

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. ATB3815

174 Singletree Rd
Harpersville AL 35078

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifty-nine Thousand and 00/100s Dollars (\$259,000.00)**, 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 where is acknowledged. I or we, **John W. Foster and Earline G. Foster, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 174 Singletree Rd Harpersville AL 35078 grant, bargain, sell and convey unto, **Brandon & Sims and Samantha Sims** herein referred to as grantees) whose mailing address is 174 Single Tree Rd Harpersville AL 35078 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address: **174 Single Tree Rd, Harpersville, AL 35078** to wit:

SEE 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 minerals or mineral rights leased, granted or retained by prior owners.

\$254,308.66 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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 persons.

Jan, 2024 **IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of

John W. Foster
John W. Foster

Earline G. Foster
Earline G. Foster

STATE OF Alabama Shelby COUNTY ss:

I, Jennine H Poe, a Notary Public in and for said county in said state, hereby certify that **John W. Foster and Earline G. Foster** 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 this conveyance, they executed the same voluntarily and with full authority.

Jan, 2024 WITNESS my hand and official seal in the county and state aforesaid this the 31st day of

My Commission Expires:
Jennine H Poe
Notary Public

(S E A L)

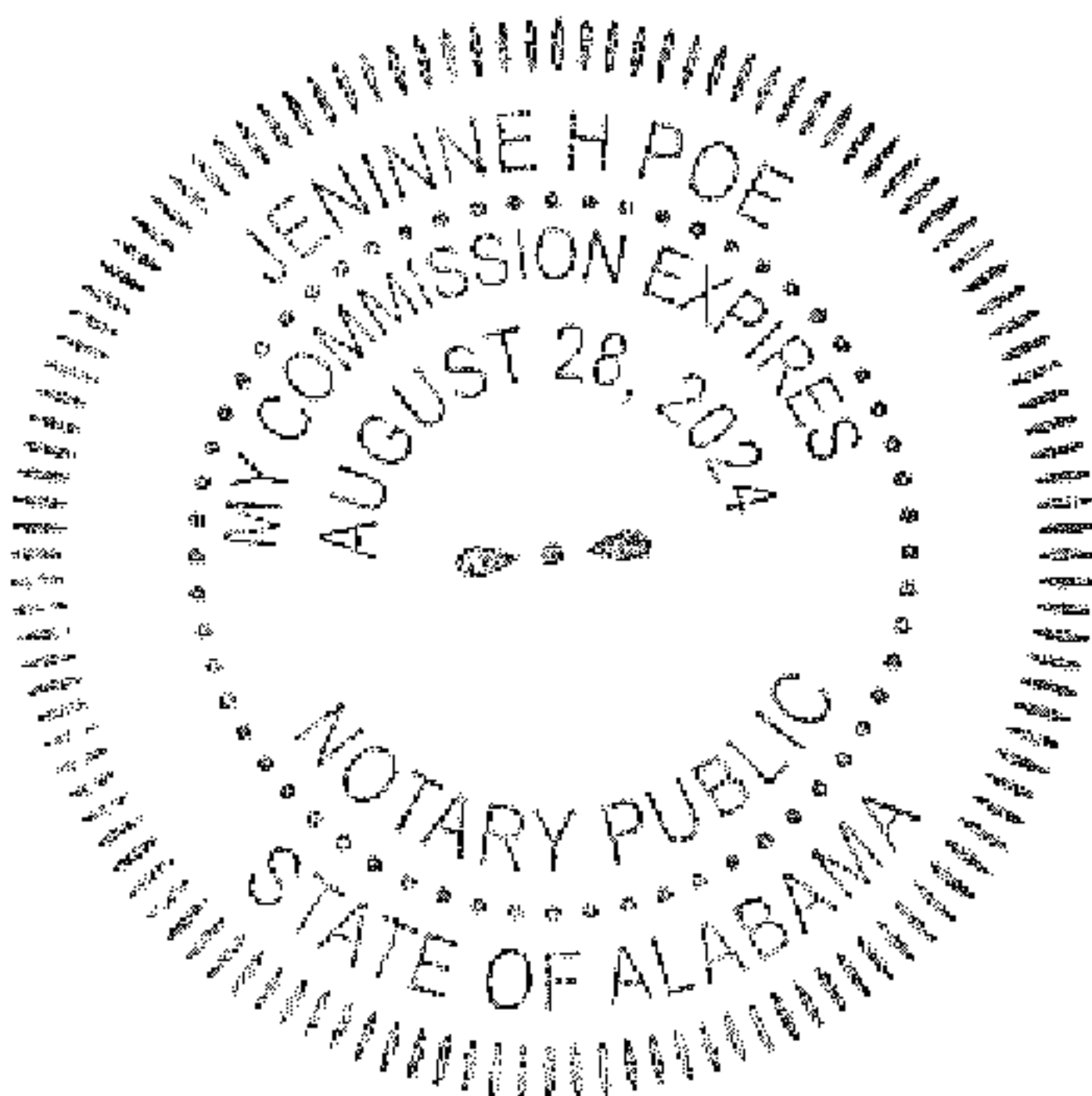


Exhibit A

The NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama.

Less and Except the following properties:

1) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North along the East boundary of said ¼-¼ section for a distance of 440.4 feet; thence turn an angle of 82°25' to the left and proceed Westerly for a distance of 137.14 feet to the Point of Beginning. From this point continue Westerly at the prolongation of the proceeding course for a distance of 290.5 feet to a point on the East side of a county dirt road; thence turn an angle of 97° to the right and proceed Northerly along the East side of said road for a distance of 116.99 feet; thence turn an angle of 34°28' to the right and proceed Northeasterly along the Easterly side of road for a distance of 45.4 feet; thence turn an angle of 48°32' to the right and proceed Easterly for a distance of 246.19 feet; the turn an angle of 90° to the right and proceed South for a distance of 150 feet to the Point of Beginning.

2) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" OT, known as the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed N 3°39'38" E along the East boundary of said ¼-¼ for 900.13 feet to a set ½" B. Martin rebar (SIP), point being the point of beginning; thence continue N 3°39'28" E along the East boundary of said ¼-¼ for 431.37 feet to a corner set by Sam W. Hickey, AL REG NO. 4848; thence N 87°24'04" W along the North boundary of said ¼-¼ for 600.38 feet to a SIP; thence S 31°34'41" E 615.05 feet to a SIP; thence N 47°17'51" E 76.49 feet to a SIP; thence N 76°48'31" E 55.86 feet to a SIP; thence N 89°19'41" E 139.58 feet, back to the point of beginning.

3) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3 inch Open Top Pipe accepted as the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama and proceed N 3°39'28" E along the East boundary of said NW¼ - NE¼ for 592.31 feet to a ½" rebar set by Billy R. Martin, AL. Reg. No. 10559, thence proceed N 78°26'48" W 124.61 to a ½' rebar set by Billy R. Martin, (10559); said point being the Point of Beginning of herein described parcel of land; thence from said Point of Beginning continue along aforementioned course N 78°26'52" W for a distance of 247.78 feet to a ½' rebar set by Billy R. Martin, (10559) said point being on the Easterly side of a 25 foot easement; thence proceed along the Easterly, Southeasterly boundary of said 25 foot easement the following courses: proceed N 63°26'47" E 67.51 feet to a railroad spike set by Billy R. Martin, (10559); proceed N 48°32'07" E 40.99 feet to a railroad spike set by Billy R. Martin, (10559); proceed N 34°05'04" E 113.85 feet to a railroad spike set by Billy R. Martin, (10559); proceed N 46°28'9" E 22.08 to a ½" rebar set by Billy R. Martin, (10559); proceed N 46°28'29" e 22.08 feet to a ½" rebar set by Billy R. Martin (10559); thence leaving said 25 foot easement proceed S 18°21'37" E 228.05 feet. back to the Point of Beginning.

Also: From the Southeast corner of the NW¼ - NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County Alabama, proceed N 3°39'28" E along the East boundary of said NW¼ - NE¼ a distance of 441.40 feet to the Point of Beginning of herein described parcel of land; thence continue N 3°39'28" E along the East boundary of said ¼-¼ line a distance of 150.91 feet; thence proceed N 78°27' W a distance of 124.61 feet to the Northeast corner of Charles Terrell property; thence S 11°05' W along the East boundary of said property a distance of 150.0 feet to the Southeast corner of said property; thence S 78°39'21" E a distance of 144.12 feet to the Point of Beginning of herein described parcel of land.

4) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

Part of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, being particularly described as follows: Commencing at the Northwest corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed N 87°24'04" W for a distance of 30.00 feet to a point; thence proceed S 03°13'33" W for a distance of 1310.63 feet to a point; thence proceed S 51°11'36" E for a distance of 54.21 feet to a 5/8" capped rebar in place (stamped SGI P.L.S. 19753); thence proceed S 87°54'00" E a distance of 555.35 feet to a ½" capped rebar set (stamped CA-615-LS), said point being the point of beginning. From this beginning point proceed N 02°06'00" E a distance of 233.65 feet to a ½" capped rebar set (stamped CA-615-LS); thence S 87°54'00" E a distance of 196.00 feet to a ½" capped rebar set (stamped CA-615-LS) on the Westerly right of way of Single Tree Road; thence proceed southerly along the said right of way the following courses: S 13°51'17" W a distance of 17.57 feet to a ½" capped rebar in place (stamped P.L.S. 10559); thence S 07°38'15" W a distance of 108.83 feet to a railroad spike in place; thence S 02°53'35" E a distance of 108.54 feet to a fencepost in place; leaving said right of way, proceed N 87°54'00" W a distance of 191.37 feet, back to the point of beginning.

5) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a ½' rebar in place, accepted as the Northwest Corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the point of beginning. From this

beginning point proceed S 87°24'04" E a distance of 729.77 feet to a ½" capped rebar in place (stamped 10559); thence S 31°35'23" E a distance of 614.62 feet to a ½" capped rebar in place (stamped 10559), located on the Westerly side of Single Tree Road; thence along said Westerly side of Single Tree Road S 34°37'34" W a distance of 127.12 feet to a ½" rebar in place; thence S 60°00'03" W a distance of 133.54 feet to a ½" capped rebar in place (stamped 10559); thence S 28°29'31" W a distance of 53.02 feet to a ½" capped rebar in place (stamped 10559); thence S 09°03'28" W a distance of 80.04 feet to a ½" capped rebar in place (stamped 10559); thence S 27°15'23" W a distance of 223.46 feet to a ½" capped rebar in place (stamped 10559); thence S 16°42'12" W a distance of 86.70 feet to a ½" capped rebar in place (stamped CA-615-LS); thence, leaving said Westerly side of Single Tree Road, proceed N 87°54'00" W a distance of 196.00 feet to a ½" capped rebar in place (stamped CA-615-LS); thence S 02°06'00" W a distance of 233.65 feet to ½" capped rebar in place (stamped CA-615-LS); thence N 87°54'00" W a distance of 555.35 feet to a 5/8" capped rebar in place (stamped SGI 19753), located on the Northerly right of way of US Highway No. 280; thence along said right of way N 51°11'36" W a distance of 54.21 feet to a 5/8" capped rebar in place (stamped SGI 19753); thence, leaving said right of way, proceed N 03°13'33" E a distance of 1310.63 feet to a 5/8" capped rebar in place (stamped SGI 19753); thence S 87°39'29" E a distance of 29.99 feet; back to the point of beginning.

6) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

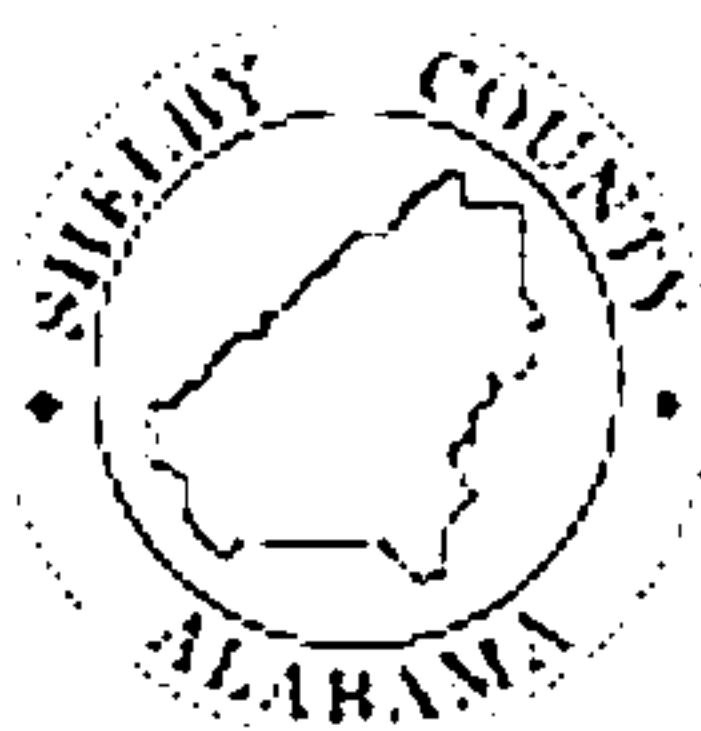
Commencing at a 2" open top pipe in place, accepted as the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed N 87°57'14" W a distance of 165.06 feet to a ½" capped rebar set (stamped CA-615-LS), said point being the point of beginning. From this beginning point continue N 87°57'14" W a distance of 369.05 feet to a ½" capped rebar set (stamped CA-615-LS) on the Westerly right of way of Single Tree Road; thence along said right of way N 02°53'35" W a distance of 108.44 feet to a point; thence N 07°38'15" E a distance of 105.14 feet to a point; thence N 14°29'35" E a distance of 81.19 feet to a ½" rebar in place; thence, leaving said right of way, proceed S 82°54'03" E a distance of 292.38 feet to a ½" rebar in place; thence N 06°26'41" E a distance of 211.86 feet to a ½" capped rebar in place (stamped 10559); thence S 78°36'32" E a distance of 223.60 feet to a ½" capped rebar in place (stamped 10559); thence S 03°39'31" W a distance of 177.01 feet to a ½" rebar set (stamped CA-615-LS); thence N 87°57'03" W a distance of 164.90 feet to a capped rebar set (stamped CA-615-LS); thence S 03°41'38" W a distance of 264.32 feet, back to the point of beginning.

Subject to: A 20' Ingress, Egress and Utilities Easement being more particularly described as follows: Commencing at a 2" open top pipe in place, accepted as the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed N 87°57'14" W a distance of 165.06 feet to a ½" capped rebar set (stamped CA-615-LS), said point being the point of beginning. From this beginning point continue N 87°57'14" W a distance of 369.05 feet to a ½" capped rebar set (stamped CA-615-LS) on the Westerly right of way of Single Tree Road; thence along said right of way N 02°53'35" W a distance of 20.07 feet to a point; thence S 87°57'14" E a distance of 371.36 feet to a point; thence S 03°41'38" W a distance of 20.01 feet to the point of beginning.

7) A parcel of land located in the NW¼ of the NE¼ of Section 2, Township 20 South 2 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a 2" open top pipe in place accepted as the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama, said point also being the point of beginning. From this beginning point proceed N 87°57'14" W a distance of 165.06 feet to a ½" capped rebar set (stamped CA-615-LS); thence N 03°41'38" E a distance of 264.32 feet to a ½" capped rebar set (stamped CA-615-LS); thence S 87°57'03" E a distance of 164.90 feet to a ½" capped rebar set (stamped CA-615-LS); thence S 03°39'31" W a distance of 264.30 feet, back to the point of beginning.

Subject to: A 20' Ingress, Egress and Utilities Easement being more particularly described as follows: Commencing at a 2" open top pipe in place, accepted as the Southeast corner of the NW¼ of the NE¼ of Section 2, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed N 87°57'14" W a distance of 165.06 feet to a ½" capped rebar set (stamped CA-615-LS), said point being the point of beginning. From this beginning point continue N 87°57'14" W a distance of 369.05 feet to a ½" capped rebar set (stamped CA-615-LS) on the Westerly right of way of Single Tree Road; thence along said right of way N 02°53'35" W a distance of 20.07 feet to a point; thence S 87°57'14" E a distance of 371.36 feet to a point; thence S 03°41'38" W a distance of 20.01 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/01/2024 11:12:52 AM
 \$33.00 JOANN
 20240201000025950

Allen S. Bayl