

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB3231

Thomas H. Hinke  
356 Sunset Ridge  
Bessemer, AL 35020

[Space Above This Line for Recording Data]

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Six Hundred Fifty Thousand Dollars and 00/100 Dollars (\$650,000.00)** 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 where is acknowledged. I or we, **Joseph Thomas Lovoy, Trustee of the Family Trust established under the Will of Priscilla W. Lovoy** whose mailing address is: 4210 Holly Knoll Dr Los Angeles Ca 90027;

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Thomas H. Hinke** whose mailing address 356 Sunset Ridge, Bessemer, AL 35020

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **356 Sunset Ridge, Bessemer, AL 35020** to wit:

Parcel 1: The West 330 feet of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 5 West, situated in Shelby County, Alabama. Subject to easements and rights of way of record, including all minerals, coal, oil and gas with the necessary access thereto excepted, as reserved in Deed Book 260, Page 629 in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2: A part of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 1, Township 21 South, Range 5 West, Shelby County, Alabama, more particularly described as follows: Begin at the NW corner of said SW $\frac{1}{4}$  of NW $\frac{1}{4}$  and run in an Southerly direction along the West boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 100.00 feet to the point of beginning; thence continue last described course in a southerly direction a distance of 564.7 feet, more or less, to the centerline of a lake; Thence turn left an angle of 127 deg. 15 min. in a Northeasterly direction a distance of 414.61 feet; thence turn left an angle of 52 deg. 45 min. in a Northerly direction a distance of 313.7 feet; thence turn left an angle of 90 deg. 00 min. in a Westerly direction a distance of 330 feet, more or less, to the point of beginning. According to survey of James W. Elliott, Registered Land Surveyor, dated December 29, 1979.



Parcel 3: Commence at the Northwest corner of the Northwest¼ of the Northwest¼ of Section 1, Township 21 South, Range 5, West; Thence run S 87°44'05" E along the North line of said ¼-¼, a distance of 331.74 feet; thence run S 0°22'40"W a distance of 1173.36 feet to a point of beginning; thence run S 0°22'40"W a distance of 591.99 feet to a point in the center of a pond; thence run North 60°01'18"E a distance of 9.17 feet; thence run North 0°34'54"E a distance of 587.27 feet; thence run North 89°04'47"W a distance of 10.00 feet to the point of beginning.

Easement for ingress and egress:

Commence at the Northeast corner of the SW¼ of the NW¼ of Section 1, Township 21 South, Range 5 West; thence run N 87°51'31"W a distance of 334.57 feet; thence run S 0°07'60"W a distance of 58.00 feet to the point of beginning of a 40 foot easement for ingress and egress lying 20 feet on either side of the following described center line; thence run North 87°23'01"W a distance of 338.45 feet; thence run S 61°40'02"W a distance of 44.95 feet; thence run S 50°16'57"W a distance of 62.39 feet; thence run S 72°37'22"W a distance of 45.03 feet; thence run S 84°45'10"W a distance of 111.82 feet; thence run North 83°55'42"W a distance of 81.04 feet to the end of said easement.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$617,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 8 day of June, 2022.

Joseph Thomas Lovoy, TRUSTEE of the family Trust established UNDER  
Joseph Thomas Lovoy, Trustee of the Family Trust established under the Will of Priscilla W. Lovoy  
the WILL of PRISCILLA W. LOVOY

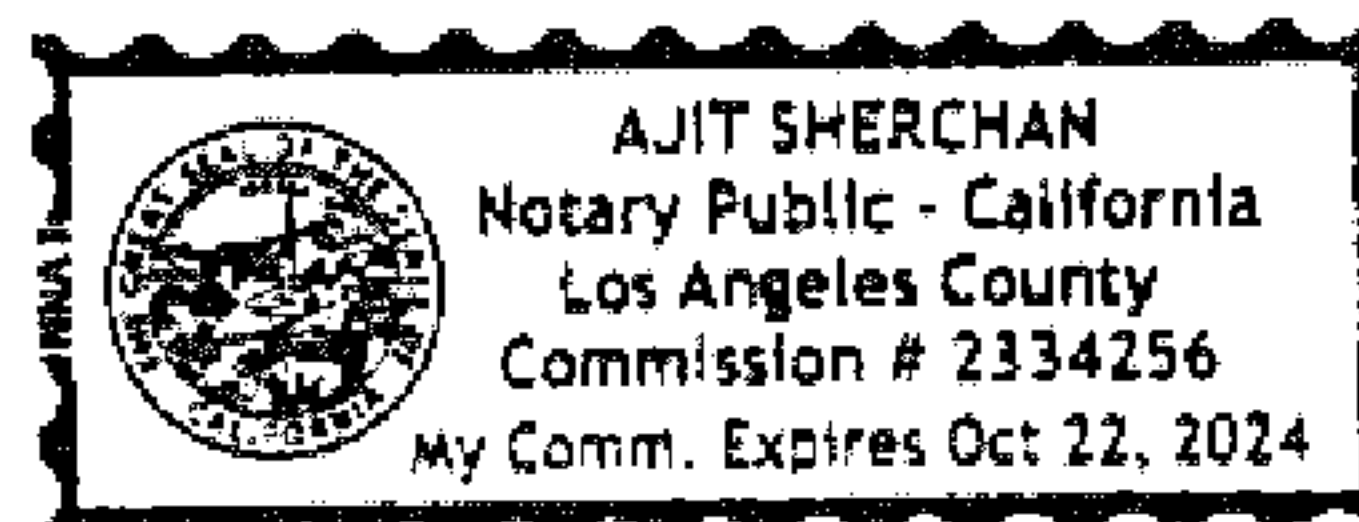
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

I, AJIT SHERCHAN NOTARY PUBLIC, a Notary Public in and for said county in said state, hereby certify that **Joseph Thomas Lovoy, Trustee of the Family Trust established under the Will of Priscilla W. Lovoy** whose name 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 this conveyance, and with full authority, he, she, they executed the same voluntarily.

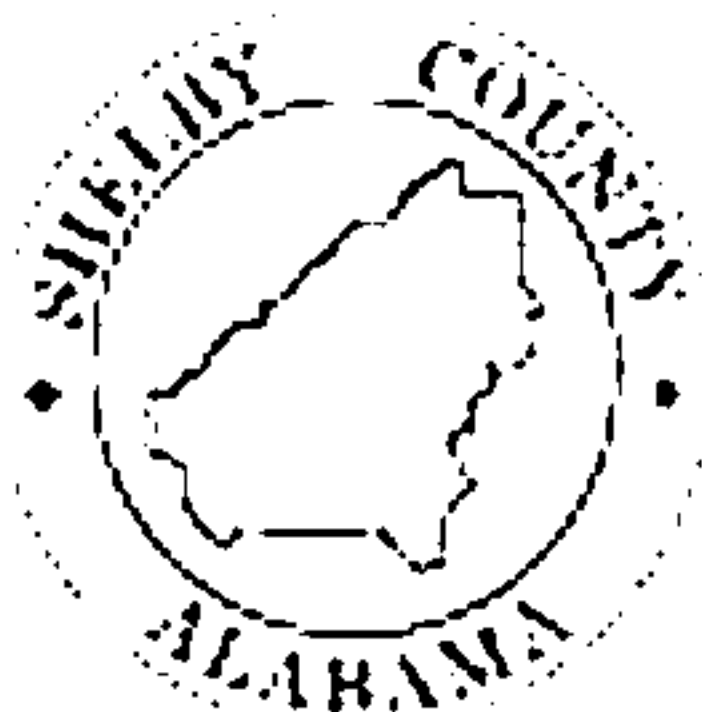
WITNESS my hand and official seal in the county and state aforesaid this the 8 day of JUNE, 2022.

My Commission Expires: 10/22/2024.

[Signature]  
Notary Public



(SEAL)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/14/2022 11:15:59 AM  
\$61.50 CHARITY  
20220614000236590

Alexis Bayl