



20240724000227210 1/5 \$102.50
Shelby Cnty Judge of Probate, AL
07/24/2024 09:24:46 AM FILED/CERT

This instrument prepared without benefit of title
evidence by:
Grace Graham
PO Box 587, Columbiana, AL 35051

Grantee's Address:
3328 Mountainside Road
Vestavia Hills, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One and No/100 Dollars (\$1.00) to the undersigned GRANTORS in hand paid by GRANTEES herein, the receipt of which is acknowledged, the undersigned WILBURN W. FRASER and EFFIE NANNETTE FRASER, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto DAVID LEROY LUESSE and VALERIE FRASER LUESSE, married (herein referred to as GRANTEE, whether one or more) for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, all of my right, title, and interest in and to the following described real estate situated in Shelby County, Alabama, to wit:

Parcel 2, as described in the attached, Exhibit A.

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

Effie Nannette Fraser is also known as Nannette M. Fraser.

And GRANTORS do for GRANTORS and GRANTORS' heirs, executors, and administrators covenant with the said GRANTEES and GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and GRANTORS heirs, executors and administrators shall warrant and defend the same to the said GRANTEES and GRANTEES' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hand and seal, this the 23rd day of July, 2024.

Wilburn Webb Fraser

Effie Nannette Fraser

Shelby County, AL 07/24/2024
State of Alabama
Deed Tax: \$68.50

STATE OF ALABAMA)
SHELBY COUNTY)



20240724000227210 2/5 \$102.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilburn Webb Fraser and Effie Nannette Fraser, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under by hand and official seal this the 23rd day of July, 2024.

A handwritten signature in cursive script, appearing to read "Grace Graham", written over a horizontal line.

Notary

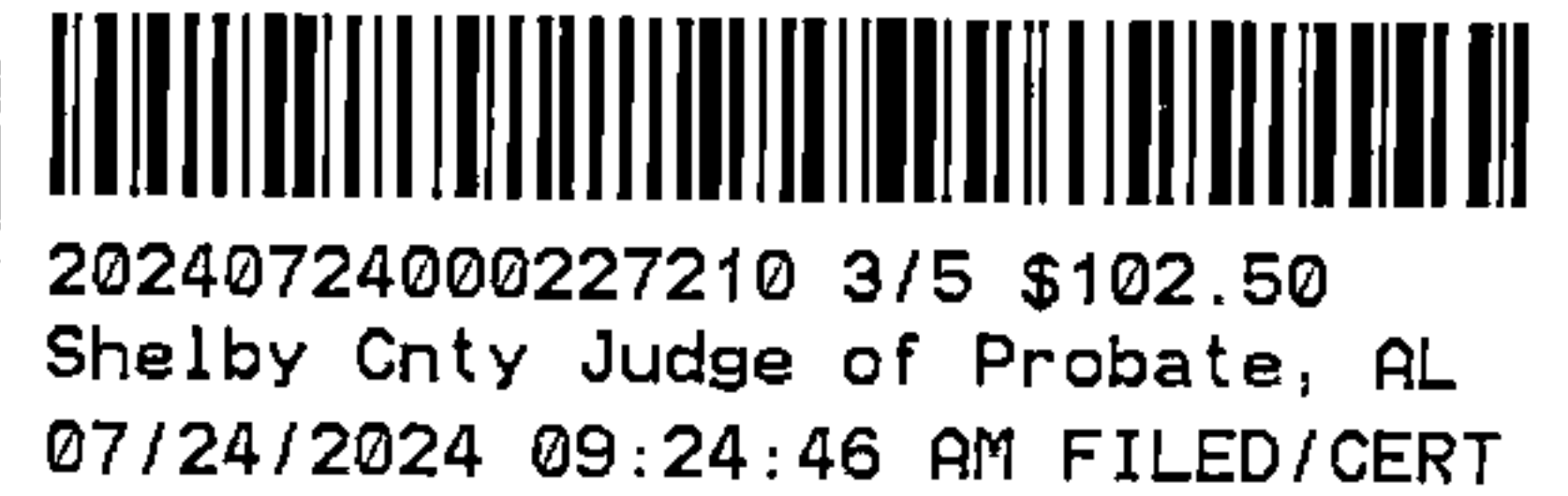
Commission Expires:

7/12/2027



Exhibit A

LEGAL DESCRIPTION
(AS-SURVEYED)



PARCEL 1

COMMENCE AT A FOUND 2" OPEN TOP PIPE BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89°57'58" E FOR A DISTANCE OF 233.73' TO A FOUND 1/2" CAPPED REBAR STAMPED "R & G" ON THE EASTERLY RIGHT OF WAY MARGIN OF ALABAMA HIGHWAY NO. 55 (80' R.O.W.); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY S 11°28'16" W FOR A DISTANCE OF 921.06' TO A FOUND 1" OPEN TOP PIPE AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 11°23'59" W FOR A DISTANCE OF 213.10' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID RIGHT OF WAY, RUN S 79°36'42" E FOR A DISTANCE OF 211.31' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 46°34'15" E FOR A DISTANCE OF 95.77' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 74°49'42" E FOR A DISTANCE OF 129.90' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 11°23'59" E FOR A DISTANCE OF 56.17' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 89°52'16" E FOR A DISTANCE OF 54.41' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 11°23'59" E FOR A DISTANCE OF 200.93' TO A FOUND 1" OPEN TOP PIPE; THENCE RUN N 78°30'45" W FOR A DISTANCE OF 475.39' TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINING 2.50 ACRES, MORE OR LESS.

LEGAL DESCRIPTION
(AS-SURVEYED)

PARCEL 2

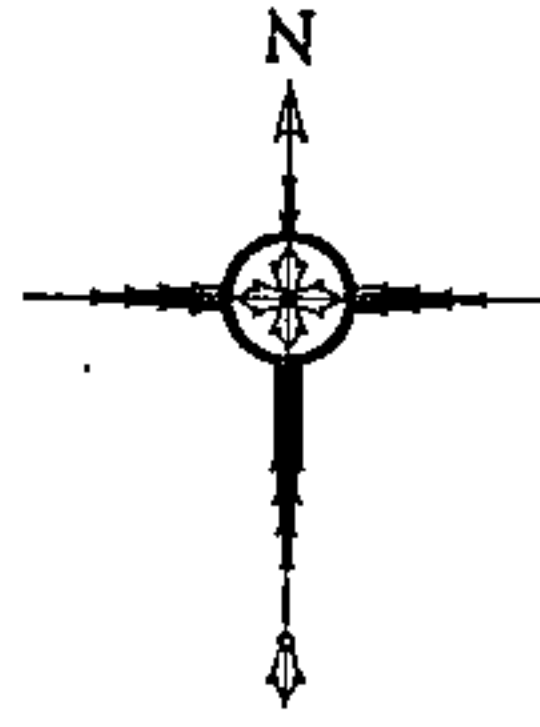
COMMENCE AT A FOUND 2" OPEN TOP PIPE BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89°57'58" E FOR A DISTANCE OF 233.73' TO A FOUND 1/2" CAPPED REBAR STAMPED "R & G" ON THE EASTERLY RIGHT OF WAY MARGIN OF ALABAMA HIGHWAY NO. 55 (80' R.O.W.); THENCE RUN ALONG SAID RIGHT OF WAY S 11°27'28" W FOR A DISTANCE OF 1134.15' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" AND THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT OF WAY AND RUN S 11°23'59" W FOR A DISTANCE OF 213.10' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID RIGHT OF WAY, RUN ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION N 89°52'16" E FOR A DISTANCE OF 485.18' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID SOUTH 1/4-1/4 LINE, RUN N 11°23'59" E FOR A DISTANCE OF 127.57' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 89°52'16" W FOR A DISTANCE OF 54.41' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 11°23'59" W FOR A DISTANCE OF 56.17' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 74°49'42" W FOR A DISTANCE OF 129.90' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 46°34'15" W FOR A DISTANCE OF 95.77' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 79°36'42" W FOR A DISTANCE OF 211.31' TO THE **POINT OF BEGINNING**. SAID PARCEL CONTAINING 1.62 ACRES, MORE OR LESS.



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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.



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
FOR	PORCH
COV	COVERED
R.O.W.	RIGHT OF WAY
A/C	AIR CONDITIONER
CL	CENTERLINE
IRON PIN SET (IPS)	IRON PIN FOUND (IPF)
1/4 SECTION CORNER	EXIST. CONC. MON.
CALCULATED POINT	ACRES
S.F.	SQUARE FEET
PLUS OR MINUS	DECK
CONCRETE	RETAINING WALL
GUY ANCHOR	FENCE
OVERHEAD POWER	POWER POLE
MANHOLE	WATER METER
UTILITY PEDESTAL	GAS VALVE
WATER VALVE	FIRE HYDRANT
LIGHT POLE	

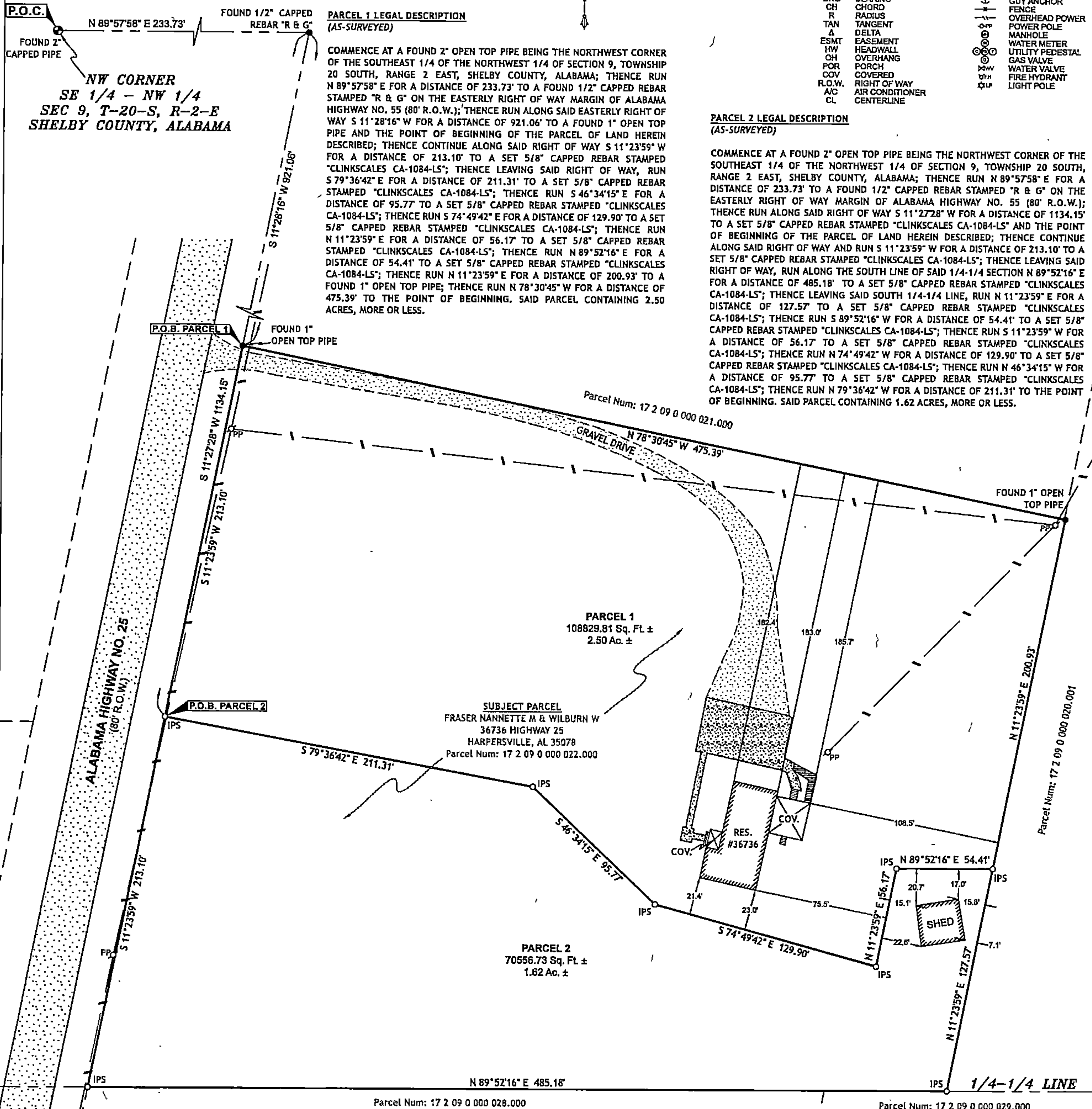
P.O.C.
FOUND 2" CAPPED PIPE
NW CORNER
SE 1/4 - NW 1/4
SEC 9, T-20-S, R-2-E
SHELBY COUNTY, ALABAMA

PARCEL 1 LEGAL DESCRIPTION (AS-SURVEYED)

COMMENCE AT A FOUND 2" OPEN TOP PIPE BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 20 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89°57'58" E FOR A DISTANCE OF 233.73' TO A FOUND 1/2" CAPPED REBAR STAMPED "R & G" ON THE EASTERLY RIGHT OF WAY MARGIN OF ALABAMA HIGHWAY NO. 55 (80' R.O.W.); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY S 11°28'16" W FOR A DISTANCE OF 921.06' TO A FOUND 1" OPEN TOP PIPE AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 11°23'59" W FOR A DISTANCE OF 213.10' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE LEAVING SAID RIGHT OF WAY, RUN S 79°36'42" E FOR A DISTANCE OF 211.31' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 46°34'15" E FOR A DISTANCE OF 95.77' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN S 74°49'42" E FOR A DISTANCE OF 129.90' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 11°23'59" E FOR A DISTANCE OF 56.17' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 89°52'16" E FOR A DISTANCE OF 54.41' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 11°23'59" E FOR A DISTANCE OF 200.93' TO A FOUND 1" OPEN TOP PIPE; THENCE RUN N 78°30'45" W FOR A DISTANCE OF 475.39' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 2.50 ACRES, MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION (AS-SURVEYED)

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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 JUNE 18, 2024. Survey invalid if not signed and sealed.

Order No.: 24-291
Owner: LUESSE
Address: 36736 ALABAMA HIGHWAY 25

BY:

Steven J. Clinkscales
Steven J. Clinkscales, PLS AL 37248
12254 US-280
Sterrett, AL 35147
(205) 671-1033

Date: JULY 10, 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 deed/record map unless otherwise noted in such form as Measured (Deed). (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 deed/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-LS or 1/2" rebar with a red cap inscribed PLS37248 CA1084LS and shall not be removed.



CLINKSCALES LAND SURVEYING, LLC

SCALE: 1" = 40'
DATE: 07/10/2024
APPROVED BY: Steven J. Clinkscales, PLS
AL REG. NO. 37248
DATE OF SURVEY: 06/18/2024
TEL: 205-671-1033
SURVEYED BY: JJC / DRAWN BY: KGM
12254 US-280
Sterrett, AL 35147
ClinkSurveying.com



Job #: 24-291

GRAPHIC SCALE: 1" = 40'

Copyright ©

Real Estate Sales Validation Form

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

Grantor's Name Wilburn W. Fraser
Mailing Address Effie Nannette Fraser aka
Nannette M. Fraser, 36736 Hwy 25
Harpersville, AL 35243

Grantee's Name Valeria Fraser Luesse and David Leroy Lues
Mailing Address 3328 Mountainside Road
Vestavia Hills, AL 35243

Property Address 36736 Hwy 25
Harpersville, AL 35243

Date of Sale July 23, 2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ Portion of \$173,890 = \$68,388

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Tax Assessed Value

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 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 July 23, 2024

Print Grace Graham

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one