

PROPERTY ADDRESS:

1901 South River Road
Shelby, AL 35143
[Accuracy of address is not warranted]

THIS INSTRUMENT WAS PREPARED BY:

Laura L. Decker, Esq.
Galloway, Scott & Hancock, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209

SEND TAX NOTICE TO:

Raymond and Maryland Tracy
161 Jecoma Circle
Calera, AL 35040

TITLE NOT EXAMINED

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees herein, the receipt and sufficiency whereof are hereby acknowledged, **RENA B. CORLEY CHAMBLEE f/k/a RENA B. CORLEY**, a married person whose mailing address is 2765 Smyer Circle, Birmingham, AL 35216, who owns an undivided one-half (½) interest in the real property described in Exhibit A hereto (hereinafter referred to as "Grantor"), does hereby grant, bargain, sell and convey unto Raymond Tracy and Maryland Tracy, husband and wife, whose address is 161 Jecoma Circle, Calera, Alabama 35040 (the "Tracys") an undivided one-half (½) interest as joint tenants with right of survivorship and to Jessica N. Ross ("Ross"), a married woman whose address is 1069 Dublin Way, Birmingham, Alabama 35242, an undivided one-half (½) interest to be held as tenants in common with the Tracys' interest (the Tracys and Ross are hereinafter referred to as "Grantees") all Grantor's interest in the following described real property located and situated in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO:

1. *Ad valorem* taxes for the 2022 tax year.
2. All restrictions, easements, rights of way, liens and encumbrances of record, if any.

THIS PROPERTY IS NOT GRANTOR'S HOMESTEAD.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, personal representatives and assigns, forever.

Grantor hereby covenants and agrees with Grantee, their heirs, personal representatives and assigns, that Grantor, her heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set her hands and seals on this the 11th day of October, 2022.

RENA B. CORLEY CHAMBLEE f/k/a
RENA B. CORLEY

By: Charles R. Chamblee
CHARLES R. CHAMBLEE, as attorney in fact for
Rena B. Corley Chamblee f/k/a Rena B. Corley

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Charles R. Chamblee, whose names as attorney in fact for Rena B. Corley Chamblee f/k/a Rena B. Corley 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, in his capacity as attorney in fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2022.



Phillip Dale Corley, Jr.
NOTARY PUBLIC

EXHIBIT A

The Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama.

Together with the hereinafter described easement for Ingress and egress and for the installation of utility lines, poles, pipes and necessary supporting facilities for the furnishing of gas, water, power, telephone, communication and sewage services to the property. The easement herein granted shall consist of a strip of land forty feet wide with its boundaries parallel to an existing road and with its center in the mid-point of said existing road entering the SW 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 1 East, which said existing road enters said quarter-quarter section from the south at a point approximately 250 feet east of the west boundary of said quarter-quarter section and which said existing road intersects with another, or second, existing road running generally parallel to an existing fence line near the southern border of said quarter-quarter section and which said second existing road runs in a generally east-west direction and said easement shall continue from the intersection of the first and second existing roads and shall consist of a strip of land forty-feet wide, parallel to the southern boundary of said quarter-quarter section, except that in the event the northern border of said second existing road and its northern ditch is more than forty feet from the section line, then the easement shall extend to and include the northern ditch of said second existing road and said easement shall extend to the western boundary of the SE 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 1 East.

Less and Except the following parcels

Less and Except Parcel 1

Part of the SW 1/4 of the NE 1/4, Section 12, Township 22 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of said SW 1/4 of NE 1/4 of said Section 12, run in an Easterly direction along the South line of said 1/4 1/4 section for a distance of 729.43 feet; thence turn an angle to the left of 90°00' and run in a Northerly direction for a distance of 379.70 feet; thence turn an angle to the left of 56°35'49" and run in a Northwesterly direction for a distance of 185.53 feet to an existing iron pin; thence turn an angle to the right of 134°08'48" and run in a Northeasterly direction for a distance of 206.24 feet to an existing Iron pin; thence turn an angle to the right of 80°00' and run in a Southeasterly direction for a distance of 50.0 feet to the point of beginning; thence turn an angle to the right of 180°00' and run in a Northwesterly direction for a distance of 50.00 feet to an existing iron pin; thence turn an angle to the left of 80°00' and run in a Southwesterly direction for a distance of 206.24 feet to an existing Iron pin; thence turn an angle to the right of 82°42'20" and run in a Northwesterly direction for a distance of 81.69 feet to an existing iron pin; thence turn an angle to the right for 73°49'18" and run in a Northeasterly direction for a distance of 456.88 feet to a point on the 398 foot Contour line of Lay Lake; thence run In a Southeasterly direction, Southerly direction and Southwesterly direction along said 398 foot Contour line of Lay lake for a distance of 440 feet, more or less, to the point of beginning.

Less and Except Parcel 2

A parcel of land lying in the SW 1/4 of NE 1/4 of Section 12, Township 22 south, Range 1 East, more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East; thence run Westerly along the South line of said SW 1/4 of NE 1/4 a distance of 600.03 feet to a point; thence turn an angle of 90°00' to the right and run Northerly a distance of 379.70 feet to the point of beginning; thence turn an angle of 56°35'49" to the left and run a distance of 185.53 feet to a point; thence turn an angle of 134°08'48" to the right and run a distance of 206.24 feet to a point; thence turn an angle of 80°00' to the right and run a distance of 50 feet; more or less, to the Datum plane of 397 feet above mean sea level as established by the USC&G survey; thence run in a Southwesterly direction along the said 397 foot contour line to the point of beginning.

Less and Except Parcel 3

A parcel of land lying in the SW 1/4 of NE 1/4 of Section 12, Township 22 south, Range 1 East, more particularly described as follows:

Commence at the Southeast corner of the SW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East being the point of beginning; thence run Westerly along the South line of said SW 1/4 of NE 1/4 for a distance of 335.00 feet to the water edge of Lay Lake; thence Northeasterly along said water edge to a point that intersects the East boundary of said 1/4-1/4 section; thence South along said East boundary a distance of 717.20 feet to the point of beginning

Less and Except Parcel 4

A parcel of land lying in the SW 1/4 of NE 1/4 of Section 12, Township 22 south, Range 1 East, more particularly described as follows:

Beginning at the Southwest corner of the SW 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East; thence run Northerly along the West boundary of said SW 1/4 of NE 1/4 a distance of 80.00 feet to a point; thence turn an angle of 59°01'56" to the right and run a distance of 250.52 feet to a point; thence turn an angle of 30°54'56" to the right and run a distance of 570.0 feet to a point on the datum plane of 397 feet above mean sea level as established by the USC&G survey; thence turn an angle of 96°11'18" to the right and run a distance of 209.94 feet to a point at the intersection of the datum plane and the South line of the said SW 1/4 of NE 1/4; thence turn an angle of 83°48'42" to the right and run Westerly along said South line distance of 762.37 feet to the point of beginning.

Less and Except Parcel 5

Any portion of subject property lying with Lay Lake up to that certain datum plane of 397 feet above mean sea level as established by the USC&G survey.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/07/2023 08:06:14 AM
 \$302.00 PAYGE
 20230307000062620

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Rena B. Corley Chamblee f/k/a Rena B. Corley	Grantee's Name	Raymond Tracy and Maryland Tracy
Mailing Address	2765 Smyer Circle Birmingham, AL 35216	Mailing Address	161 Jecoma Circle Calera, AL 35040
Property Address	1901 South River Road Shelby, AL 35143 PID 30-1-12-0-001-003.000	Date of Sale	10/11/2022
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$267,750.00 (1/2 of \$535,500.00)

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
 ☐ Appraisal
☐ Sales Contract
 ☒ Other **Deed Tax is based on Grantor's 1/2 interest in Property**
☐ Closing Statement

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 10/11/2022

Print: Phillip D. Corley, Jr.

Unattested

Sign:

(verified by)

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1