



This instrument prepared by:
Lee Sims, Attorney
212 West North Street
Talladega, Alabama 35160

Address of Grantee:

128 Carriage Creek Path
Chelsea, AL 35043

STATE OF ALABAMA,)

SHELBY COUNTY.)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Six Hundred Five Thousand and 00/100 (\$605,000.00) Dollars, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, **Albert S. Burnette, Jr., a married man**, whose address is 9400 Cemetery Road, Noble, Oklahoma 73068, (herein referred to as Grantor), does grant, bargain, sell and convey unto **Kenneth J. Cush, Ronda L. Cush, Michelle Teer Whittle, and Barrett Jay Whittle**, whose address is 128 Carriage Creek Path Chelsea, AL 35043, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

Begin at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 4, Township 21 South, Range 1 East and run North 87 degrees 23 minutes 39 seconds West along the south line of said quarter-quarter section for 470.75 feet to an iron pin set; thence North 02 degrees 35 minutes 26 seconds East and run 1335.29 feet to an iron pin set on the South line of the Northeast Quarter of the Northeast Quarter of said Section 4; thence North 87 degrees 24 minutes 41 seconds West along the South line of last said quarter-quarter section 195.74 feet to the Southwest corner of the East Half of said quarter-quarter section; thence North 02 degrees 35 minutes 25 seconds East along the West line of said East Half of the Northeast Quarter of the Northeast quarter of said Section 4 for 307.95 feet to an iron pin set; thence South 84 degrees 28 minutes 32 seconds East along a fence line 570.64 feet to a iron pin set; thence North; thence North 02 degrees 34 minutes 09 seconds East and parallel with the East line of said Section 4 for 418.96 feet; thence North 60 degrees 22 minutes 50 seconds East and run 77.99 feet; thence North 02 degrees 34 minutes 09 seconds East and parallel with the East line of said Section 4 for 561.74 feet to a point on the South right of way line of Shelby County Road NO. 48, said point being on a curve to the right having a central angle of 01 degree 42 minutes 52 seconds and a radius of 1030.94 feet; thence along the chord of said curve North 79 degrees 05 minutes 11 seconds East and run 30.85 feet to a iron pin set on the East line of said Section 4; thence South 02 degrees 34 minutes 09 seconds West and along the East line of said Section 4 for 640.46 feet to a iron pin set; thence North 87 degrees 25 minutes 11 seconds West and run 66.00 feet to a iron pin set; thence South 02 degrees 34 minutes 09 seconds West and parallel with the East line of said Section 4 for 330.00 feet to a iron pin set; thence South 87 degrees 25 minutes 11 seconds East and run 66.00 feet to a iron pin set on the East line of said Section 4; thence South 02 degrees 34 minutes 09 seconds West along the East line of said Section 4 for 337.71 feet to a iron pin set at the Northwest corner of the Southeast Quarter of the Northwest Quarter of Section 3, Township 21 South, Range 1 East; thence South 87 degrees 18 minutes 46 seconds East along the North line of said quarter-quarter section 666.86 feet to a iron pin set at the Northeast corner of the West Half of said quarter-quarter section; thence South 02 degrees 30 minutes 39 seconds West along the East line of the West Half of said quarter-quarter section 1336.78 feet to a iron pin set at the Southeast corner of said West Half of said quarter-quarter section; thence North 87 degrees 11 minutes 52 seconds West along the South line of said quarter-quarter section 668.23 feet to a iron pin set and the Point of Beginning.

PARCEL II:

Commence at the Northeast corner of Section 4, Township 21 South, Range 1 East, Shelby County, Alabama and run West along the North line of said section 440.00 feet; thence turn 90 degrees 00 minutes 09 seconds left and run parallel with the east line of said section 149.79 feet to a point on the south right of way line of Shelby County Road No. 48 and also the Point of Beginning; thence continue along the last described



course 345.21 feet; thence turn 90 degrees 00 minutes 09 seconds right and run parallel with the north line of said section 220.00 feet; thence turn 90 degrees 00 minutes 09 seconds left and run parallel with the east line of said section 532.59 feet; thence turn 87 degrees 02 minutes 41 seconds left and run 564.75 feet; thence turn 92 degrees 57 minutes 19 seconds left and run parallel with the east line of said section 418.96 feet; thence turn 59 degrees 06 minutes 21 seconds right and run 77.99 feet; thence turn 58 degrees 48 minutes 41 seconds left and run parallel with the east line of said section 561.74 feet to a point on the south right of way line of Shelby County Road No. 48, said point being on a curve to the left having a central angle of 03 degrees 18 minutes 03 seconds and a radius of 1898.70 feet; thence from the extended chord of said curve turn 105 degrees 58 minutes 25 seconds left and run along the chord of said curve 136.96 feet to the end of said curve; thence from the extended chord of said curve turn 01 degree 39 minutes 01 second left and run along said right of way line 136.96 feet to the beginning of a curve to the right having a central angle of 07 degrees 03 minutes 30 seconds and a radius of 1459.82 feet; thence turn 03 degrees 31 minutes 45 seconds right to the chord of said curve and run along said chord 179.73 feet back to the Point of Beginning.

Being subject to the following:

An easement for ingress, egress and utilities being 30 ft in width and running in a southerly direction from Shelby County Highway 48 along an existing driveway that is situated generally along the eastern side of the above described property.

Less and except:

West ½ of the Southwest 1/4 of the Northwest 1/4 of Section 3, Township 21 South, Range 1 East, Shelby County, Alabama.

Subject to the lien of the 2024 ad valorem taxes and thereafter.

The purchase price claimed herein can be verified in the contract. Subject to easements and rights-of-way for public streets and roads and for electric, telephone, water, gas, sewerage, drainage and other utilities, of record, if any.

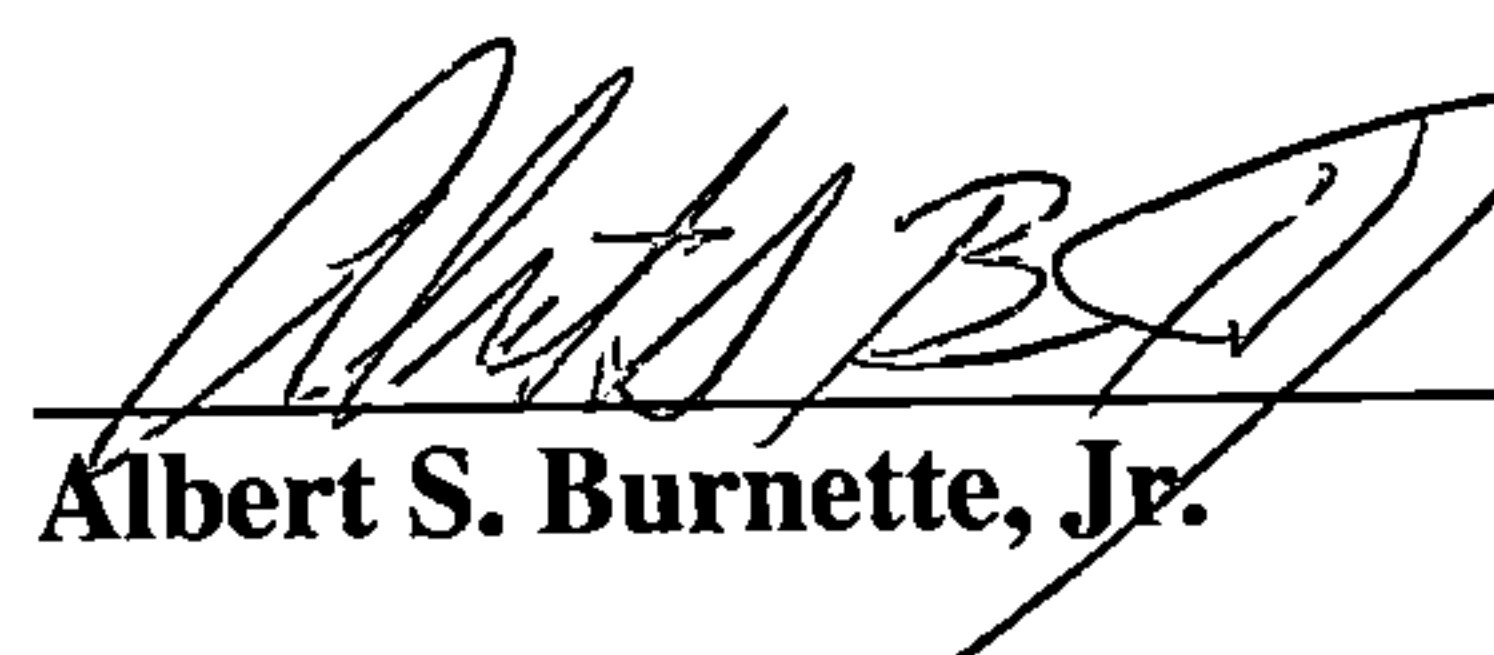
Property address is 1050 Highway 48, Wilsonville, AL 35186.

Subject property is not the homestead of the grantor nor his spouse.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

I do for myself and for my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of February, 2024.

 (L.S.)
Albert S. Burnette, Jr.



20240206000029650 3/3 \$90.50
Shelby Cnty Judge of Probate, AL
02/06/2024 12:37:00 PM FILED/CERT

STATE OF ALABAMA)
TALLADEGA COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Albert S. Burnette, Jr.**, who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2nd day of February, 2024.



Notary Public

