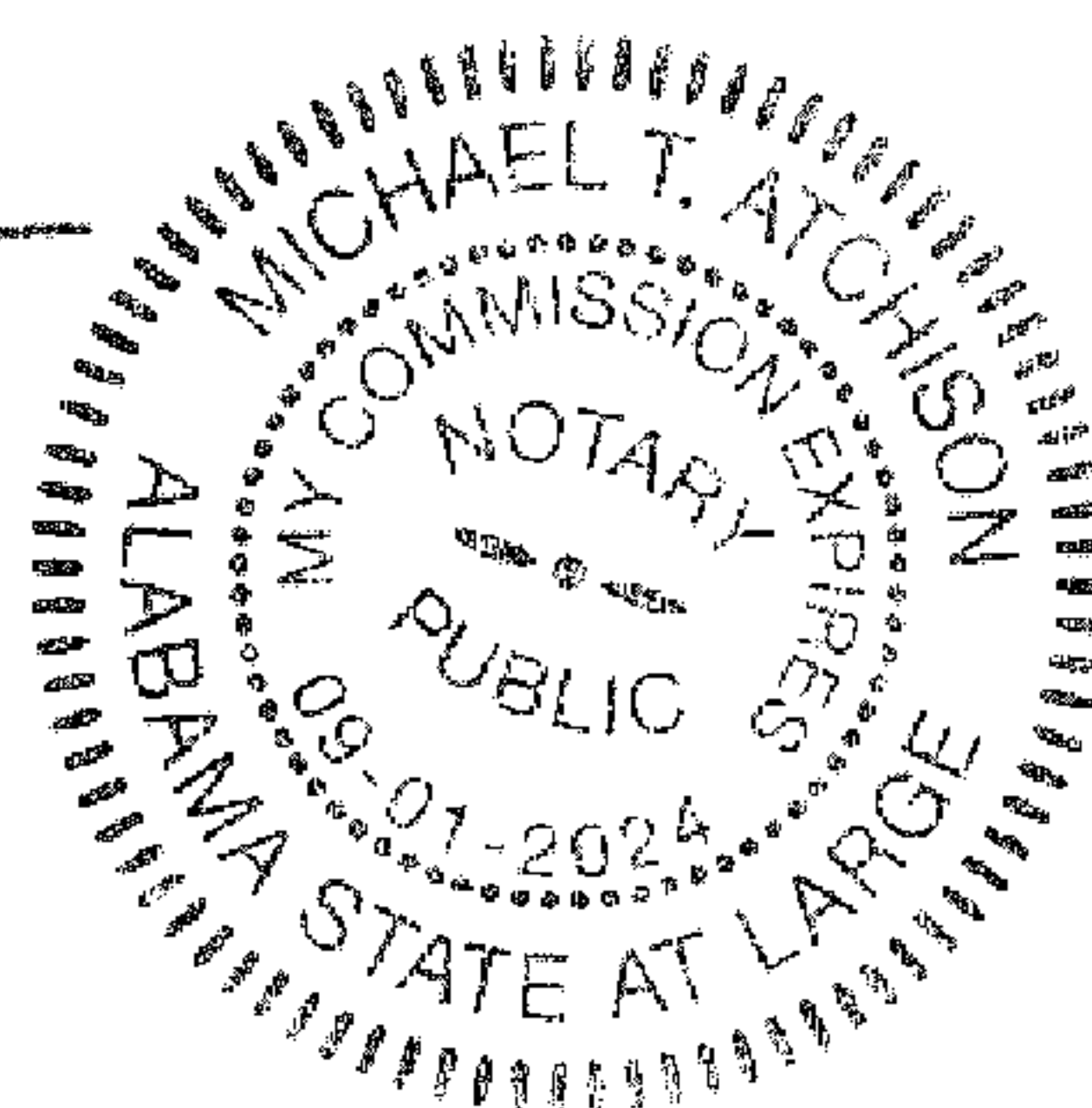
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mildred King Whitfield, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 2022.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"  
LEGAL DESCRIPTION**

Begin at the Northwest corner of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 12, Township 18 South, Range 1 East; thence East 315 feet to the starting point of the following described lot; thence 105 feet East; thence 210 feet South; thence 105 feet West; thence 210 feet North to the STARTING POINT.

ALSO: Commence at the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 12, Township 18 South, Range 1 East; thence run East 210 feet to POINT OF BEGINNING of the property hereby conveyed; thence continue in the same direction along the Northern boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 105 feet to a point which point is the NW boundary of the present lot owned by grantees; thence turn to the right and run South along the Western boundary of grantees' said present lot a distance of 210 feet to a point which is the SW corner of grantees' present lot; thence turn to the right and run West a distance of 105 feet; thence turn to the right and run North 210 feet to the Point of beginning.

**ALSO THE FOLLOWING DESCRIBED PROPERTY:**

Commence at the Southwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 12, Township 18 South, Range 1 East and run East along the said  $\frac{1}{4}$ - $\frac{1}{4}$  Section line for a distance of 434.93 feet; thence turn an angle of 104°36'33" left and run 105.71 feet; thence turn an angle of 75°03'17" left and run a distance of 257.50 feet; thence turn an angle of 107°11'28" right and run a distance of 112.39 feet to the Southeasterly right-of-way line of Shelby County Highway #43; then turn an angle of 131°36'09" left and run along said road right-of-way line for 42.28 feet; thence turn an angle of 02°54'50" right and run along said road right-of-way line for 72.89 feet; thence turn an angle of 01°47'25" right and run along said road right-of-way line for 82.64 feet to the West boundary line of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 12, Township 18 South, Range 1 East; thence turn an angle of 70°35'58 left and run South along the said  $\frac{1}{4}$ - $\frac{1}{4}$  Section line for 140.0 feet to the point of beginning.

