
20220601000219540 1/4 \$145.00
Shelby Cnty Judge of Probate, AL
06/01/2022 09:54:51 AM FILED/CERT

Prepared by:
Henry T. Holifield
132 Summer Lake Drive
Ridgeland, MS 39157
601-720-6130

Return to:
Fredrick B. Berrey, Jr.
P.O. Box 317
Verbena, AL 36091
334-467-0698

INDEXING INSTRUCTIONS: Part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

FOR AND IN CONSIDERATION of the sum of One Hundred Fourteen Thousand Dollars (\$114,000) cash in hand paid, and other good, legal and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

HENRY T. HOLIFIELD
132 Summer Lake Drive
Ridgeland, MS 39157
602-720-6130

does hereby sell, convey and warrant unto

FREDRICK B. BERREY, JR. and JASON J. RICHARDS, as Tenants in Common
P.O. Box 317
Verbena, AL 36091
334-467-0698


Shelby County, AL 06/01/2022
State of Alabama
Deed Tax: \$114.00

the land, property and improvements as described in attached Exhibit A, less .74 acres shown as a fence encroachment in Exhibit B, situated in Shelby County, Alabama.

This conveyance, however, is subject to prior reservations of oil, gas and other minerals; and all easements, right of way and dedication of record affecting same; and any protective or restrictive covenants and building restrictions of record affecting same.

Subject property constitutes no part of Grantor's homestead.

WITNESS MY SIGNATURE, this the 10th day of May, 2022.


Henry T. Holifield

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Henry T. Holifield who acknowledged that he signed and delivered the above and foregoing Warranty Deed on the day and year therein written.

GIVEN under my hand and official seal, this the 10th of May, 2022.

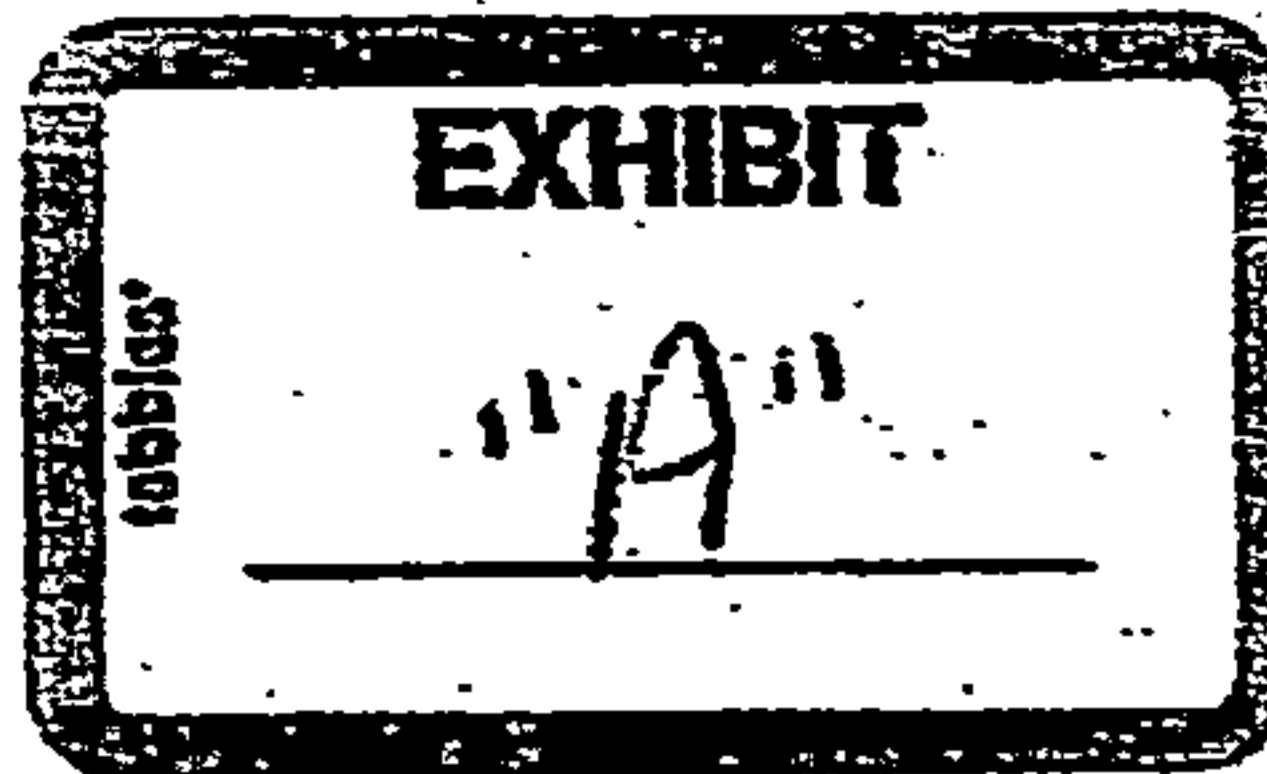

NOTARY PUBLIC

My Commission Expires:

April 20, 2025



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The following described parcel of land is located in the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ - NW $\frac{1}{4}$ all in Section 2, Township 20 South, Range 2 East, Shelby County, Alabama:

For a point of beginning, commence at the Northwest corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed S $88^{\circ}21'27''$ E along the North boundary of said quarter-quarter for 1300.15 feet; thence S $55^{\circ}45'00''$ W 1118.09 feet to a point on the Northeast right of way boundary of U.S. Highway 280; thence N $52^{\circ}02'02''$ W along said right of way for 1106.29 feet to a point of intersection with the Northeasterly right of way of said U.S. Highway No. 280 and the North boundary of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ of said Section 2; thence S $88^{\circ}21'27''$ E along the North boundary of said NW $\frac{1}{4}$ - NW $\frac{1}{4}$ for 497.21 feet, back to the point of beginning.



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EXHIBIT "B"

