

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. ATB3663

Daniel O. Rasmussen
1841 Sunnybrook Ln
Helena, AL 35080

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Fifty One Thousand Seven Hundred Forty Nine Dollars and 23/100 Dollars (\$451,749.23)** 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, **Roger W. Luker and Suzanne Luker as Attorneys In Fact for Martha Hales, an unmarried woman** whose mailing address is: 3409 Hartford Lane, Hoover, AL 35226; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Daniel O. Rasmussen** whose mailing address 1841 Sunnybrook Ln., Helena, AL 35080 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 1841 Sunnybrook Lane, Helena, AL 35080 to wit:

See legal description attached as Exhibit A

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.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

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 24 day of April, 2023.

Martha Hales by Roger W. Luker Attorney In Fact
Martha Hales by Roger W. Luker, her Attorney In Fact

Martha Hales by Suzanne Luker Attorney In Fact
Martha Hales by Suzanne Luker, her Attorney In Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Roger W. Luker and Suzanne Luker Attorneys In Fact for Martha Hales** 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, in their capacity and will full authority, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 24th day of April, 2023.

My Commission Expires:

10/31/2024
Notary Public

(S E A L)

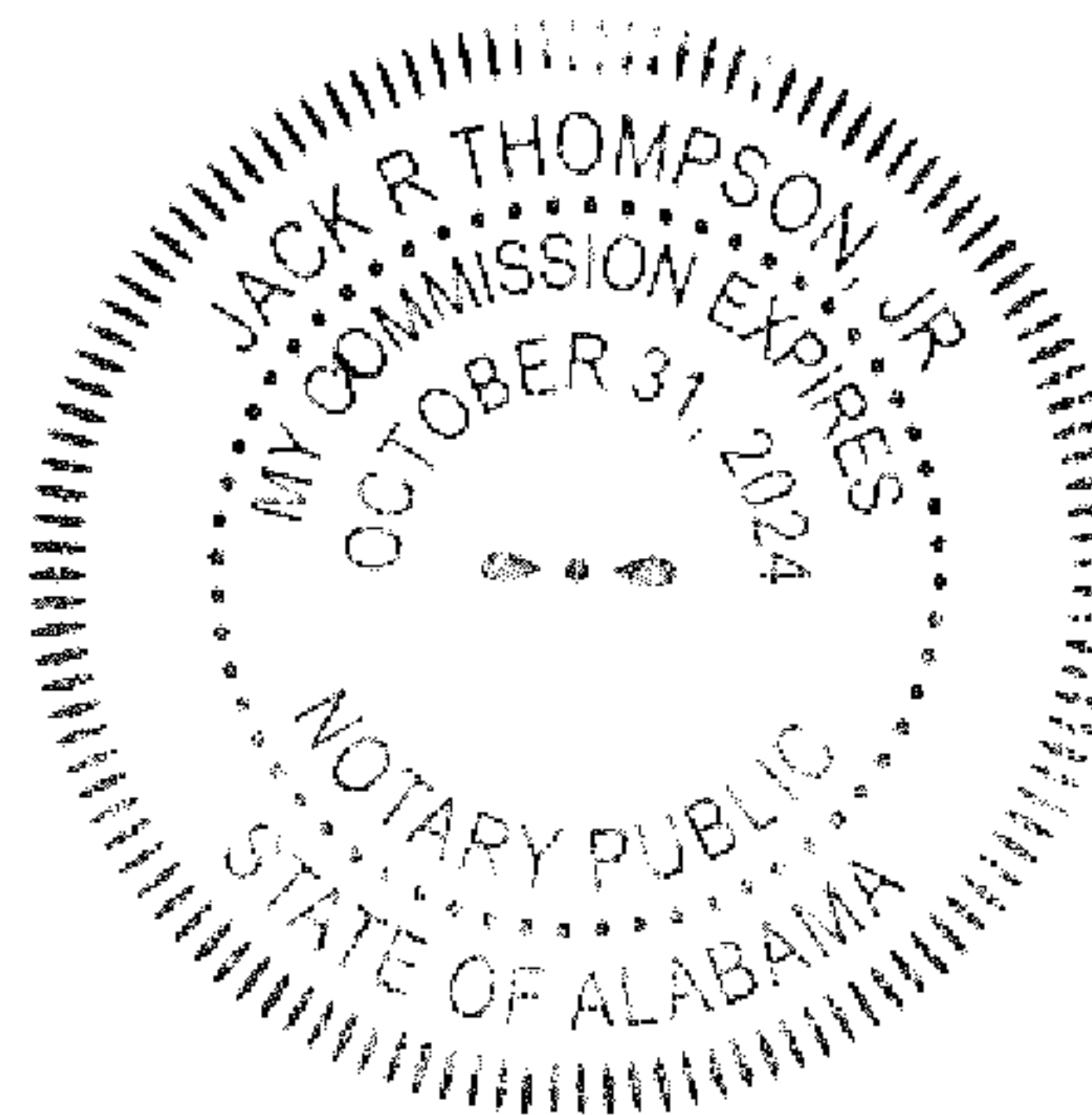


EXHIBIT A

Parcel I:

Commence at the Southeast corner of the Northwest¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West Shelby County, Alabama, and run thence S 89°53'41"W along the South line of said ¼-¼ to a corner that falls in a lake and the Point of Beginning of the property being described; thence continue last described course a distance of 545.00' to a set rebar corner; thence run N 00°21'34"W a distance of 400.00' to a found rebar corner; thence run N 89°53'41"E a distance of 545.00' to a set rebar corner; thence run S 00°21'34"E a distance of 400.00' to the Point of Beginning.

Parcel II:

Lying in Section 33, Township 20 South, Range 3 West in Shelby County, Alabama.

Being all that part of the S½ of NE¼ of NE¼ and the S½ of NW¼ of NE¼ lying West of Montevallo-Elyton Road.

Less and Except the following Parcels of Land:

I. Lot 4 of Sunny Brook more particularly described as follows:

Begin at the southwest corner of the Northeast¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West; thence in an easterly direction along the south boundary of said ¼-¼ section 67.04 feet; thence turn an angle of 77°23' to the left in a northeasterly direction 265.62 feet; thence turn an angle of 4°17' to the left in a northeasterly direction 150.00 feet to the point of beginning; thence turn an angle of 86°24' to the right in a southeasterly direction 231.86 feet to intersection with the west right-of-way boundary of a public road, said intersection being in a curve turning to the left, having a central angle of 12°52', having a radius of 980.89 feet and having a chord 215.00 feet, said chord forming an angle of 112°03' to the left; thence in a northwesterly direction along the arc of said curve 215.15 feet; thence in a northwesterly direction along a straight line tangent to said arc 217.24 feet; thence turn 73°47' to the left in a westerly direction 140 feet, more or less, to the east boundary of waters edge as it now exists; thence in a southeasterly direction along the east boundary of said waters edge 415 feet, more or less; thence in an easterly direction along a straight line 20 feet more or less, to the point of beginning, said straight line also being in a straight line with the above mentioned line having a distance of 231.86 feet.

II. Lot 3 of Sunny Brook more particularly described as follows:

Begin at the Southwest corner of the Northeast¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West; thence in an easterly direction along the south boundary of said ¼-¼ section 67.84 feet; thence turn an angle of 77°23' to the left in a northeasterly direction 265.62 feet to the point of beginning; thence turn an angle of 73°12' to the right in a northeasterly direction 264.29 feet to the intersection with the west right-of-way boundary of a public road, said intersection being in a curve turning to the left, having a central angle of 6°26' having a radius of 980.89 feet and having a chord 110.00 feet, said chord forming an angle of 92°29' to the left (measures 88°30'43"); thence in a northeasterly direction along the arc of said curve 110.07 feet; thence turn an angle of 78°36' to the left from said chord in a westerly direction 252 feet, more or less, to the east boundary of waters edge as it now exists; thence in a southwesterly direction along the east boundary of said waters edge 150 feet, more or less; thence in a northeasterly direction along a straight line 20 feet, more or less, to the point of beginning. Said straight line also being in a straight line with the above mentioned line having a distance of 264.29 feet.

III. Begin at the southwest corner of the Northeast¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West; thence in a easterly direction along the south boundary of said ¼-¼ section 67.04 feet; thence turn an angle of 77°23' to the left in a northeasterly direction 112.31 feet to the point of beginning; thence turn an angle of 71°31' to the right in a northeasterly direction 291.75 feet to intersection with the west right-of-way boundary of a public road; said intersection being in a curve turning to the left having a central angle of 5°52', having a radius of 980.89 feet and having a chord 100.10 feet, said chord forming an angle of 81°54' to the left; thence in a northeasterly direction along the arc of said curve 100.16 feet; thence turn an angle of 97°40' to the left from said chord in a southwesterly direction 278 feet more or less to the east boundary of waters edge as it now exists; thence in a southwesterly direction along the east boundary of said waters edge 115 feet more or less; thence in a northeasterly direction along a straight line 9 feet more or less to the point of beginning, said straight line forming an angle of 75°28' to the left from above mentioned course having a distance of 112.31 feet.

IV. Begin at the southwest corner of the NE¼ of the NE¼ of Section 33, Township 20 South, Range 3 West; thence in an easterly direction along the south boundary of said ¼-¼ section 55 feet, more or less, to the east waters edge as it now exists, said waters edge being the point of beginning; thence continuing in an easterly direction along said south boundary 308 feet, more or less, to intersection with the west right of way boundary of a public road; thence turn an angle of 81°22' to the left in a northeasterly direction along said west right of way boundary, 92.70 feet to the point of beginning of the arc of a curve turning to the left, having a central angle of 2°28' having a radius of 980.89 feet and having a chord of 47.90 feet; thence in a northeasterly direction along the arc of said curve which is also the west boundary of said right of way 47.92 feet; thence turn an angle of 102°16' to the left from said chord in a

southwesterly direction 302 feet, more or less to said east boundary of waters edge; thence in a southwesterly direction along said east boundary waters edge 115 feet, more or less, to the point of beginning. Also being known as Lot 1, according to the Survey of Sunnybrook Subdivision as recorded in Map Book 6, Page 61, and amended by Map Book 6, Page 64 in the Probate Office of Shelby County, Alabama.

V. Begin at the Southeast corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence in a westerly direction along the South line of said ¼-¼ section 115.00 feet; thence turn 90°00' to the right in a northerly direction 503.17 feet to the point of beginning; thence continue in a northerly direction along a projection of the last mentioned course 258.73 feet; thence turn 90°00' to the right in an easterly direction 258 feet, more or less, to the West boundary of waters edge as it now exists; thence in a southwesterly direction along the West boundary of waters edge 295 feet, more or less; thence in a westerly direction along a line parallel to the above mentioned line having a distance of 258 feet, a distance of 152 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

VI. Commence at the SE corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said ¼-¼ Section, a distance of 115.00 feet; thence turn 90°00' right and run North, a distance of 263.21 feet to a point on the North and East side of Sunnybrook Lane, said point being the point of beginning; thence continue along last described course, a distance of 240.50 feet; thence turn 90°00' right and run easterly, a distance of 152.00 feet to the West boundary of the waters edge; thence Southerly and Southwesterly along said water's edge, a distance of 290 feet more or less to the point of beginning.

VII. Begin at the Southeast corner of the NW¼ of NE¼ of Section 33, Township 20 South, Range 3 West, and run West along the South line of NW¼ of NE¼ of Section 33, Township 20 South, Range 3 West for 155.00 feet; thence Northerly along at 90°00' for 600.00 feet to the point of beginning; thence continue North along same line of 186.23 feet; thence Westerly at 89°57½' for 272.50 feet; thence Southerly at 90°02½' for 186.43 feet; thence Easterly at 90°00' for 272.50 feet to the point of beginning; being situated in Shelby County, Alabama.

VIII. A parcel of land locate in the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West and run North 90°00'00" West a distance of 155.00 feet; run bearing of North 0°00'00" East a distance of 400 feet to a point, said point being the point of beginning; thence continue North 0°00'00" East a distance of 160 feet; thence North 90°00'00" West a distance of 360 feet; thence South 0°00'00" West a distance of 160 feet; thence South 90°00'00" East a distance of 360 feet to the point of beginning.

IX. Begin at the Southeast corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West; thence Westerly along the South boundary of said ¼-¼ section 155.00 feet; thence right 90°00' in a Northerly direction 400.00 feet; thence left 90°00' in a Westerly direction 360.00 feet to the point of beginning; thence continue westerly along said course 185.00 feet; thence right 90°00' in a Northerly direction 160.00 feet; thence right 90°00' minutes in an Easterly direction 185.00 feet; thence right 90°00' in a Southerly direction 160.00 feet to the point of beginning. Situated in Shelby County, Alabama.

X. Lot No. 6 more particularly described as follows: Begin at the Southwest corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, thence in an Easterly direction along the South boundary of said ¼-¼ section 348.97 feet to the point off beginning; thence continue in an Easterly direction along said South boundary 275.00 feet; thence turn 90°00' to the left in a Northerly direction 155.00 feet; thence turn 90°00' to the left in a Westerly direction 275.00 feet; thence turn 90°00' to the left in a Southerly direction 155.00 feet to the point of beginning. Situated in the Town of Helena, Shelby County, Alabama.

XI. Begin at the Southwest corner of the Northwest¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the south boundary of said ¼-¼ section 613.97 feet; thence turn 90°00' to the left in a northerly direction 155.00 feet to the point of beginning; thence continue in a northerly direction along the straight line projection of the last mentioned coarse 155.00 feet; thence turn 90°00' to the left in a westerly direction 275.00 feet; thence turn 90°00' to the left in a southerly direction 155.00 feet; thence turn 90°00' to the left in an easterly direction 275.00 feet to the point of beginning. Known as Lot #5.

XII. Commence at the Southwest corner of the Northwest¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West, in Shelby County, Alabama, thence in an Easterly direction along the South boundary of said ¼-¼ section 348.97 feet;

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thence 90° left in a Northerly direction 310 feet to the point of beginning; thence Northerly along the same course 130 feet; thence 90° right in a Easterly direction 275 feet; thence 90° right in a southerly direction 130 feet; thence 90° right in a Westerly direction 275 feet to the point of beginning.

XIII. Begin at the Southwest corner of the Northwest¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence in an Easterly direction along the South boundary of said ¼-¼ section 348.97 feet; thence turn an angle of 90° to the left in a Northerly direction 440 feet to the point of beginning; thence continue in a Northerly direction along a straight line projection of the last mentioned course 110 feet; thence turn an angle of 90° to the right in an Easterly direction 275 feet; thence turn an angle of 90° to the right in a Southerly direction of 110 feet; thence turn an angle of 90° to the right in a Westerly direction 275 feet to the point of beginning. Situated in Shelby County, Alabama.

XIV. Begin at the Southeast corner of the NW¼ of the NE¼, Section 33, Township 20 South, Range 3 West and run west along the South line of the NW¼ of the NE¼, Section 33, Township 20 South, Range 3 West for 155.0 feet; thence Northerly at 90°00' for 600.0 feet; thence Westerly at 90°00' for 272.50 feet to the point of beginning; thence Northerly at 90°00' for 186.43 feet; thence Westerly at 89°57½' for 212.50 feet; thence Southerly at 90°02½' for 186.59 feet; thence Easterly at 90°00' for 212.50 feet to the point of beginning.

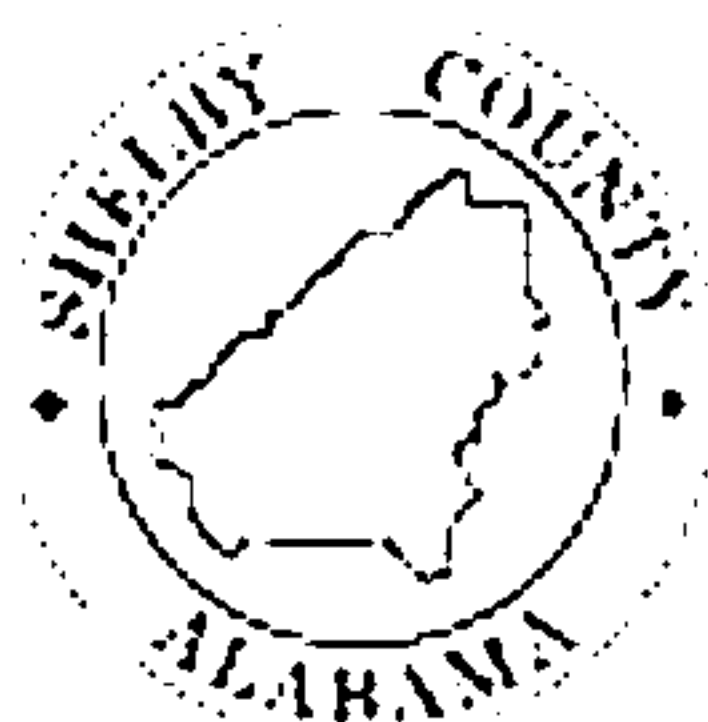
XV. Begin at the SE corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence in a Westerly direction along the South line of said ¼-¼ section 155.0 feet; thence turning an angle of 90°00' to the right in a Northerly direction 600.0 feet; thence turn an angle of 90°00' to the left in a Westerly direction 485.0 feet, more or less, to the SW corner of W.D. Whetstone property; said point being the point of beginning of a tract of land herein described; thence continuing in a Westerly direction along the last mentioned course 240.0 feet; thence turning an angle of 90°00' to the right in a northerly direction 186.76 feet; thence turning a angle of 90°02'30" to the right in a Easterly direction 240.0 feet more or less to the NW corner of said Whetstone property, thence an angle of 89°57'30" to the right in a southerly direction along the West line of said Whetstone property 186.59 feet, more or less to the point of beginning.

XVI. Begin at the Southwest corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a Northerly direction along the West boundary of said ¼-¼ section 600.44 feet; thence turn 92°11' to the right in an Easterly direction 157.45 feet to the intersection with the centerline of a gas line right of way, said intersection being the point of beginning; thence continue in an Easterly direction along a straight line projection of the last mentioned course 309.40 feet; thence turn 90°00' to the left in a Northerly direction 186.76 feet (said course being the West boundary of the Wright property); thence turn 89°57'30" to the left, in a Westerly direction 107.17 feet to the intersection with said centerline; thence turn 42°45'30" to the left in a Southwesterly direction along said centerline 275.21 feet to the point of beginning, Except a right of way for gas line on the Southeast side of said centerline.

XVII. Lot 5 Map of Sunnybrook Subdivision as recorded in Map Book 6, Page 64 in Shelby County Probate Office, Columbiana, Alabama.

XVIII. Lot #1: Begin at the Southwest corner of the NW¼ of the NE¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a Northerly direction along the West boundary of said ¼-¼ section, 230.16 feet to the point of beginning; thence continue in a Northerly direction along said West boundary, 330.22 feet; thence turn 92°11' to the right in an Easterly direction, 309.94 feet; thence turn 90°00' to the right in a Southerly direction 320.00 feet; thence turn 90°00' to the right in a Westerly direction 297.74 feet to the point of beginning.

XIX. Begin at the Southwest corner of the Northwest¼ of the Northeast¼ of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the south boundary of said ¼-¼ section 144.48 feet to the point of beginning; thence continue in a easterly direction along said south boundary 144.49 feet; thence turn 90°00' to the left in a northerly direction 230.00 feet; thence turn 90°00' to the left in a westerly direction 148.87 feet; thence turn 91°05' to the left in a southerly direction 230.08 feet, more or less, to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/27/2023 03:27:49 PM
 \$486.00 JOANN
 20230427000123240

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Allen S. Bayl