

Send tax notice to:
Andrew Elliott
807 Forest Drive
Homewood, AL 35209

This instrument prepared by:
Robert E. Cooper
505 N. 20th Street, Suite 1111
Birmingham, AL 35203

STATE OF ALABAMA)
)
SHELBY COUNTY)


20230814000244540 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/14/2023 11:05:48 AM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to **Rodney Alvin Brooker**, a married man ("Grantor"), by **Andrew Elliott** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantee, subject to the matters hereinafter set forth, the real estate situated in Shelby County, Alabama, which does not constitute the homestead of the Grantor or his spouse and which is more particularly described as follows, to-wit:

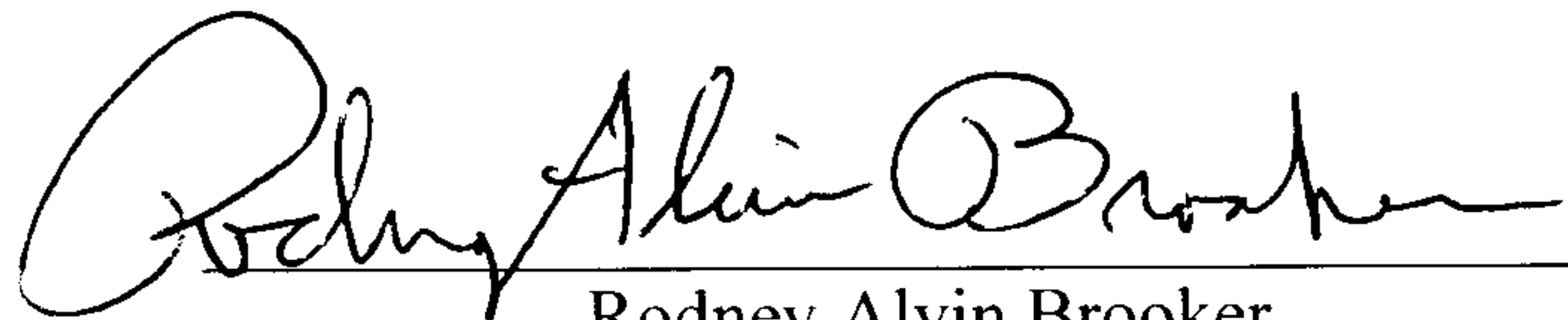
A Parcel of land, having an address of 345 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North 84° 16' 09" West along the South line of said Quarter-Quarter Section a distance of 545.60 feet to the Point of Beginning; thence South 21° 27' 26" West for a distance of 129.98 feet to (2) iron pins found (1" bar & 2" o.t.); thence North 84° 22' 10" West for a distance of 215.37 feet to a 1/2" rebar found; thence North 05° 33' 55" East for a distance of 138.06 feet to a 5/8" rebar found; thence North 12° 50' 22" East for a distance of 88.85 feet to a 5/8" rebar found; thence North 12° 37' 59" East for a distance of 19.18 feet to an iron pin set at the corner of a fence; thence South 72° 48' 22" East along said fence for a distance of 260.14 feet to an iron pin set; thence South 19° 57' 29" West for a distance of 70.23 feet to the Point of Beginning. According to a survey done by Carl Daniel Moore dated November 10, 2021, a copy of which is attached.

TO HAVE AND TO HOLD unto Grantee, his heirs and assigns forever, subject, however, to the following:

1. Ad valorem taxes for 2020 and subsequent years, not yet due and payable
2. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record.

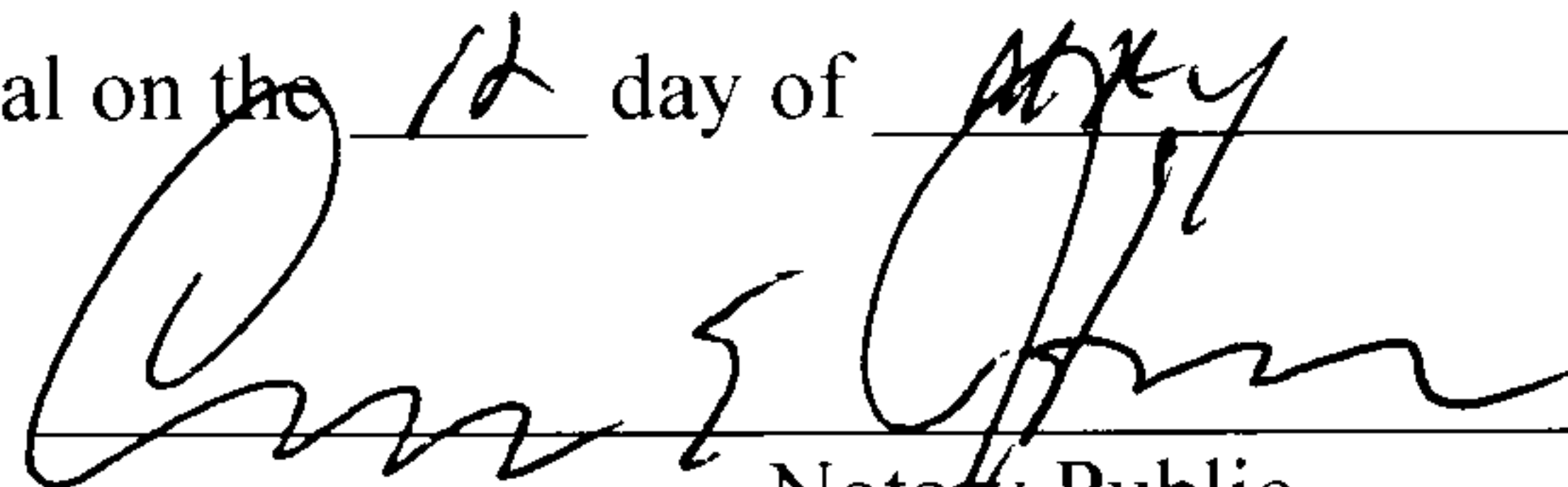
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 12 day of MAY, 2023.


Rodney Alvin Brooker

STATE OF ALABAMA)
)
Shelby COUNTY)

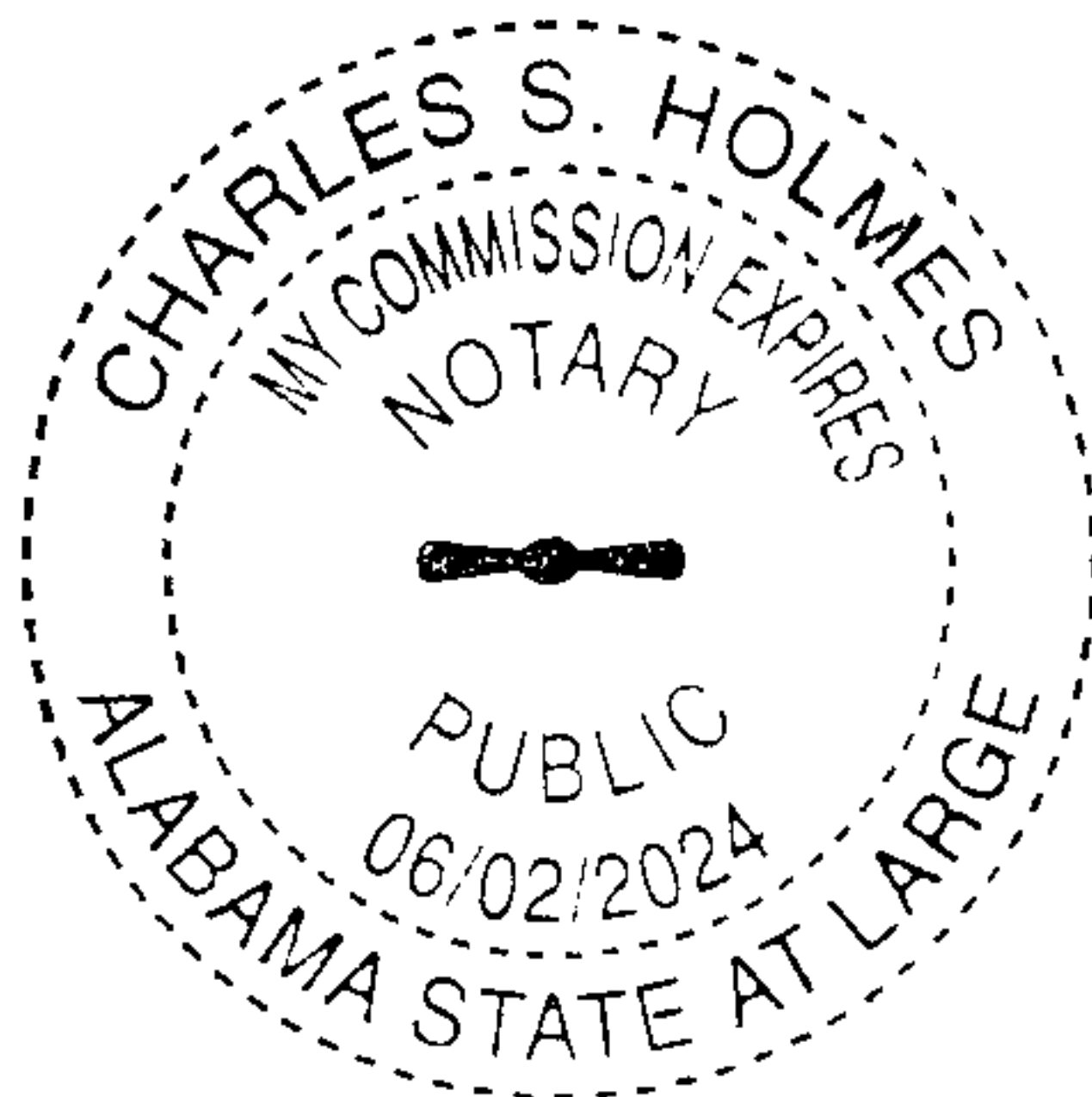
I, the undersigned, a notary public in and for said county in said state, hereby certify that Rodney Alvin Brooker, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 12 day of MAY, 2023.


Notary Public

[NOTARIAL SEAL]

My commission expires: 06/02/2024





20230814000244540 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
08/14/2023 11:05:48 AM FILED/CERT

STATE OF ALABAMA
SHELLEY COUNTY

I, Carl Daniel Moore, a registered Land Surveyor, do certify I have surveyed a Parcel of land situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15 Township 21 South, Range 3 West Shelby County, Alabama, being more particularly described as follows:

A Parcel of land, having an address of 345 Wildermoss Lane, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence Run 215° 25' 26" West for a distance of 50.99 feet to said Quarter Quarter Section a distance of 545.61 feet to the Point of Beginning; thence South 215° 25' 26" West for a distance of 10.99 feet to said Quarter Quarter Section a distance of 545.61 feet to the Point of Beginning; thence South 215° 25' 26" West for a distance of 215.37 feet to a "B" return fence; thence North 55° 12' 33" East for a distance of 138.16 feet to a "C" return fence; thence South 12° 12' 33" East for a distance of 88.85 feet to a "D" return fence; thence North 12° 12' 33" East for a distance of 19.38 feet to a non pin set at the corner of a fence; thence South 79° 48' 72" East along said fence for a distance of 760.14 feet to an iron pin set; thence South 19° 12' 39" West to a distance of 31.21 feet to the Point of Beginning.

I also certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief, that the correct address is as follows: 343 Wilderness Lane, according to my survey of January 23, 2020. Survey is not valid unless it is sealed with embossed seal or stamped in red.

Order No. 252175
Purchaser: LILLO
Type of Survey: Property Boundary

SUNFAYNG SOLUTIONS, INC
2432 CAMPBA VALLEY DRIVE SUITE 100
BIRMINGHAM, AL 35247
PHONE 205-991-8965

Carl Daniel Moore
Carl Daniel Moore, Reg. L.S. #12159

11-10-2021
Date of signature

LEGAL DESCRIPTION ONLY NOT A PROPERTY BOUNDARY SURVEY;
PREPARED BY:
SURVEYING SOLUTIONS, INC
7732 CANADA VALLEY DRIVE SUITE W
BIRMINGHAM AL 35242

A Parcel of land, having an address of 359 Wilderness Lane, situated in the Northeast Quarter of the Northeast Quarter of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

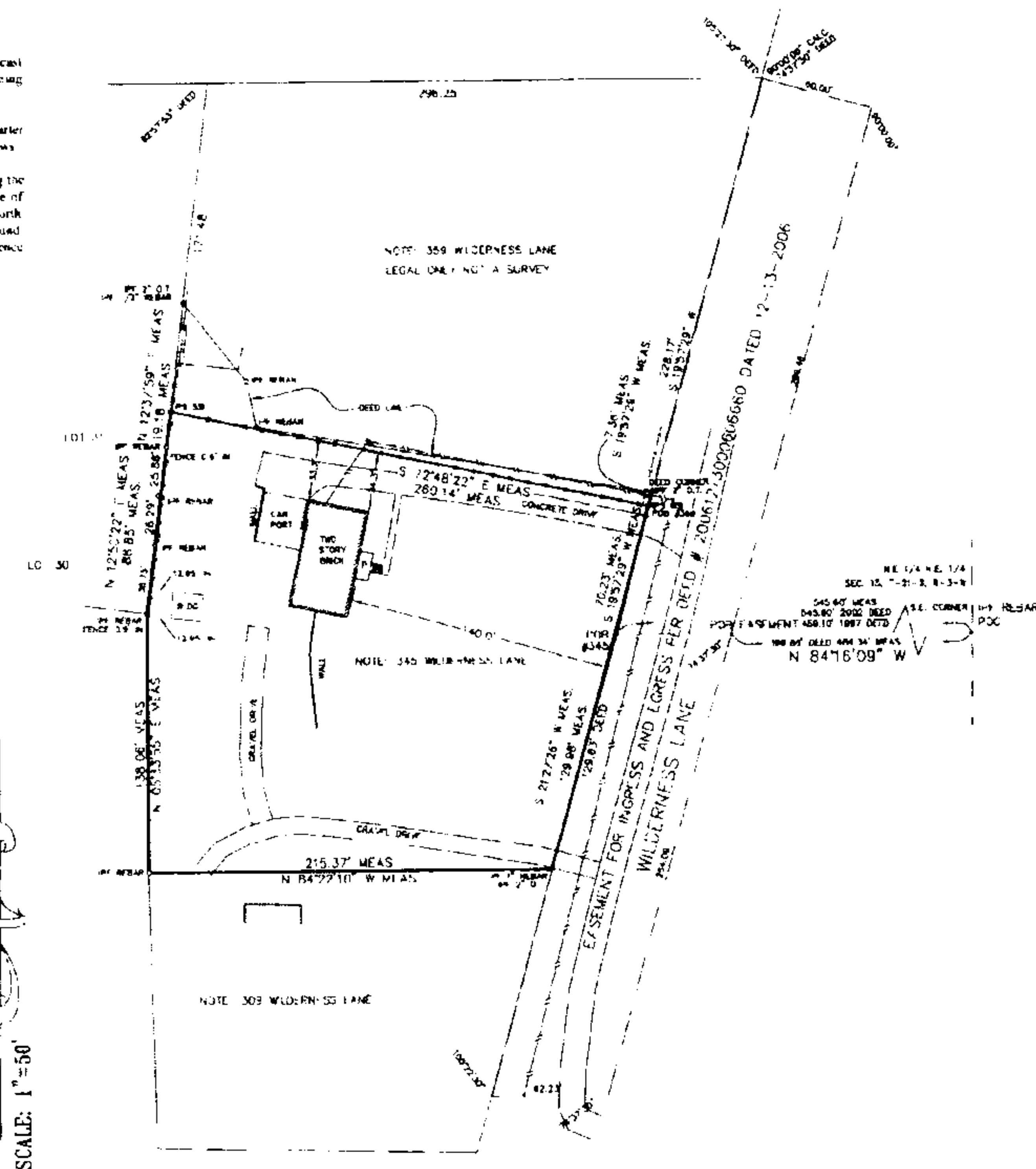
Commence at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section; thence run North $84^{\circ} 16' 00''$ West along the South line of said Quarter-Quarter Section a distance of 543.60 feet (450.10 feet deed) to a point; thence run an angle to the right of $105^{\circ} 22' 10''$ North-Northeasterly for a distance of 70.25 feet to an iron pin set at the Point of Beginning; thence continue Northeasterly for a distance of 7.05 feet to an iron pin placed; thence continue Northeasterly for a distance of 222.13 feet to a point; thence turn an angle to the left of $105^{\circ} 22' 30''$ and run Westerly for a distance of 206.25 feet to a point; thence turn an angle to the left of $82^{\circ} 57' 53''$ and run Southwesterly for a distance of 171.48 feet to an iron pin set at the corner of a fence; thence run Southwesterly along said fence for a distance of 260.4 feet to the Point of Beginning.

LEGEND

ASPH	= asphalt	W	= want	BEHOLD	= behold
BRG	= bearing	PL	= plant	CONC	= concentric
BUK	= business	PLC	= percent	CR	= count of / target
CAL	= call	REV	= reverse	CR	= cover
CAP	= cap / cap / cap	RE	= reach	RE	= record
CL	= center	RES	= residence		
CM	= chest	RES	= right of way		
CONC	= concrete	ROU	= route		
C	= covered	S	= sanitary		
D	= defect	SHA	= shawl		
E	= error	SAME	= same		
ES	= east	SYN	= synthetic		
ESW	= east-west	U	= only		
FC	= fence	U	= uncovered		
FD	= found	W	= west		
HE	= head	W	= well		
HP	= hour	W	= wages		
HP	= hour per found w/HR cap		= winter, n		
IPS	= iron pin found w/SP cap		= bearings or angles		
	= iron pin set w/SP cap		= seconds, n		
MEAS	= measured		= bearings at angles		
MIN	= minimum		= feet, n distance		
MO	= mortgage	AL	= all		
N	= north	K	= more or less		
OH	= overhang		= plus or minus		

porch
 PC - point of curve
 PZ - point of beginning
 POC - point of commencement
 PI - point of intersection
 P/L - point of tangent
 R - radius
 REC - recorded
 RES - residence
 R/W - right of way
 S - south
 S/A - superior
 STM - stair
 SWP - sewer
 Sth - synthetic
 Sth - street
 U - uncovered
 W - wall
 Y - yard
 Y - degrees
 Y - miles, n
 Y - bearings or angles
 seconds, n
 Y - bearings or angles
 feet, n distance
 Y - acres
 Y - more or less
 Y - plus or minus

1950-51



Real Estate Sales Validation Form

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

Grantor's Name Rodney Alvin Brooker
Mailing Address 389 Second Street North
Centreville, AL 35042

Grantee's Name Andrew Elliott
Mailing Address 807 Forrest Drive
Homewood AL 35209

Property Address 345 Wilderness Lane
Alabaster, AL 35007

Date of Sale May 12, 2023

Total Purchase Price \$ To clear title.

or

Actual Value \$

or

Assessor's Market Value \$ 257,290.00

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

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other Conveyance to clear title only.

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 August 11, 2023

Print Robert E. Cooper

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1