

SEND TAX NOTICE TO:

Brian J. Malone
10396 Hwy 55
Sterret, AL 35147

STATE OF ALABAMA)

SHELBY COUNTY)



20221109000419180 1/5 \$39.50
Shelby Cnty Judge of Probate, AL
11/09/2022 02:41:45 PM FILED/CERT

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by **Brian J. Malone** (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, **William Barry Rodgers** (“Grantor”) does hereby grant, bargain, sell and convey unto Grantee that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the “Premises”).

TOGETHER WITH all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving the Premises.

This conveyance is subject to ad valorem taxes or assessments for the 2022 tax year and all subsequent years.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantor does for itself, its successors and assigns, covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the Premises; that the Premises is free from all encumbrances except as expressly set forth herein; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantee, its successors and assigns, forever against the lawful claims of all persons.

[remainder of page intentionally left blank]

Shelby County, AL 11/09/2022
State of Alabama
Deed Tax: \$5.50



20221109000419180 2/5 \$39.50
Shelby Cnty Judge of Probate, AL
11/09/2022 02:41:45 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has executed this conveyance as of this 09 day
of ~~August~~ 2022.
November

GRANTOR:

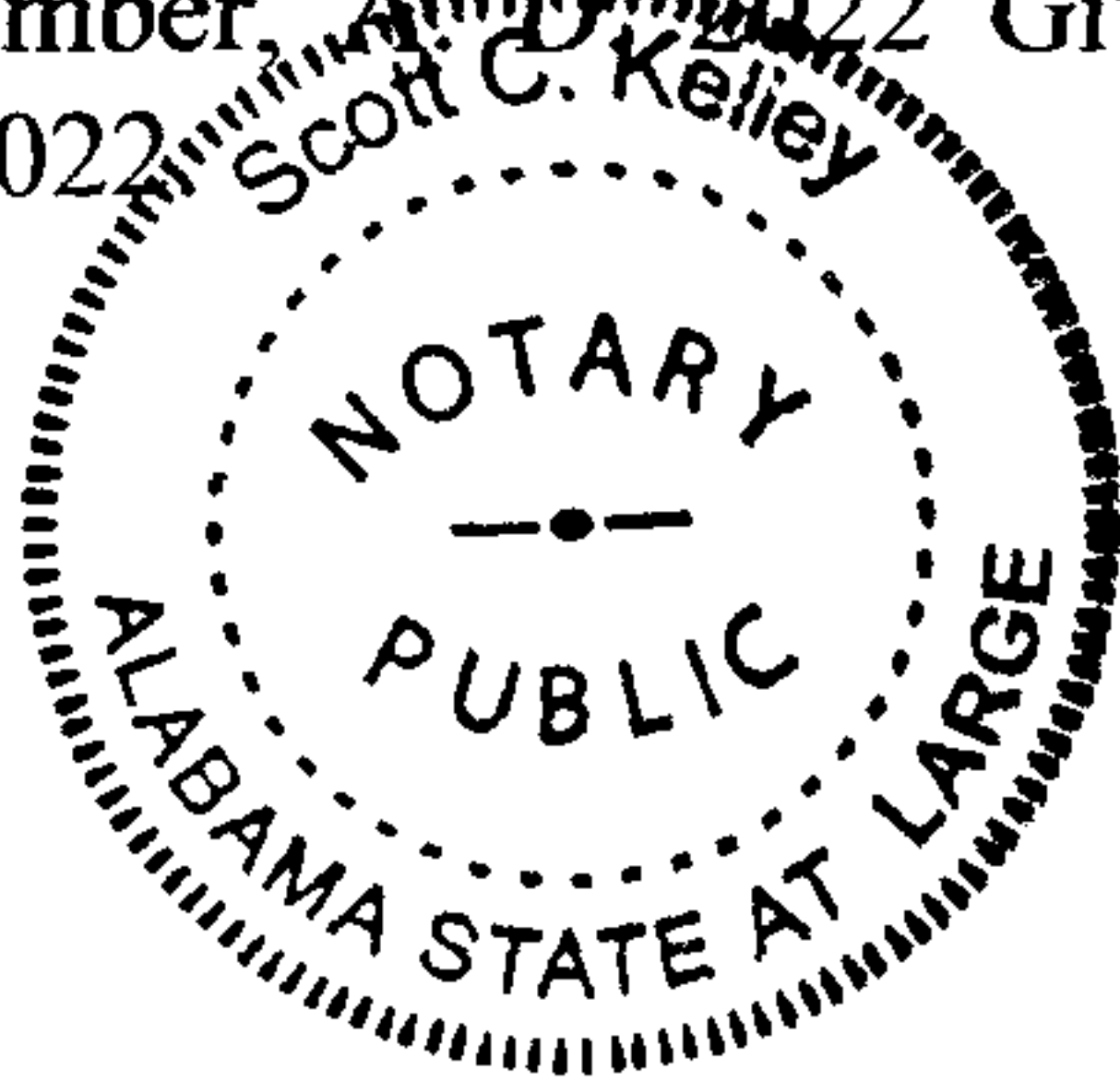
WILLIAM BARRY RODGERS

By: William Barry Rodgers
Name: [Signature]

STATE OF ALABAMA)

SHELBY COUNTY)

I, Scott C. Kelley, a Notary Public, hereby certify that William Barry
Rodgers 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. Given under my hand this 09th
day of November, ~~August~~ 2022 Given under my hand and official seal this the 09th day of
November, 2022.



[Signature]
Notary Public


AFFIX SEAL

My commission expires: 12/19/2023

This instrument prepared by
and upon recording return to:
Mitchell M. Mataya
1165 S. Shadesview Ter
Homewood, AL 35209

Exhibit A

Shelby County, Alabama
Parcel ID# 08 5 22 0 001 014.004

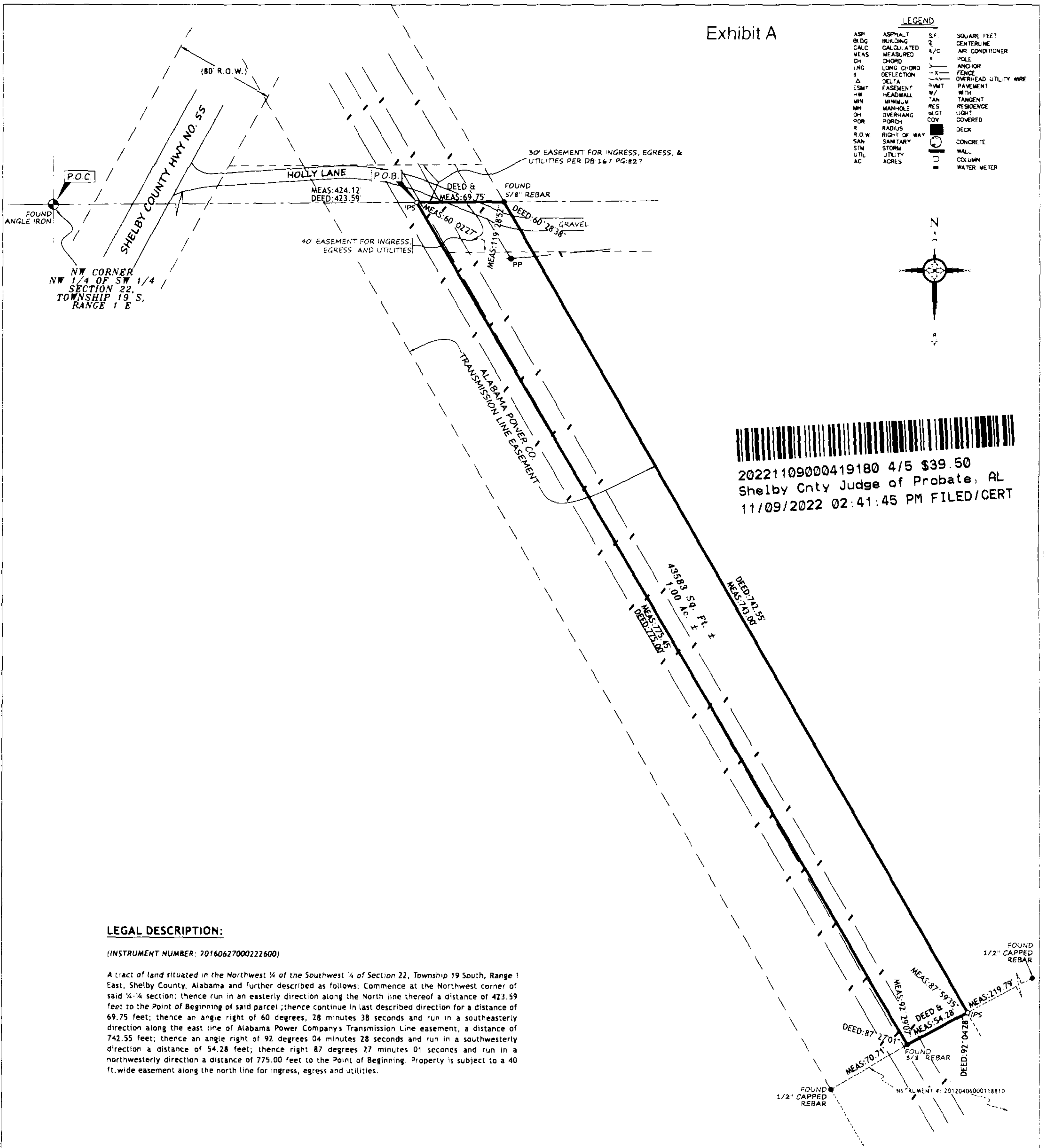
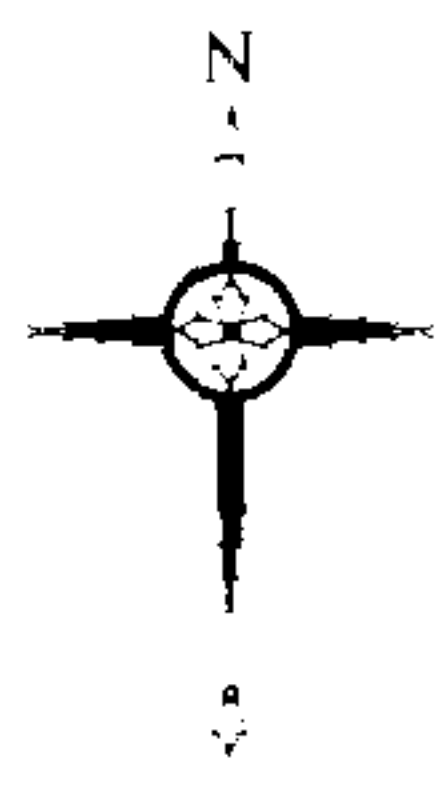


20221109000419180 3/5 \$39.50
Shelby Cnty Judge of Probate, AL
11/09/2022 02:41:45 PM FILED/CERT

A tract of land situated in the Northwest ¼ of the Southwest ¼ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and further described as follows: Commence at the Northwest corner of said ¼- ¼ section; thence run in an easterly direction along the North line thereof a distance of 423.59 feet to the Point of Beginning of said parcel ;thence continue in last described direction a distance of 69.75 feet; thence an angle right of 60 degrees, 28 minutes 38 seconds and run in a southeasterly direction along the east line of Alabama Power Company's Transmission Line easement, a distance of 742.55 feet; thence an angle right of 92 degrees 04 minutes 21 seconds and run in a southwesterly direction a distance of 54.28 feet; thence right 87 degrees 27 minutes 01 seconds and run in a northwesterly direction a distance of 775.00 feet to the Point of Beginning. Property is subject to a 40 ft.wide easement along the north line for ingress, egress and utilities. Also, a tract of land situated in the North ½ of the Northwest ¼ of the Southwest ¼ of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and further described as follows:Commence at the Northwest corner of said North ½; thence run in an easterly direction along the North line thereof, a distance of 901.59 feet to the Point of Beginning; thence continue in the same direction along the North line, a distance of 410.8 feet to the Northeast corner of said North ½; thence an angle right of 90 degrees, 40 minutes and run in a southerly direction, along the East line of said North ½, a distance of 545.0 feet; thence an angle right of 89 degrees 20 minutes and run in a Westerly direction and parallel to the North line, a distance of 252.0 feet; thence an angle right of 74 degrees 22 minutes 13 seconds and run in a Northwesterly direction, a distance of 565.88 feet to the Point of Beginning. Property is subject to a 20 foot wide easement along the Southwest line for ingress, egress and utilities.

Exhibit A

LEGEND			
ASP	ASPHALT	S.F.	SQUARE FEET
B/DG	BUILDING	Q	CENTERLINE
CALC	CALCULATED	A/C	AIR CONDITIONER
MEAS	MEASURED	*	POLE
CH	CHORD	-X-	ANCHOR
LNG	LONG CHORD	-X-	FENCE
d	DEFLECTION	-X-	OVERHEAD UTILITY WIRE
Δ	DELTA	PAV	PAVEMENT
ESMT	EASEMENT	W/	WITH
H/W	HEADWALL	"AN	TANGENT
MN	MINIMUM	RES	RESIDENCE
MH	MANHOLE	REST	REST
OH	OVERHANG	COV	COVERED
POB	POINT OF BEGINNING	■	DECK
R	RADIUS	○	CONCRETE
R.O.W.	RIGHT OF WAY	□	WALL
SAN	SANITARY	□	COLUMN
STM	STORM	□	WATER METER
UTL	UTILITY		
AC	ACRES		



20221109000419180 4/5 \$39.50
 Shelby Cnty Judge of Probate, AL
 11/09/2022 02:41:45 PM FILED/CERT

LEGAL DESCRIPTION:

(INSTRUMENT NUMBER: 20160627000222600)

A tract of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama and further described as follows: Commence at the Northwest corner of said 1/4-1/4 section; thence run in an easterly direction along the North line thereof a distance of 423.59 feet to the Point of Beginning of said parcel; thence continue in last described direction for a distance of 69.75 feet; thence an angle right of 60 degrees, 28 minutes 38 seconds and run in a southeasterly direction along the east line of Alabama Power Company's Transmission Line easement, a distance of 742.55 feet; thence an angle right of 92 degrees 04 minutes 28 seconds and run in a southwesterly direction a distance of 54.28 feet; thence right 87 degrees 27 minutes 01 seconds and run in a northwesterly direction a distance of 775.00 feet to the Point of Beginning. Property is subject to a 40 ft. wide easement along the north line for ingress, egress and utilities.

STATE OF ALABAMA)
 COUNTY OF SHELBY)

"PROPERTY BOUNDARY SURVEY"

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, according to my survey of SEPTEMBER 30, 2022. Survey invalid if not signed and sealed.

Order No. 22-460
 Purchaser: RODGERS
 Address: HOLLY LANE

BY: *Steven J. Clinkscales*
 Steven J. Clinkscales, P.L.S. AL. 37248
 P.O. Box 326
 Chelsea, AL 35043
 (205)671-1033

Date: OCTOBER 14, 2022



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning, and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are deed/record map unless otherwise noted in such form as Measured (Deed). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on deed/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap or a 1/2" rebar with a red cap inscribed CLINKSCALES CA-1084-LS and shall not be removed.

	CLINKSCALES LAND SURVEYING, LLC				
	SCALE: 1" = 50'	APPROVED BY: Steven J. Clinkscales, P.L.S. AL REG NO 37248	DATE OF SURVEY 09/30/2022	TEL 205-671-1033	
DATE 10/14/2022		SURVEYED BY SJC / DRAWN BY TSD		Job # 22-460	GRAPHIC SCALE: 1" = 50' Copyright ©

Real Estate Sales Validation Form

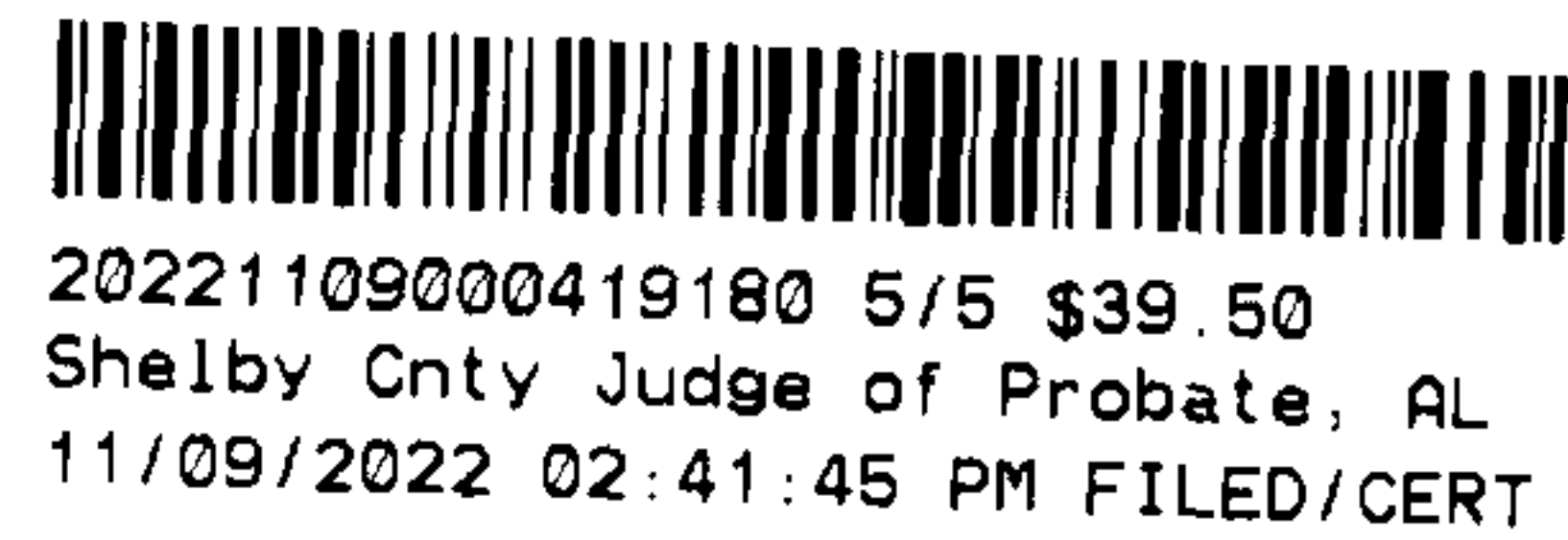
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name William Barry Rodgers
Mailing Address 145 Holly Lane
Sterratt, AL 35147

Grantee's Name Brian James Malone
Mailing Address 10396 Hwy 55
Sterratt, AL 35147

Property Address Vacant Land

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 5,100



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)
 Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/9/22

Print [Signature]

Sign Brian J Malone

Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one