

This Instrument was Prepared by:

Send Tax Notice To: Paula Baran

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

138 S. French Broad Ave  
Asheville NC  
28801

File No.: MV-23-29554

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)**, 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 whereof is acknowledged, I or we, **Thomas W. Johnson, Jr.**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paula Baran**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the surviving grantee in Inst. No. 200508180004257030, the other grantee Patricia P. Johnson is deceased, having died on 6 Aug 2022.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 14th day of December, 2023.

Thomas W. Johnson Jr.  
Thomas W. Johnson, Jr.

State of Alabama

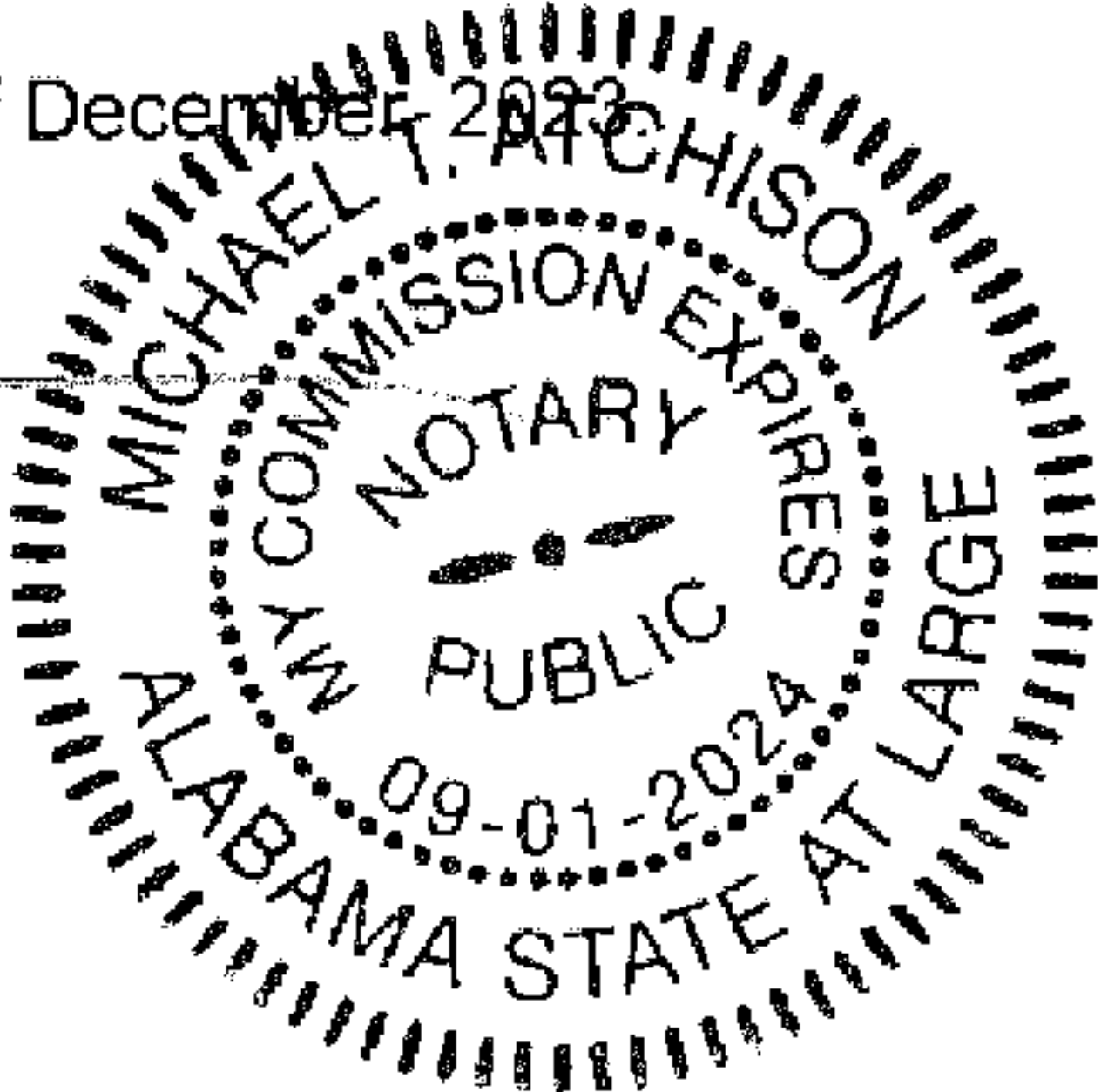
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Thomas W. Johnson, Jr., whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of December, 2023.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

*(AS-SURVEYED)*

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 3" X 3" CONCRETE MONUMENT; THENCE RUN S 89° 46'05" W ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 1116.83 FEET TO A POINT;

THENCE LEAVING SAID NORTH SECTION LINE, RUN S 04°21'45" W FOR A DISTANCE OF 864.54 FEET TO A FOUND 5/8" CAPPED REBAR ON THE SOUTHERLY RIGHT OF WAY OF HOMESTEAD DRIVE (50' R.O.W.);

THENCE CONTINUE ALONG SAID RIGHT OF WAY N 59°51'14" W FOR A DISTANCE OF 107.39 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 1973.17 FEET, A DELTA ANGLE OF 05°08'02", A CHORD BEARING OF N 56°55'09" W, AND A CHORD LENGTH OF 176.75 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 176.81 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE CONTINUE ALONG SAID RIGHT OF WAY N 54°36'47" W FOR A DISTANCE OF 53.29 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING AT THE INTERSECTION OF HOMESTEAD DRIVE (50' R.O.W.) AND HEBB ROAD (50' R.O.W.), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3334.14 FEET, A DELTA ANGLE OF 01°26'12", A CHORD BEARING OF S 67° 48'46" W, AND A CHORD LENGTH OF 83.60 FEET;

THENCE CONTINUE ALONG SAID HEBB ROAD RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 83.60 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI";

THENCE CONTINUE ALONG SAID RIGHT OF WAY S 68°31'52" W FOR A DISTANCE OF 110.04 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 697.97 FEET, A DELTA ANGLE OF 11°28'02", A CHORD BEARING OF S 62°59'37" W, AND A CHORD LENGTH OF 139.46 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 139.69 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI";

THENCE CONTINUE ALONG SAID RIGHT OF WAY S 57°15'29" W FOR A DISTANCE OF 69.90 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 501.79 FEET, A DELTA ANGLE OF 20°17'05", A CHORD BEARING OF S 67°20'27" W, AND A CHORD LENGTH OF 176.72 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 177.65 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI";

THENCE CONTINUE ALONG SAID RIGHT OF WAY S 77°28'59" W FOR A DISTANCE OF 85.86 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 168.27 FEET, A DELTA ANGLE OF 09°41'37", A CHORD BEARING OF S 82°21'49" W, AND A CHORD LENGTH OF 28.44 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 28.47 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED, SAID POINT BEING A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING ALONG THE CENTERLINE OF AN EXISTING DRIVEWAY;

THENCE LEAVING SAID RIGHT OF WAY, RUN ALONG THE CENTERLINE OF SAID DRIVEWAY FOR THE FOLLOWING TWELVE (12) CALLS:

THENCE RUN S 22°29'42" E FOR A DISTANCE OF 201.03 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 367.15 FEET, A DELTA ANGLE OF 35°06'40", A CHORD BEARING OF S 40°03'02" E, AND A CHORD LENGTH OF 221.49 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 224.99 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 355.30 FEET, A DELTA ANGLE OF 25°35'46", A CHORD BEARING OF S 44°48'29" E, AND A CHORD LENGTH OF 157.41 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 158.73 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 297.16 FEET, A DELTA ANGLE OF 35°21'22", A CHORD BEARING OF S 14°19'55" E, AND A CHORD LENGTH OF 180.48 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 183.37 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 03°20'46" W FOR A DISTANCE OF 29.10 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 508.76 FEET, A DELTA ANGLE OF 10°27'43", A CHORD BEARING OF S 08°34'38" W, AND A CHORD LENGTH OF 92.77 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 92.90 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 13°48'29" W FOR A DISTANCE OF 57.97 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 2369.90 FEET, A DELTA ANGLE OF 02°25'02", A CHORD BEARING OF S 12°35'58" W, AND A CHORD LENGTH OF 99.98 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 99.99 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 11°23'27" W FOR A DISTANCE OF 55.03 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 263.84 FEET, A DELTA ANGLE OF 30°28'05", A CHORD BEARING OF S 26°37'28" W, AND A CHORD LENGTH OF 138.65 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 140.30 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 41°51'32" W FOR A DISTANCE OF 147.41 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 210.99 FEET, A DELTA ANGLE OF 11°54'50", A CHORD BEARING OF S 35°54'07" W, AND A CHORD LENGTH OF 43.79 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 43.87 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE LEAVING SAID DRIVEWAY, RUN N 89°44'39" W FOR A DISTANCE OF 657.33 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 00°15'21" E FOR A DISTANCE OF 798.27 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 88°53'24" E FOR A DISTANCE OF 205.21 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" IN THE CENTER OF AN EXISTING DRAINAGE DITCH;

THENCE CONTINUE ALONG SAID DRAINAGE DITCH FOR THE FOLLOWING TEN (10) CALLS:

THENCE RUN N 02°54'17" W FOR A DISTANCE OF 20.79 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 04°06'28" W FOR A DISTANCE OF 79.03 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 06°04'35" W FOR A DISTANCE OF 112.21 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 03°09'27" E FOR A DISTANCE OF 40.44 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 18°31'39" E FOR A DISTANCE OF 32.21 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 25°04'34" E FOR A DISTANCE OF 60.85 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 24°51'43" E FOR A DISTANCE OF 49.46 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 22°55'51" E FOR A DISTANCE OF 44.80 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 08°01'33" E FOR A DISTANCE OF 66.83 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN N 05°53'54" W FOR A DISTANCE OF 31.39 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING SOUTHERLY RIGHT OF WAY OF HEBB ROAD;



THENCE LEAVING SAID DRAINAGE DITCH, CONTINUE ALONG SAID RIGHT OF WAY S 69°05'30" E FOR A DISTANCE OF 96.06 FEET TO A FOUND 5/8" CAPPED REBAR, SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 1370.15 FEET, A DELTA ANGLE OF 05°00'45", A CHORD BEARING OF S 71° 35'22" E, AND A CHORD LENGTH OF 119.83 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 119.87 FEET TO A FOUND 5/8" CAPPED REBAR, SAID POINT BEGINNING A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 168.27 FEET, A DELTA ANGLE OF 18°41'02", A CHORD BEARING OF S 83°26'52" E, AND A CHORD LENGTH OF 54.63 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 54.87 FEET, TO THE **POINT OF BEGINNING**.

**40 FEET INGRESS EGRESS EASEMENT**

*(AS-SURVEYED)*

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 3" X 3" CONCRETE MONUMENT; THENCE RUN S 89° 46'05" W ALONG THE NORTH LINE OF SAID SECTION FOR A DISTANCE OF 1116.83 FEET TO A POINT;

THENCE LEAVING SAID NORTH SECTION LINE, RUN S 04°21'45" W FOR A DISTANCE OF 864.54 FEET TO A FOUND 5/8" CAPPED REBAR ON THE SOUTHERLY RIGHT OF WAY OF HOMESTEAD DRIVE (50' R.O.W.);

THENCE CONTINUE ALONG SAID RIGHT OF WAY N 59°51'14" W FOR A DISTANCE OF 107.39 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 1973.17 FEET, A DELTA ANGLE OF 05°08'02", A CHORD BEARING OF N 56°55'09" W, AND A CHORD LENGTH OF 176.75 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 176.81 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE CONTINUE ALONG SAID RIGHT OF WAY N 54°36'47" W FOR A DISTANCE OF 53.29 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEING AT THE INTERSECTION OF HOMESTEAD DRIVE (50' R.O.W.) AND HEBB ROAD (50' R.O.W.), SAID POINT BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3334.14 FEET, A DELTA ANGLE OF 01°26'12", A CHORD BEARING OF S 67° 48'46" W, AND A CHORD LENGTH OF 83.60 FEET;

THENCE CONTINUE ALONG SAID HEBB ROAD RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 83.60 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI";

THENCE CONTINUE ALONG SAID RIGHT OF WAY S 68°31'52" W FOR A DISTANCE OF 110.04 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 697.97 FEET, A DELTA ANGLE OF 11°28'02", A CHORD BEARING OF S 62°59'37" W, AND A CHORD LENGTH OF 139.46 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 139.69 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI";

THENCE CONTINUE ALONG SAID RIGHT OF WAY S 57°15'29" W FOR A DISTANCE OF 69.90 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 501.79 FEET, A DELTA ANGLE OF 20°17'05", A CHORD BEARING OF S 67°20'27" W, AND A CHORD LENGTH OF 176.72 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 177.65 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "SSI";

THENCE CONTINUE ALONG SAID RIGHT OF WAY S 77°28'59" W FOR A DISTANCE OF 85.86 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 168.27 FEET, A DELTA ANGLE OF 09°41'37", A CHORD BEARING OF S 82°21'49" W, AND A CHORD LENGTH OF 28.44 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 28.47 FEET TO THE **POINT OF BEGINNING** OF A 40 FOOT INGRESS & EGRESS EASEMENT, SAID EASEMENT LYING 20 FOOT ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID POINT BEING A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE LEAVING SAID RIGHT OF WAY, RUN ALONG THE CENTERLINE OF AN EXISTING DRIVEWAY THE FOLLOWING TWENTY FIVE (25) CALLS:

THENCE RUN S 22°29'42" E FOR A DISTANCE OF 201.03 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 367.15 FEET, A DELTA ANGLE OF 35°06'40", A CHORD BEARING OF S 40°03'02" E, AND A CHORD LENGTH OF 221.49

FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 224.99 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 355.30 FEET, A DELTA ANGLE OF 25°35'46", A CHORD BEARING OF S 44°48'29" E, AND A CHORD LENGTH OF 157.41 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 158.73 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 297.16 FEET, A DELTA ANGLE OF 35°21'22", A CHORD BEARING OF S 14°19'55" E, AND A CHORD LENGTH OF 180.48 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 183.37 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 03°20'46" W FOR A DISTANCE OF 29.10 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 508.76 FEET, A DELTA ANGLE OF 10°27'43", A CHORD BEARING OF S 08°34'38" W, AND A CHORD LENGTH OF 92.77 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 92.90 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 13°48'29" W FOR A DISTANCE OF 57.97 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 2369.90 FEET, A DELTA ANGLE OF 02°25'02", A CHORD BEARING OF S 12°35'58" W, AND A CHORD LENGTH OF 99.98 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 99.99 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 11°23'27" W FOR A DISTANCE OF 55.03 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 263.84 FEET, A DELTA ANGLE OF 30°28'05", A CHORD BEARING OF S 26°37'28" W, AND A CHORD LENGTH OF 138.65 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 140.30 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES";

THENCE RUN S 41°51'32" W FOR A DISTANCE OF 147.41 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 210.99 FEET, A DELTA ANGLE OF 11°54'50", A CHORD BEARING OF S 35°54'07" W, AND A CHORD LENGTH OF 43.79 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 43.87 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES", SAID POINT BEGINNING A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 210.99 FEET, A DELTA ANGLE OF 12°06'08", A CHORD BEARING OF S 23°53'38" W AND A CHORD LENGTH OF 44.48 FEET ;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 44.57 FEET TO A POINT;

THENCE RUN S 17°31'42" W FOR A DISTANCE OF 40.84 FEET TO A POINT, SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 127.94 FEET, A DELTA ANGLE OF 38°45'22", A CHORD BEARING OF S 36°54'26" W, AND A CHORD LENGTH OF 84.90 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 86.54 FEET TO A POINT;

THENCE RUN S 56°17'10" W FOR A DISTANCE OF 198.69 FEET TO A POINT, SAID POINT BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 40.51 FEET, A DELTA ANGLE OF 73°02'27", A CHORD BEARING OF S 19°45'39" W, AND A CHORD LENGTH OF 48.22 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 51.64 FEET TO A POINT;

THENCE RUN S 16°45'51" E FOR A DISTANCE OF 89.18 FEET TO A POINT, SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 105.13 FEET, A DELTA ANGLE OF 91°32'27", A CHORD BEARING OF S 29°00'30" W, AND A CHORD LENGTH OF 150.66 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 167.97 FEET TO A POINT;

THENCE RUN S 74°46'50" W FOR A DISTANCE OF 48.19 FEET TO A POINT, SAID POINT BEGINNING A CURVE TO THE RIGHT HAVING A RADIUS OF 56.44 FEET, A DELTA ANGLE OF 111°47'15", A CHORD BEARING OF N 49°19'32" W, AND A CHORD LENGTH OF 93.46 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 110.11 FEET TO A POINT, SAID POINT BEGINNING A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 158.79 FEET, A DELTA ANGLE OF 25° 43'10", A CHORD BEARING OF N 06°17'30" W, AND A CHORD LENGTH OF 70.68 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 71.28 FEET TO A POINT, SAID POINT BEGINNING A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 71.15 FEET, A DELTA ANGLE OF 71°

00'26", A CHORD BEARING OF N 54°39'18" W, AND A CHORD LENGTH OF 82.64 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 88.17 FEET, TO A POINT, SAID POINT BEGINNING A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 109.76 FEET, A DELTA ANGLE OF 45°56'58", A CHORD BEARING OF S 66°52'01" W, AND A CHORD LENGTH OF 85.68 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 88.02 FEET, TO A POINT, SAID POINT BEGINNING A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1045.75 FEET, A DELTA ANGLE OF 06°15'29", A CHORD BEARING OF S 40°45'47" W, AND A CHORD LENGTH OF 114.16 FEET;

THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 114.22 FEET, TO A POINT, SAID POINT BEGINNING A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 490.91 FEET, A DELTA ANGLE OF 22°22'27", A CHORD BEARING OF S 26°26'49" W, AND A CHORD LENGTH OF 190.49 FEET;

THENCE LEAVING SAID DRIVEWAY, RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 191.70 FEET TO A POINT ON THE SHORELINE OF LAY LAKE, SAID POINT BEGIN THE **POINT OF TERMINATION** OF SAID EASEMENT

According to the survey of Steven J. Clinkscales, dated December 7, 2023.



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Thomas W. Johnson, Jr.</u>	Grantee's Name	<u>Paula Baran</u>
Mailing Address	<u>2126 Hebb Rd</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>138 S. French Broad Ave</u> <u>Asheville NC 28801</u>
Property Address	<u>0 Hebb Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 14, 2023</u>
		Total Purchase Price	<u>\$350,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 December 11, 2023

Print Thomas W. Johnson, Jr.

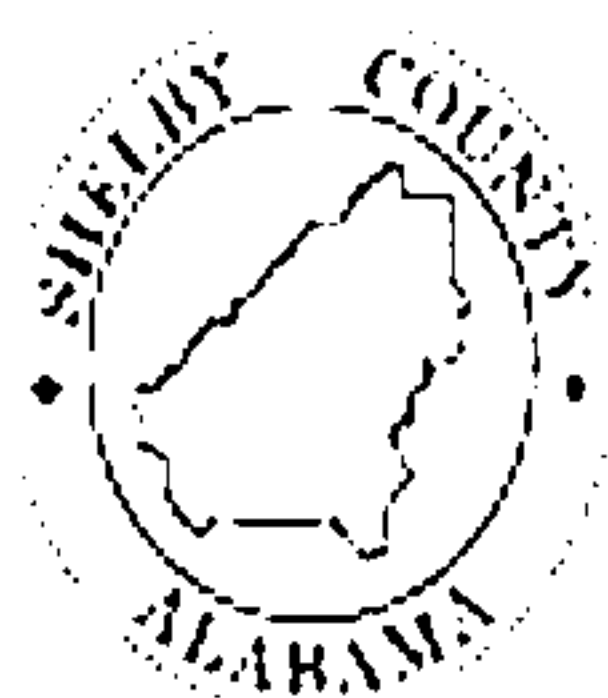
Unattested

Sign Thomas W. Johnson

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/14/2023 03:21:53 PM  
\$390.00 JOANN  
20231214000360350

Form RT-1



*Allen S. Bayl*