

This instrument was prepared by
Michael J. Cartee
Cartee and Lloyd, Attorneys at Law
2210 8th Street, Suite B
Tuscaloosa, AL 35401


20220602000222390 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
06/02/2022 01:20:39 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY)

That in consideration of Ten Dollars and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, Robert J. Bentley, an unmarried man, (herein referred to as GRANTOR,), do hereby grant, bargain, sell and convey unto Nolan Vinson (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR COMPLETE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A", SAID EXHIBIT "A" BEING MADE A PART OF THIS CONVEYANCE BY SAID REFERENCE.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

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

And I(we) do for myself(ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEE, his 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/02/2022
State of Alabama
Deed Tax: \$140.00

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18 day of May, 2022.

Robert J. Bentley
Robert J. Bentley

STATE OF Alabama

COUNTY OF Tuscaloosa

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert J. Bentley, 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, he executed the same voluntarily on the day the same bears date.

Witness my hand and official seal, this the 18 day of May, 2022.

Imya Drawick
Notary Public

My Commission Expires: 05/12/2024

The below information is solely to fulfill *Code of Alabama 1975, Section 40-22-1* and is not intended to convey any property address shown.

Grantor's Name Robert J. Bentley
Mailing Address: 11 Ridgeland
Tuscaloosa, AL 35406

Grantee's Name Nolan Vinson
Mailing Address: 210 Chestnut Forrest Drive
Helena, AL 35080

Property Address 19.73 Acres +/- Joinertown
Road
Columbiana, AL 35051

Date of Sale 05/20/22
Total Purchase
Price \$140,000.00

The purchase price or actual value claimed herein can be verified in the contract.

File #: 101002TI



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EXHIBIT "A"
LEGAL DESCRIPTION

Part of the West half of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 21 South, Range 1 West of the Huntsville Meridian, Shelby County, Alabama, being more particularly described as follows:

Commence from a 4" x 4" Concrete monument for the Southwest Corner of Section 6, Township 21 South, Range 1 West of the Huntsville Meridian, Shelby County, Alabama, and the POINT OF BEGINNING; thence N 00°15'17" E a distance of 1257.61' to a point on the Southerly right of way of Shelby County Road# 34 (AKA Joinertown Road)(50' ROW); thence continue N 00°15'17" E a distance of 50.66' to a point on the Northerly right of way of Shelby County Road# 34 (AKA Joinertown Road)(50' ROW); thence continue N 00°15'17" E a distance of 22.92' to a 5/8" rebar found for the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 6; thence proceed N 88°58'54" E a distance of 111.02' to a point on the Northerly right of way of Shelby County Road # 34 (AKA Joinertown Road)(50' ROW); thence continue N 88°58'54" E a distance of 415.25' to a point on the Northerly right of way of Shelby County Road# 34 (AKA Joinertown Road)(50' ROW); thence continue N 88°58'54" E a distance of 136.15' to a 1/2" capped rebar, stamped Jackson CA-615, set; thence S 00°06'03" W a distance of 69.48' to a point on the Northerly right of way of Shelby County Road# 34 (AKA Joinertown Road)(50' ROW); thence continue S 00°06'03" W a distance of 56.75' to a point on the Southerly right of way of Shelby County Road# 34 (AKA Joinertown Road)(50' ROW); thence continue S 00°06'03" W a distance of 1204.99' to a 1/2" capped rebar, stamped Jackson CA-615, set; thence S 88°59'26" W a distance of 665.99' back to the POINT OF BEGINNING, having an area of 20.29 acres, less and except the right of way area of Shelby County Road# 34 (0.56 Acres) for a total acreage of 19.73 acres more or less. LESS AND EXCEPT MINERAL AND MINING RIGHTS.



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