

Value 10,000.00

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. ATB3455

[Space Above This Line for Recording Data]

20230103000001650
01/03/2023 11:40:43 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **0.00** 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 **Mary Ellen Bates a single person and Kimberly Benjamin a/k/a Kimberly B. Benjamin, a single person by Mary Ellen Bates her Attorney-in-Fact** whose mailing address is:

2413 1st Ave N. Birmingham AL 35203 (herein

referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mary Ellen Bates a undivided one-half interest; Mary Ellen Bates and Kimberly Benjamin a undivided one-half interest, as devisees of the Last Will and Testament of the Estate of Bobbie M. Bates, deceased, in Probate Case #PR-2011-000336, Shelby County, Alabama** whose mailing address

2413 1st Ave N. Birmingham AL 35203 (herein referred to as grantees), the following described real estate, situated in **SHELBY** County, Alabama, having a property address of Metes and Bounds

PARCEL NO. 4: Commence at a 2" pipe in place being the Northwest corner of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama; thence proceed South 00° 42' 06" East along the West boundary of said Section 18 for a distance of 1116.60 feet (set ½" rebar CA-0114-LS) said point being the point of beginning said point also being located in the centerline of a 30 foot proposed easement No. 1. From this beginning point proceed North 77° 53' 03" East along the centerline of said 30 foot proposed easement for a distance of 52.54 feet; thence proceed North 69° 19' 15" East along the centerline of said 30 foot proposed easement for a distance of 105.50 feet; thence proceed North 79° 33' 00" East along the centerline of said 30 foot proposed easement for a distance of 37.86 feet; thence proceed North 60° 39' 00" East along the centerline of said 30 foot proposed easement for a distance of 42.47 feet (set ½" rebar CA-0114-LS); thence proceed South 10° 34' 30" East for a distance of 505.30 feet (set ½" rebar CA-0114-LS); thence proceed South 78° 04' 09" West for a distance of 317.96 feet (set ½" rebar CA-0114-LS), said point being located on the West boundary of said Section 18; thence proceed North 00° 42' 06" West along the West boundary of said Section 18 for a distance of 486.52 feet to the point of beginning.

The above described land is located in the Northwest one-fourth of the Northwest one-fourth and the Southwest one-fourth of the Northwest one-fourth of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama as set out in the Survey dated December 14, 2022, by Christopher M. Ray, Alabama Reg. 26017

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.

Subject to Easements for ingress egress and utilities recoded simultaneously herewith

This deed is given to set out the legal description from acreage being separated and sold.

John E. Myers, Jr retains a Life Estate Interest in above described property pursuant to the **Estate of Bobbie M. Bates, deceased, in Probate Case #PR-2011-000336, Shelby County, Alabama**

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 29 day of December, 2022.


Mary Ellen Bates


Kimberly Benjamin a/k/a Kimberly B. Benjamin by
Mary Ellen Bates her Attorney-in-Fact

STATE OF Alabama Tetters County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Mary Ellen Bates** 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, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 29 day of December, 2022

My Commission Expires: 10/31/2024


Notary Public

STATE OF Alabama Tetters County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Kimberly Benjamin a/k/a Kimberly B. Benjamin by Mary Ellen Bates her Attorney in Fact** 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, She as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 29 day of December, 2022

My Commission Expires: 10/31/2024


Notary Public

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/03/2023 11:40:43 AM
\$38.00 PAYGE
20230103000001650



Allen S. Bayl