

20220818000324270
08/18/2022 10:56:44 AM
CORDEED 1/3

20220215000065680
02/15/2022 11:34:48 AM
DEEDS 1/3

Deed being re-recorded to add the same as verbiage.

Send Tax Notice To:
William David Mims Jr.
150 Oak Branch Lane
Chelsea, AL 35043

QUIT CLAIM DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Eighty Five Thousand Dollars and No Cents (\$85,000.00), in hand paid to the undersigned, Terri Mims, an unmarried woman, whose address is 4039 Park Lane Way Chelsea AL 35043 hereby remises, releases, quit claims, grants, sells and conveys to William David Mims Jr. (hereinafter called Grantees), whose address is 150 Oak Branch Lane, Chelsea, AL 35043 all his right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

150 Oak Branch Lane Chelsea, AL 35043

Parcel I:

A portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; being more particularly described as follows: Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; thence South 00 deg. 36 min. 43 sec. West a distance of 571.72 feet to the Point of Beginning; thence South 00 deg. 38 min. 09 sec. West a distance of 85.07 feet; thence South 69 deg. 45 min. 33 sec. East a distance of 434.92 feet; thence South 29 deg. 08 min. 54 sec. East a distance of 99.50 feet; thence North 48 deg. 43 min. 47 sec. East a distance of 69.63 feet; thence North 80 deg. 41 min. 20 sec. East a distance of 123.51 feet; thence North 29 deg 56 min 08 sec. West a distance of 145.05 feet; thence North 69 deg. 56 min. 08 sec. West a distance of 380.89 feet; thence North 83 deg. 57 min. 33 sec. West a distance of 199.63 feet to the point of beginning; being situated in Shelby County, Alabama.

A non-exclusive easement for ingress and egress, lying 17.5 feet on each side and parallel to the center line of which is more particularly described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West; thence South 00 deg. 36 min. 43 sec. West a distance of 571.72 feet; thence South 89 deg. 57 min. 33 sec. East a distance of 199.63 feet; thence South 69 deg. 56 min. 08 sec. East a distance of 380.89 feet; thence South 29 deg. 56 min. 08 sec. East a distance of 360.07 feet to a point; said point being a beginning of non tangent curve to the left, having a radius of 400.00 feet and a central angle of 05 deg. 32 min. 01 sec. and subtended by a chord which bears South 35 deg. 04 min. 16 sec. West and a chord distance of 38.62 feet; thence along the arc of said curve a distance of 38.63 feet to the point of beginning; thence North 29 deg. 56 min. 08 sec. West a distance of 11.26 feet to a point; said point being the beginning of a non tangent curve to the left having a radius of 410.00 feet, a central angle of 22 deg. 45 min. 05 sec. and subtended by a chord which bears South 21 deg. 39 min. 43 sec. West and a chord distance of 161.74 feet; thence along the arc of said curve a distance of 162.81 feet; thence South 10 deg. 57 min. 39 sec. West a distance of 116.99 feet to a point, said point being the beginning of a non tangent curve to the left, having a radius of 110.00 feet, a central angle of 29 deg. 32 min. 16 sec. and subtended by a chord which bears South 03 deg. 48 min. 29 sec. East and a chord distance of 56.08 feet; thence along the arc of said curve a distance of 56.71 feet; thence South 18 deg. 34 min. 37 sec. East a distance of 75.49 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 240.00 feet, a central angle of 28 deg. 35 min. 37 sec. and subtended by a chord which bears South 06 deg. 42 min. 48 sec East and a chord distance of 118.53 feet; thence along the arc of said curve, a distance of 119.77 feet to a point. said point lying on the Northerly right of way line of Whisenhunt Road, thence South 89 deg. 33 min. 36 sec. East and along said right of way a distance of 10.08 feet to a point said point being the beginning of a non tangent curve to the left having

a radius of 250.00 feet a central angle of 28 deg. 15 min. 27 sec. and subtended by a chord which bears North 06 deg. 49 min. 56 sec. West and a chord distance of 122.05 feet; thence along the arc of said curve and leaving said right of way a distance of 123.30 feet; thence North 18 deg. 34 min. 37 sec. West a distance of 75.28 feet to a point, said point being the beginning of a non tangent curve to the right having a radius of 100.00 feet a central angle of 29 deg. 32 min. 16 sec. and subtended by a chord which bears North 03 deg. 48 min. 29 sec. West and a chord distance of 50.98 feet; thence along the arc of said curve a distance of 51.55 feet; thence North 10 deg. 57 min. 39 sec. East a distance of 117.05 feet to a point said point being the beginning of a non tangent curve to the right having a radius of 400.00 feet a central angle of 22 deg. 01 min. 36 sec. and subtended by a chord which bears North 21 deg. 17 min. 28 sec. East and a chord distance of 152.83 feet; thence along the arc of said curve a distance of 153.77 feet to the point of beginning; being situated in Shelby County, Alabama, being one in the same as that certain easement identified in Map Book 38, Page 97.

Non-exclusive access easement described as follows:

Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, thence South 00 deg. 36 min. 43 sec. West a distance of 571.72 feet; thence South 00 deg. 38 min. 09 sec. West a distance of 85.07 feet; thence South 69 deg. 45 min. 33 sec. East, a distance of 434.92 feet; thence South 29 deg. 08 min. 54 sec. East a distance of 99.50 feet; thence South 48 deg. 43 min. 47 sec. West a distance of 68.98 feet; thence South 41 deg. 16 min. 13 sec. East a distance of 17.5 feet to the Point of Beginning is said Easement; thence North 48 deg. 43 min. 47 sec. East, a distance of 133.60 feet; thence North 80 deg. 41 min. 20 sec. East, a distance of 106.38 feet; thence South 29 deg. 56 min. 08 sec. East a distance of 210.55 feet; to the point of ending; being situated in Shelby County, Alabama, being one in the same as that certain easement identified in Map Book 38, Page 97.

Parcel II:

Parcel B according to the Survey of Parcel A and B of James S. Clemmer Jr. and Patricia Scotch Clemmer and Wayne Scotch, Jr. Property, as recorded in Map Book 38 Page 97, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, along with all the relevant easements for Ingress, egress, and utilities set out on said plat; being situated in Shelby County, Alabama.

Deed is being prepared in pursuant to the certain divorce decree filed as Case #2021-900702 In the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

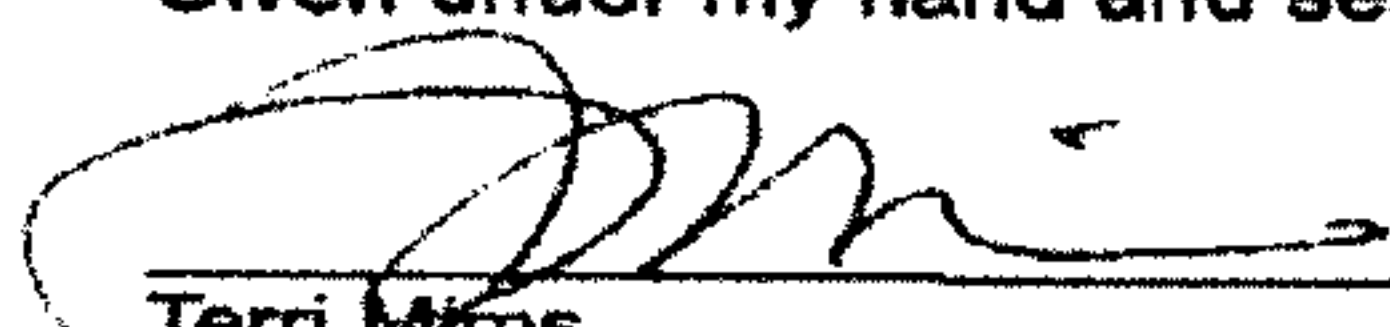
William David Mims, Jr. is one and the same as David Mims, grantee in Warranty Deed recorded in Instrument 20070928000456630.

20220818000324270 08/18/2022 10:56:44 AM CORDEED 3/3

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TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 24th day of January, 2022.


Terri Mims

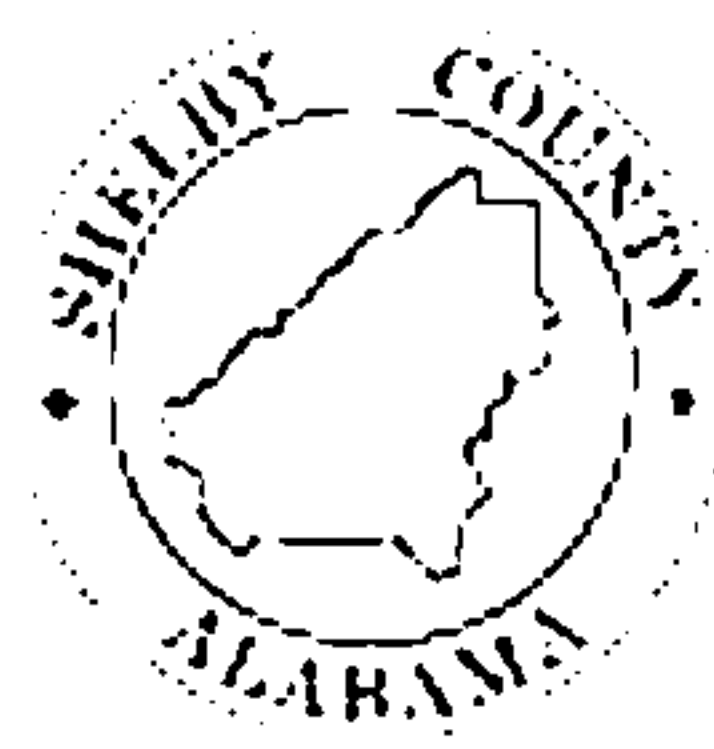
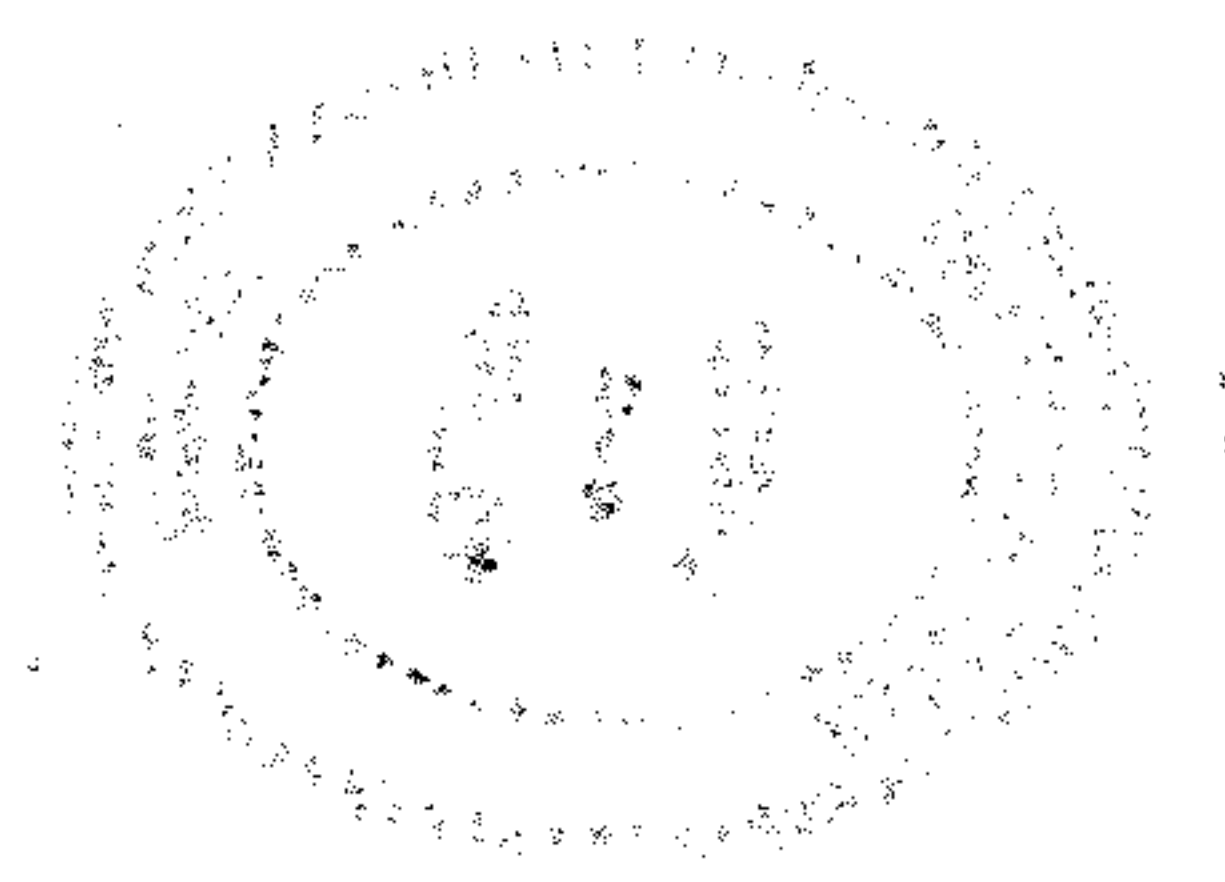
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Terri Mims whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being duly informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of January, 2022.

Sazia Naz
Notary Public, State of Alabama
Sazia Naz
Printed Name of Notary
My Commission Expires: August 21, 2022

PREPARED BY:
Southoak Title
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/18/2022 10:56:44 AM
\$29.00 JOANN
20220818000324270

Allie S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/15/2022 11:34:48 AM
\$113.00 JOANN
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Allie S. Bayl