

20221206000442450  
12/06/2022 08:05:53 AM  
DEEDS 1/3

REAL ESTATE SALES VALIDATION			
The following information is provided pursuant to Alabama Code §40-22-1, and is verified by the signature of Grantor below:			
Grantor's Name:	John W. Hinds	Grantee's Name:	Curtiss W. Cobern
Mailing Address:	<u>31503 Spoonbill Rd.</u> <u>Spanish Fort, AL</u> <u>36527</u>	Mailing Address:	<u>1440 Hwy 42</u> <u>Calera, AL 35040</u>
Property Address:	<u>LAND ONLY</u>	Date of Sale:	<u>9/28/2022</u>
		Purchase Price:	<u>\$ 60,480.00</u>
The purchase price or actual value claimed on this instrument can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)			
<input type="checkbox"/> Bill of Sale <input type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement <input type="checkbox"/> Appraisal <input checked="" type="checkbox"/> Other <u>TAX ASSESSORS VALUE</u>			

### WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration herein to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, JOHN W. HINDS, an unmarried man, being the surviving Grantee in that certain Warranty Deed from John W. Hinds to John W. Hinds and wife, Billye W. Hinds, dated January 20, 2009 and recorded February 4, 2009 at Instrument No. 20090204000036860 in the records of the Office of the Judge of Probate of Shelby County, Alabama (Billye W. Hinds having departed this life on January 2, 2010), (hereinafter referred to as "GRANTOR") does hereby GRANT, BARGAIN, SELL and CONVEY unto CURTISS W. COBERN (hereinafter referred to as "GRANTEE"), in fee simple, forever, together with every contingent remainder and right of reversion, the following described real property situated in Shelby County, Alabama, to-wit:

A parcel of property containing 2.82+- acres located in Section 2, Township 22, Range 2 West, Shelby County, Alabama and bearing Shelby County Parcel ID # 28-1-02-000-005.009

Also described as Parcel 5 of the Hinds Boundary Survey, performed by Beacon Professional Services, Inc. and dated January 26, 2007 and further described:

Commencing at a rebar found at the SW corner of the SW 1/4 - NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, thence S 86 degrees 46 minutes 34 seconds E a distance of 325.91 feet to a capped rebar set; thence S 86 degrees 46 minutes 34 seconds E a distance of 325.91 feet to a rebar found; thence N 02 degrees 23 minutes 20 seconds E a distance of 620.57 feet; to a rebar found; thence N 02 degrees 23 minutes 20 seconds E a distance of 620.57 feet to a rebar found; thence N 02 degrees 23 minutes 20 seconds E a distance of 158.63 feet to a 1-inch open pipe found; thence N 02 degrees 23 minutes 20 seconds E a distance of 148.00 feet to 1-inch open pipe found, which is the point of Beginning; thence N 02 degrees 23 minutes 20 seconds E a distance of 350.18 feet to a rebar found; thence N 79 degrees 56

minutes 44 seconds E a distance of 122.30 feet to a capped rebar set; thence N 00 degrees 35 minutes 42 seconds W a distance of 70.90 feet to a capped rebar set; thence S 87 degrees 13 minutes 20 seconds W a distance of 60.43 feet to a capped rebar set; thence S 68 degrees 30 minutes 03 seconds W a distance of 341.50 feet to a capped rebar set; thence N 88 degrees 06 minutes 57 seconds W a distance of 71.09 feet to a capped rebar set; thence S 02 degrees 17 minutes 42 seconds W a distance of 303.04 feet to a rebar found; thence S 87 degrees 36 minutes 40 seconds E a distance of 327.38 feet; to the point and place of BEGINNING. Containing 2.83 acres, more or less; subject to a 15 foot access easement along the subject property's Westerly border and also subject to a 20 foot access easement along the subject property's Easterly border.

This conveyance is subject to all easements, matters of zoning, setback line requirements, reservations and restrictions which are of public record in the office of the Probate Judge of Shelby County, Alabama, to any present encroachments thereon, if any, and to the lien of real property taxes hereinafter falling due. All recording references herein refer to the Office of the Judge of Probate, Shelby County, Alabama.

**FURTHER SUBJECT TO THE FOLLOWING:**

1. Prior leases, grants, sales, exceptions, or reservations of minerals of whatsoever kind, subsurface and surface substances, if any, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all mining and other rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD to the said Grantee, and to Grantee's heirs and assigns, together with every contingent remainder and right of reversion, in fee simple, forever.

AND, except as to taxes hereafter falling due, which are assumed by the Grantee and except as to the above-mentioned exceptions, the Grantor does, for Grantor and for Grantor's heirs and assigns, hereby covenant with the said Grantee and Grantee's heirs and assigns, that Grantor is seized in fee simple of said premises; that said property is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and Grantor's heirs and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons, whomsoever.

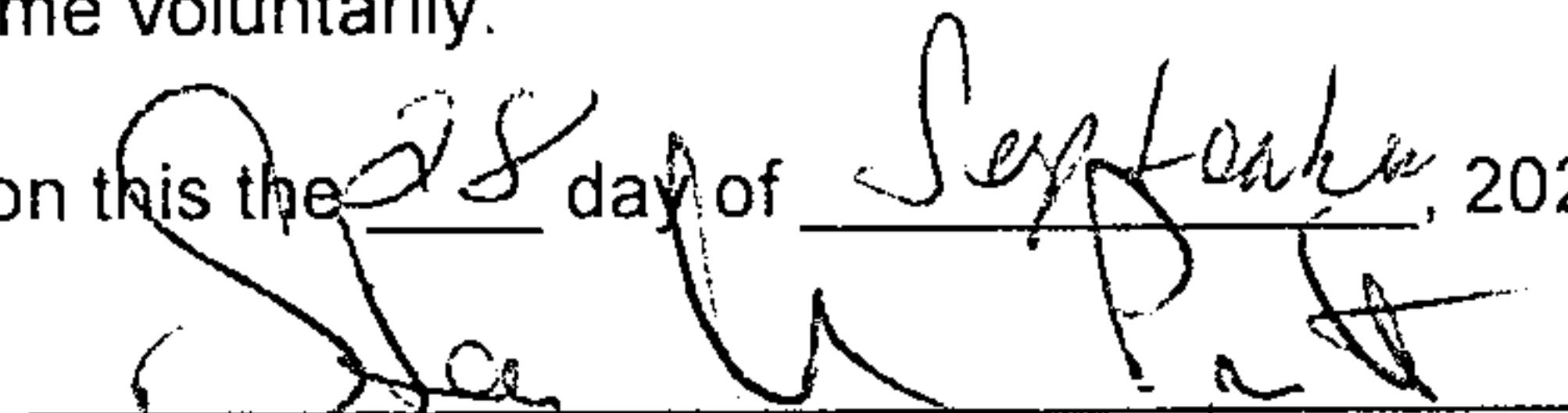
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this the 28 day of Sept., 2022.

  
JOHN W. HINDS (SEAL)

STATE OF ALABAMA  
COUNTY OF MOBILE

I, the undersigned Notary Public, in and for said State and County hereby certify that JOHN W. HINDS, 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 said conveyance, he executed the same voluntarily.

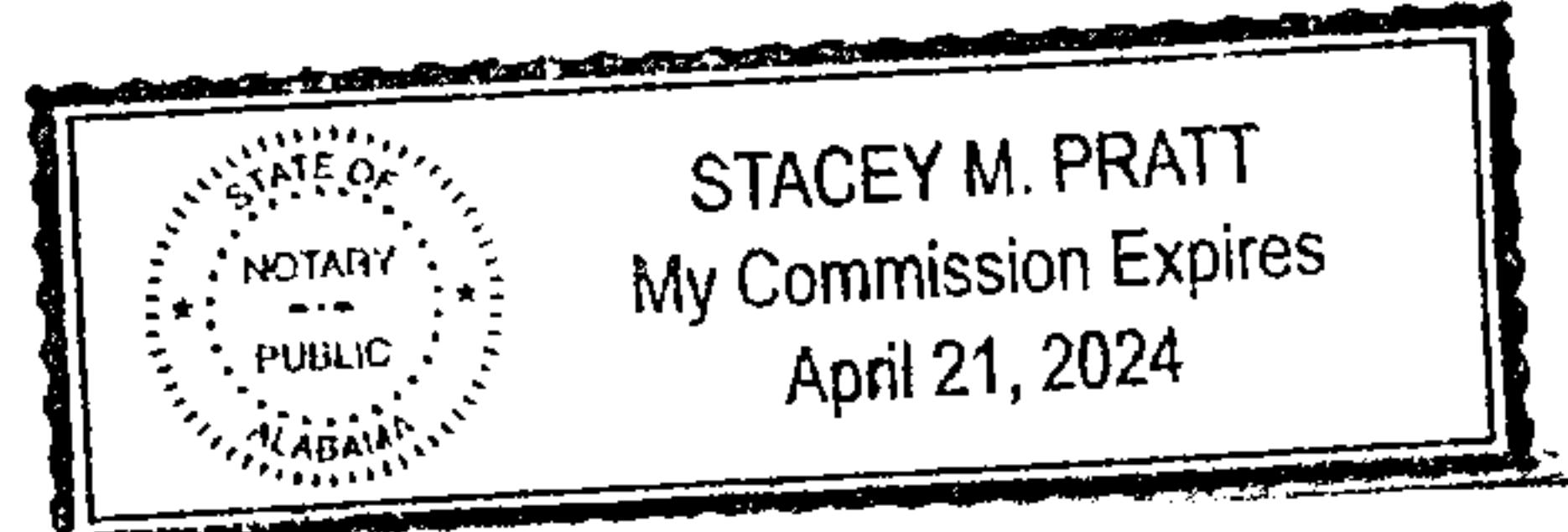
GIVEN under my hand and seal on this the 28 day of September, 2022.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/21/2024

THIS INSTRUMENT PREPARED BY:

DAVID VAUGHN, ESQ.  
Post Office Box 1678  
Daphne, Alabama 36526  
(251) 626-2688

Note: The preparer of this instrument has served as a scrivener only and has not examined the title to the property for purposes of this transaction or rendered any opinion with respect thereto.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/06/2022 08:05:53 AM  
\$88.50 PAYGE  
20221206000442450

*Allen S. Boyd*

