

**PROPERTY ADDRESS:**

2370 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**

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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 11<sup>th</sup> 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.



under my hand and official seal this 11<sup>th</sup> day of October, 2022.

Phillip Dale Corley, Jr.  
NOTARY PUBLIC

EXHIBIT A

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 50.0 feet to an existing iron pin; thence turn an angle to the left of 80°00' and run in 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 of 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.

