

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. ATN1056

2570 South River Rd
Shelby, AL 35143

[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 **Eighty Hundred Ten Thousand and 00/100 Dollars (\$810,000.00)** 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 **Kenneth S. Blaylock and Adeline Blaylock** a married couple whose mailing address is: 331 Early Wyne Dr Taylorsville KY 40071 (herein referred to as grantor, whether one or more), grant bargain, sell and convey unto **Robert J. Behrle** whose mailing address 2570 South River Rd Shelby AL 35143 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 2570 South River Rd, Shelby, AL 35143

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 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.

\$766,550.00 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 10th day of April, 2024

Kenneth S. Blaylock
Kenneth S. Blaylock

Adeline Blaylock
Adeline Blaylock

STATE OF Alabama Shelby County ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Kenneth S. Blaylock and Adeline Blaylock** 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 executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10th day of April, 2024

My Commission Expires:

Jeninne H Poe
Notary Public

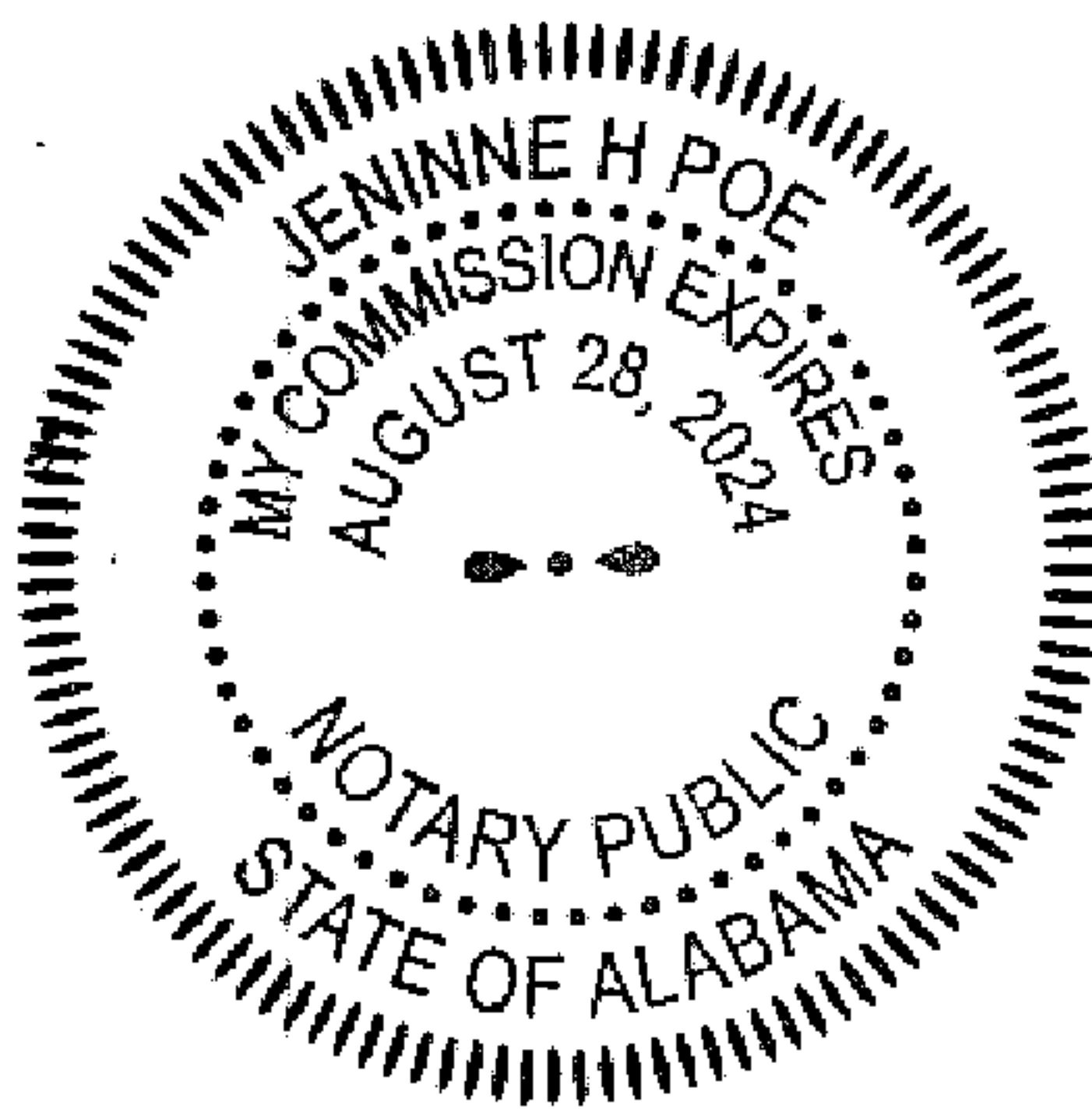
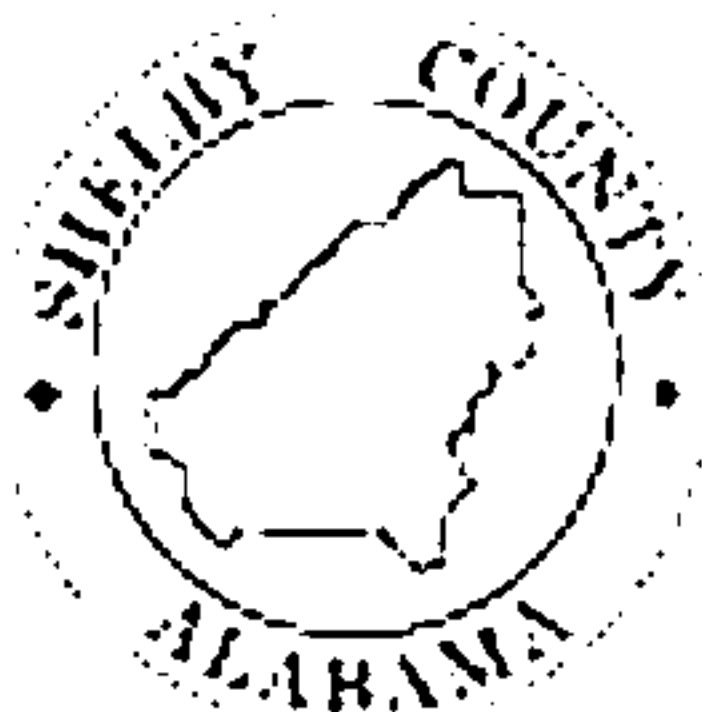


EXHIBIT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE PROCEED IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID 1/4-1/4 FOR A DISTANCE OF 952.10 FEET TO A POINT, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID WEST BOUNDARY OF SAID 1/4-1/4 FOR 375.00 FEET TO A POINT, BEING THE SOUTHWEST CORNER OF THE SAID NW 1/4 OF NE 1/4, SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE TURN AN ANGLE OF 90 DEGREES 12 MINUTES 19 SECONDS LEFT AND RUN ALONG THE SOUTH BOUNDARY OF SAID 1/4-1/4 FOR 986.97 FEET TO A POINT; THENCE TURN AN ANGLE OF 100 DEGREES 26 MINUTES 33 SECONDS LEFT AND RUN 162.12 FEET TO A POINT; THENCE TURN AN ANGLE OF 85 DEGREES 18 MINUTES 06 SECONDS RIGHT AND RUN 76.27 FEET TO A POINT; THENCE TURN AN ANGLE OF 26 DEGREES 30 MINUTES 04 SECONDS LEFT AND RUN 171.66 FEET TO A POINT; THENCE TURN AN ANGLE OF 37 DEGREES 06 MINUTES 19 SECONDS LEFT AND RUN 83.17 FEET TO A POINT; THENCE TURN AN ANGLE OF 101 DEGREES 16 MINUTES 10 SECONDS LEFT AND RUN 1174.40 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LOCATED IN THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST. EXCEPTED FROM SAID PARCEL IS ANY AND ALL PORTIONS OF LAND THAT LIE BELOW THE DATUM PLANE OF 397 FEET ABOVE MEAN SEA LEVEL AS ESTABLISHED BY THE USC&G SURVEY. SAID PARCEL IS ALSO SUBJECT TO A FLOOD UP TO DATUM PLANE OF 398 FEET ABOVE MEAN SEA LEVEL

ROAD EASEMENT FOR ACCESS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST; THENCE PROCEED IN AN EASTERLY DIRECTION ALONG THE SOUTH BOUNDARY OF SAID 1/4-1/4 FOR A DISTANCE OF 406.68 FEET TO A POINT, BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 60 FOOT EASEMENT HEREIN DESCRIBED; THENCE TURN AN ANGLE OF 94 DEGREES 52 MINUTES 21 SECONDS LEFT AND RUN 427.20 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT (CONCAVE EASTERLY AND RADIUS=435.87 FEET) FOR AN ARC DISTANCE OF 175.70 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 724.23 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY AND RADIUS=227.17 FEET) FOR AN ARC DISTANCE OF 111.37 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 26.9 FEET; THENCE RUN ALONG A CURVE TO THE LEFT (CONCAVE NORTHWESTERLY AND RADIUS=7544.81 FEET) FOR AN ARC DISTANCE OF 359.93 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 15.52 FEET; THENCE RUN ALONG A CURVE TO THE LEFT (CONCAVE NORTHWESTERLY AND RADIUS=3583.17 FEET) FOR AN ARC DISTANCE OF 199.95 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 174.95 FEET; THENCE RUN ALONG A CURVE TO THE LEFT (CONCAVE NORTHWESTERLY AND RADIUS=848.69 FEET) FOR AN ARC DISTANCE OF 238.42 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 545.60 FEET; THENCE RUN ALONG A CURVE TO THE LEFT (CONCAVE WESTERLY AND RADIUS=399.17 FEET) FOR AN ARC DISTANCE OF 167.96 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 146.04 FEET; THENCE TURN AN ANGLE OF 48 DEGREES 01 MINUTES 34 SECONDS RIGHT AND RUN 91.50 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT (CONCAVE SOUTHEASTERLY AND RADIUS=390.59 FEET) FOR AN ARC DISTANCE OF 157.82 FEET; THENCE RUN ALONG A TANGENT SECTION FOR 48.18 FEET TO THE POINT OF ENDING. SAID EASEMENT SHALL BE SIXTY (60) FEET IN WIDTH; THIRTY FEET EACH SIDE OF THE ABOVE DESCRIBED CENTERLINE. SAID EASEMENT IS LOCATED IN THE NE 1/4 OF SE 1/4, SE 1/4 OF SE 1/4 AND SW 1/4 OF SE 1/4, SECTION 1, TOWNSHIP 22 SOUTH, RANGE 1 EAST AND THE NW 1/4 OF NE 1/4, SECTION 12, TOWNSHIP 22 SOUTH, RANGE 1 EAST. SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/11/2024 02:05:41 PM
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