



20240613000177330 1/5 \$64.00  
Shelby Cnty Judge of Probate, AL  
06/13/2024 02:15:31 PM FILED/CERT

Send Tax Notice To & This Instrument Prepared By:  
Robert Marshall Post  
6 Harbour Town Point  
Shoal Creek, AL 35242

## Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Thirty Thousand Dollars (\$30,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee(s) herein, the receipt of which is hereby acknowledged, I or we,

**Michael Allen White, an unmarried man,**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

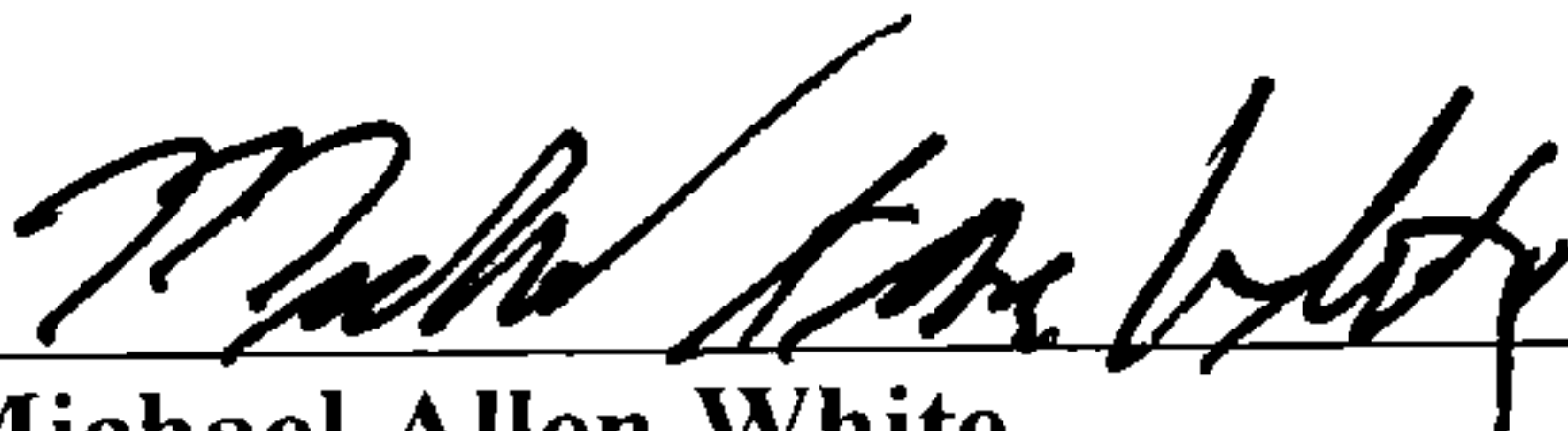
**Robert Marshall Post,**

(herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Attached Exhibit "A" Legal Description and Exhibit "B" Survey**

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 said grantee(s), his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this **11<sup>th</sup> day of June, 2024.**

  
\_\_\_\_\_ (Seal)  
Michael Allen White

STATE OF ALABAMA  
COUNTY OF SHELBY

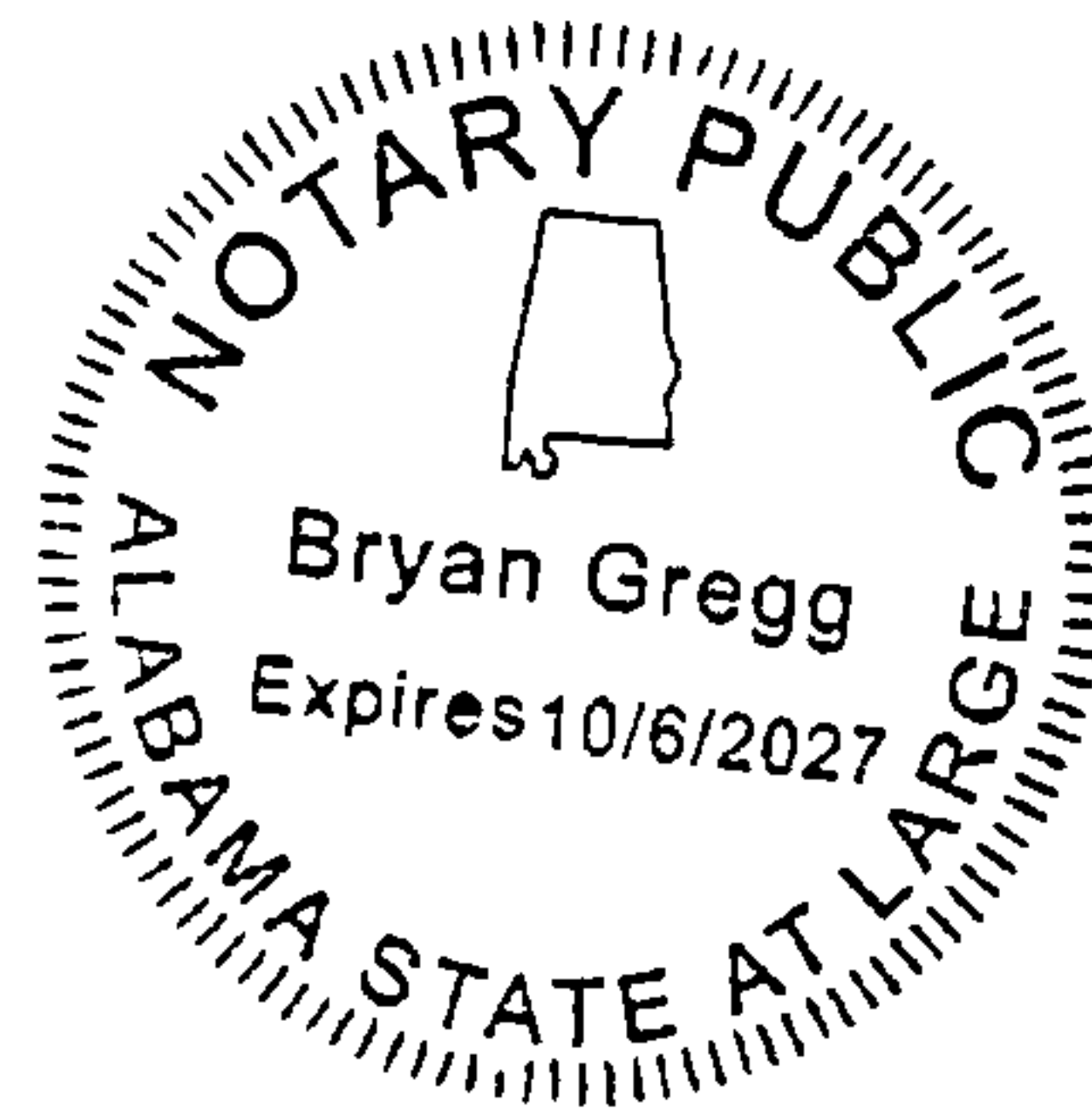
I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Michael Allen White**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 11<sup>th</sup> day of June, 2024.



Notary Public

My Commission Expires: 10-6-2027





**Exhibit "A" Legal Description**

**LEGAL DESCRIPTION  
(AS-SURVEYED)**

**BEGIN AT A FOUND 5/8" REBAR BEING THE NORTHEAST CORNER OF LOT 1 OF ADAMS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 49, PAGE 99, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, PER SAID SUBDIVISION AND AS REFERENCED IN INST. NO. 20160922000345990 IN SAID SHELBY COUNTY PROBATE OFFICE; THENCE RUN S 89°37'01" W ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 279.60 FEET TO A FOUND 5/8" CAPPED REBAR; THENCE LEAVING SAID LOT 1, RUN N 00°05'53" W FOR A DISTANCE OF 164.95 FEET TO A FOUND 5/8" CAPPED REBAR; THENCE RUN N 89°44'19" E FOR A DISTANCE OF 276.62 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "DARTY" ALONG THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE RUN S 01°08'00" E ALONG SAID EAST LINE FOR A DISTANCE OF 164.37 FEET TO THE POINT OF BEGINNING. ACCORDING TO THE MAY 28, 2024 SURVEY BY STEVEN J. CLINKSCALES, PLS AL 37248.**

**LEGAL DESCRIPTION  
(PER INSTRUMENT NUMBER: 20160922000345990)**

**BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE PROCEED WEST, ALONG THE SOUTH LINE, FOR A DISTANCE OF 281.52 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 00'00" TO THE RIGHT AND PROCEED FOR A DISTANCE OF 164.30 FEET TO THE NORTH LINE OF THE S 1/2 OF THE S 1/2 OF N 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 00'00" TO THE RIGHT AND PROCEED FOR A DISTANCE OF 281.60 FEET TO THE EAST LINE OF THE NW 1/4 OF THE NE 1/4; THENCE TURN A DEFLECTION ANGLE OF 89 DEG. 58'23" TO THE RIGHT AND PROCEED SOUTH, ALONG THE EAST LINE OF SAID 1/4 - 1/4 SECTION, FOR A DISTANCE OF 164.30 FEET TO THE POINT OF BEGINNING. ACCORDING TO SURVEY DATED JUNE 7, 1995 OF FRANK W. WHEELER, ALA REG. PLS 3385.**

**ALSO, A NON-EXCLUSIVE 20-FOOT RIGHT OF WAY EASEMENT, OF UNIFORM WIDTH, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY FOR PURPOSES OF INGRESS AND EGRESS AND UTILITY USE, CONNECTING THE ABOVE DESCRIBED PROPERTY, AS ACQUIRED FROM HAZEL V. ADAMS, WITH AN EXISTING PUBLIC ROAD THAT INTERSECTS SHELBY COUNTY HIGHWAY NO. 50, SAID EASEMENT CROSSING THAT PROPERTY WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**TRACT 4: BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID S 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, A DISTANCE OF 248.96 FEET; THENCE TURN AN ANGLE OF 89 DEG. 58 MIN 30 SEC. TO THE RIGHT AND RUN A DISTANCE OF 336.40 FEET; THENCE TURN AN ANGLE OF 90 DEG. 02 MIN. 15 SEC. TO THE RIGHT AND RUN A DISTANCE OF 48.94 FEET; THENCE TURN AN ANGLE OF 89 DEG. 57 MIN. 38 SEC. TO THE LEFT AND RUN A DISTANCE OF 364.81 FEET; THENCE TURN AN ANGLE OF 89 DEG. 57 MIN. 38 SEC. TO THE RIGHT AND RUN A DISTANCE OF 200.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 02 MIN. 22 SEC. TO THE RIGHT AND RUN A DISTANCE OF 701.49 FEET TO THE POINT OF BEGINNING. SITUATED IN THE S 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA.**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, rights-of-way of record, mineral and mining rights not owned by grantor, and matters disclosed by the title insurance commitment/policy associated with this transaction.**



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### Exhibit "B" Survey

**LEGAL DESCRIPTION**  
 (PER INSTRUMENT NUMBER: 20160922000345990)

BEGIN AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST; THENCE PROCEED WEST, ALONG THE SOUTH LINE FOR A DISTANCE OF 281.52 FEET; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 00'00" TO THE RIGHT AND PROCEED FOR A DISTANCE OF 164.30 FEET, TO THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE TURN A DEFLECTION ANGLE OF 90 DEG. 00'00" TO THE RIGHT AND PROCEED FOR A DISTANCE OF 281.60 FEET, TO THE EAST LINE OF THE NW 1/4 OF THE NE 1/4; THENCE TURN A DEFLECTION ANGLE OF 89 DEG. 58'23" TO THE RIGHT AND PROCEED SOUTH, ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION FOR A DISTANCE OF 164.30 FEET, TO THE POINT OF BEGINNING. ACCORDING TO SURVEY DATED JUNE 7, 1995 OF FRANK W. WHEELER, A.L.A. REG. PLS 3385.

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TRACT 4: BEGIN AT THE NE CORNER OF THE S 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, THENCE RUN SOUTH ALONG THE EAST LINE OF SAID S 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, A DISTANCE OF 248.96 FEET; THENCE TURN AN ANGLE OF 89 DEG. 58' MIN. 30 SEC. TO THE RIGHT AND RUN A DISTANCE OF 336.40 FEET; THENCE TURN AN ANGLE OF 90 DEG. 02' MIN. 15 SEC. TO THE RIGHT AND RUN A DISTANCE OF 48.94 FEET; THENCE TURN AN ANGLE OF 89 DEG. 57' MIN. 38 SEC. TO THE LEFT AND RUN A DISTANCE OF 364.81 FEET; THENCE TURN AN ANGLE OF 89 DEG. 57' MIN. 38 SEC. TO THE RIGHT AND RUN A DISTANCE OF 200.00 FEET; THENCE TURN AN ANGLE OF 90 DEG. 02' MIN. 22 SEC. TO THE RIGHT AND RUN A DISTANCE OF 701.49 FEET TO THE POINT OF BEGINNING. SITUATED IN THE S 1/2 OF THE NW 1/4 OF THE NE 1/4, SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA.

**LEGAL DESCRIPTION**  
 (AS-SURVEYED)

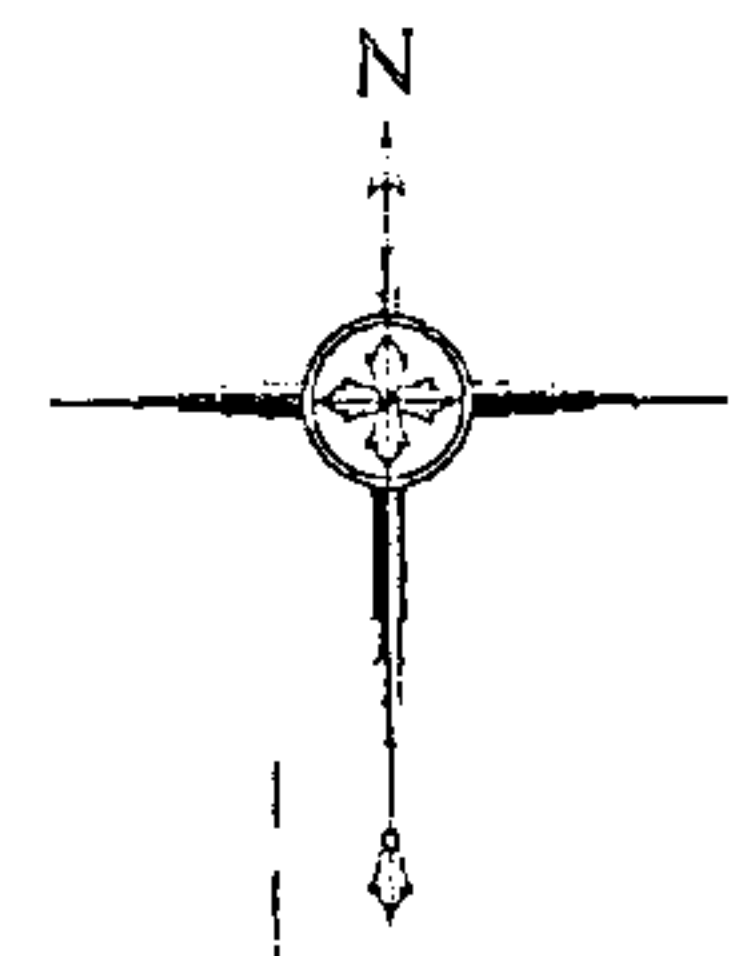
BEGIN AT A FOUND 5/8" REBAR BEING THE NORTHEAST CORNER OF LOT 1 OF ADAMS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 49, PAGE 99 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, THE SAME BEING THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, PER SAID SUBDIVISION AND AS REFERENCED IN INST. NO. 20160922000345990 IN SAID SHELBY COUNTY PROBATE OFFICE; THENCE RUN S 89° 37' 01" W ALONG THE NORTH LINE OF SAID LOT 1 FOR A DISTANCE OF 279.60 FEET TO A FOUND 5/8" CAPPED REBAR; THENCE LEAVING SAID LOT 1, RUN N 00° 05' 53" W FOR A DISTANCE OF 164.95 FEET TO A FOUND 5/8" CAPPED REBAR; THENCE RUN N 89° 44' 19" E FOR A DISTANCE OF 276.62 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "DARTY" ALONG THE EAST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 12; THENCE RUN S 01° 08' 00" E ALONG SAID EAST LINE FOR A DISTANCE OF 164.37 FEET TO THE POINT OF BEGINNING.

**SURVEY CONTROL:**

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON ALABAMA STATE PLANE WEST ZONE, GRID NORTH, NAD 83(2011), AND THE VERTICAL DATUM IS NAVD 88 (GEOID 12B). ELEVATION AND POSITION WERE OBTAINED FROM R.T.K. OBSERVATION USING THE ALDOT CORS NETWORK AS CONTROL.

**SURVEYOR'S NOTES:**

THE EASEMENT AS RECORDED IN 20160922000345990 CANNOT BE ACCURATELY DEPICTED ON THIS SURVEY.

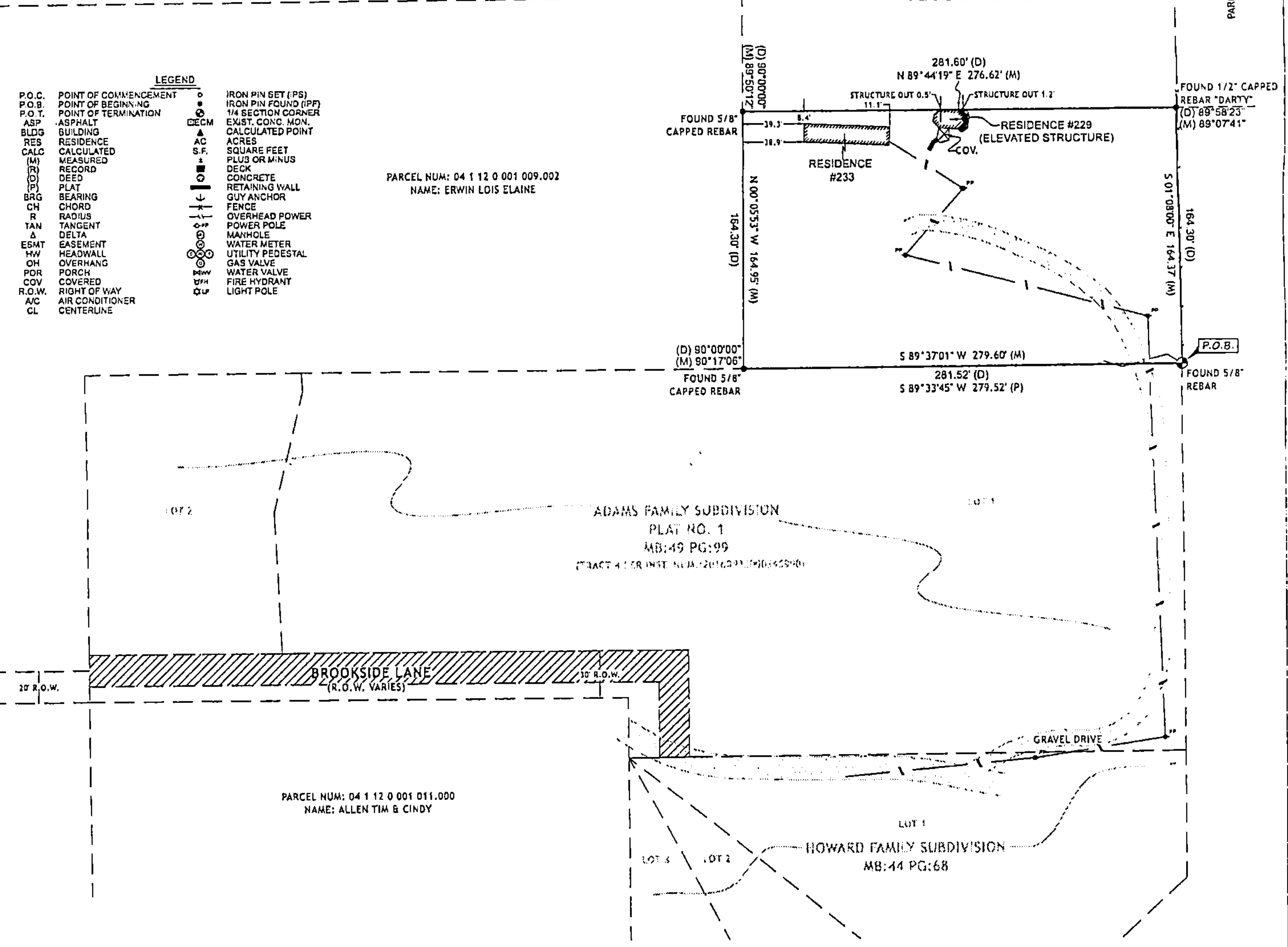


PARCEL NUM: 04 1 12 0 001 001.000  
 NAME: POST ROBERT

LEGEND	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINATION
ASP	ASPHALT
BLDG	BUILDING
RES	RESIDENCE
CALC	CALCULATED
(M)	MEASURED
(R)	RECORD
(D)	DEED
(P)	PLAT
BRG	BEARING
CH	CHORD
R	RADIUS
TAN	TANGENT
Δ	DELTA
ESMT	EASEMENT
HW	HEADWALL
OH	OVERHANG
PDR	PORCH
COV	COVERED
R.O.W.	RIGHT OF WAY
A/C	AIR CONDITIONER
CL	CENTERLINE
○	IRON PIN SET (PS)
●	IRON PIN FOUND (PPF)
□	1/4 SECTION CORNER
+	EXIST. CONC. MON.
○	CALCULATED POINT
AC	ACRES
S.F.	SQUARE FEET
±	PLUS OR MINUS
DECK	DECK
CONCRETE	CONCRETE
RETAINING WALL	RETAINING WALL
GUY ANCHOR	GUY ANCHOR
FENCE	FENCE
OVERHEAD POWER	OVERHEAD POWER
POWER POLE	POWER POLE
MANHOLE	MANHOLE
WATER METER	WATER METER
UTILITY PEDESTAL	UTILITY PEDESTAL
GAS VALVE	GAS VALVE
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
LIGHT POLE	LIGHT POLE

PARCEL NUM: 04 1 12 0 001 009.002  
 NAME: ERWIN LOIS ELAINE

PARCEL NUM: 04 1 12 0 001 009.000  
 NAME: OVERTON RICHARD E



STATE OF ALABAMA  
 COUNTY OF SHELBY)

**"PROPERTY BOUNDARY SURVEY"**

I, Steven J. Clinkscales, a Registered Land Surveyor, hereby state 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; according to my survey of MAY 28, 2024. Survey invalid if not signed and sealed.

Order No.: 24-261  
 Purchaser: POST  
 Address: 229 BROOKSIDE LANE

BY: *Steven J. Clinkscales*  
 Steven J. Clinkscales, PLS A.I. 37248  
 12254 US-280  
 Sterrett, AL 35147  
 (205) 671-1033

Date: JUNE 4, 2024



Notes: (a) No title search of the public records has been performed by this firm, and land shown hereon was not abstracted for easements and/or rights-of-way, recorded or unrecorded. The parcel shown hereon is subject to setbacks, easements, zoning and restrictions that may be found in the public records of said county and/or city. (b) All bearings and/or angles are based on dead/record map unless otherwise noted in such form as Measured (Dood). (c) Underground portions of foundations, footings, and/or other underground structures, utilities, cemeteries or burial sites were not located unless otherwise noted. (d) The shown north arrow is based on dead/record map. (e) This survey is not transferable. (f) Easements not shown on recorded map are not shown above. (g) All iron pins set (IPS) by this firm are 5/8" rebar with a yellow rebar cap inscribed CLINKSCALES CA-1084-LB or 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.

	<b>CLINKSCALES LAND SURVEYING, LLC</b>		
	SCALE: 1" = 50'	APPROVED BY: Steven J. Clinkscales, PLS AL REG. NO. 37248	
DATE: 06/04/2024	SURVEYED BY: JJC / DRAWN BY: KGM / SJC	12254 US-280 Sterrett, AL 35147 Clinkscales.com	Job #: 24-261 GRAPHIC SCALE: 1" = 50' Copyright ©



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**Real Estate Sales Validation Form**

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

Grantor's Name Michael Allen White  
 Mailing Address 101 Clover Road  
Arab, AL 35016

Grantee's Name Robert Marshall Post  
 Mailing Address 6 Harbour Town Point  
Shoal Creek, AL 35242

Property Address 229 Brookside Lane  
Vandiver, AL 35176

Date of Sale June 11, 2024  
 Total Purchase Price \$ 30,000.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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  Appraisal  
 Sales Contract  Other \_\_\_\_\_  
 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 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 6-11-2024

Print Robert Marshall Post

Unattested

Bryan Gregg  
 (verified by)

Sign

Robert Marshall Post  
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1