

Upon recording return this instrument to:

Michael McCluney and Samantha McCluney
P.O. Box 350
Chelsea 35043

RECORDING USE ONLY:

Mail tax notice to:

Michael McCluney and Samantha McCluney
P.O. Box 350
Chelsea 35043

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Sarah J. Hays
2617 Cherokee Road
Birmingham, Alabama 35216

**Grantee's Name and Mailing
Address:**

Michael McCluney and Samantha
McCluney
P.O. Box 350
Chelsea 35043

Property Address:

Acreage along
Shelby County Highway 51
Westover, Alabama 35147

Date of Sale:

March 20, 2025

Purchase Price:

\$196,980.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Sarah J. Hays**, an unmarried adult person (the "Grantor"), in hand paid by **Michael McCluney** and wife, **Samantha McCluney**, adult persons (the "Grantees"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantees 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, that certain parcel of real estate situated in Shelby County, Alabama, minerals and mining rights owned by Grantor excepted, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

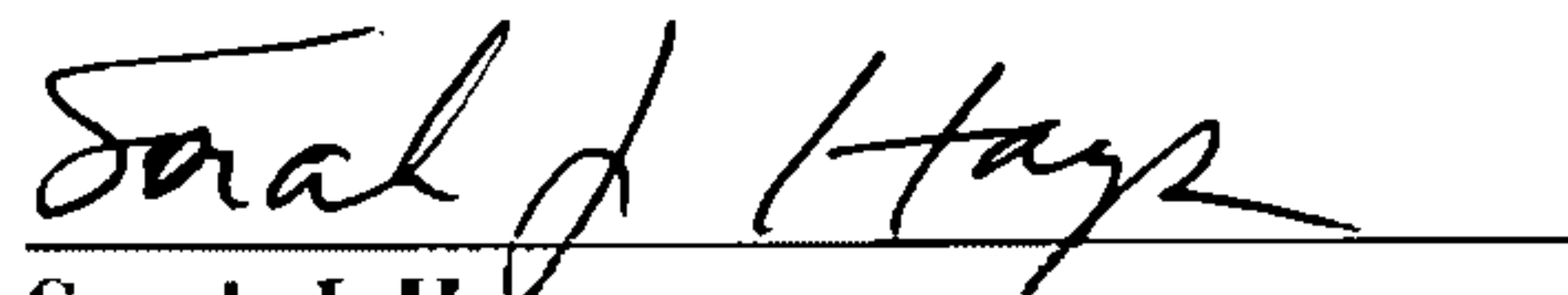
TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantees, and their heirs and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantees 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, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

Grantor does hereby covenant with the Grantees, their heirs and assigns, that the Grantor is lawfully seized in fee simple of the Property and has a good right to sell and convey the Property. The Grantor does hereby warrant the title to the Property, and will defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons claiming by, through, or under the Grantor and that the Property is free and clear of all encumbrances except for the Permitted Encumbrances, against which Grantor shall not defend.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 20 day of March, 2025.

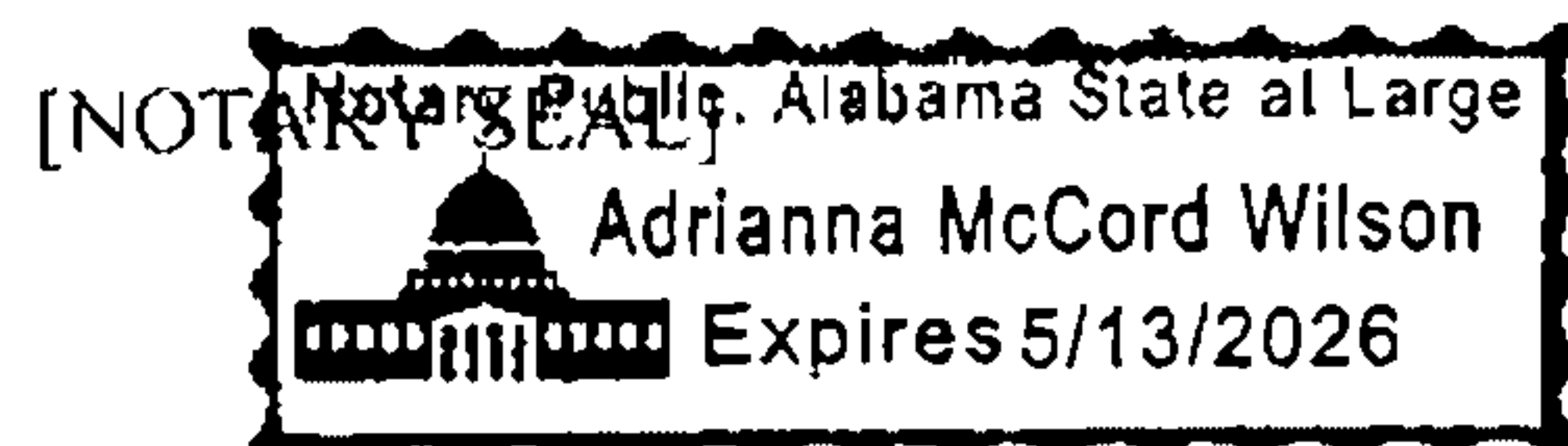
Grantor:


Sarah J. Hays

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sarah J. Hays, an adult person, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day and year the same bears date.

Given under my hand this 20th day of March, 2025.





Notary Public
My commission expires: 5/13/2026

EXHIBIT A**Legal Description of the Property**

A parcel of land situated in the S 1/2 of Section 3, Township 20 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Commence at a 2" open top pipe found locally accepted to be the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 3; thence run South 00 degrees 36 minutes 42 seconds East along the Easterly right-of-way of Shelby County Highway #51 for a distance of 4.96 feet to the point on a curve to the left having a delta angle of 47 degrees 36 minutes 54 seconds, a radius of 172.35 feet and a chord bearing of South 25 degrees 39 minutes 37 seconds East and run along the chord of said curve for a distance of 139.14 feet; thence run South 01 degree 51 minutes 10 seconds East for a distance of 296.70 feet to a point on a curve to the right having a delta angle of 41 degrees 27 minutes 40 seconds, a radius of 339.15 feet and a chord bearing of South 22 degrees 35 minutes 00 seconds East and run along the chord of said curve for a distance of 240.10 feet; thence South 43 degrees 18 minutes 49 seconds East for a distance of 147.79 feet to a point of a curve having a delta angle of 12 degrees 58 minutes 36 seconds, a radius of 1479.15 feet and a chord bearing of South 36 degrees 49 minutes 32 seconds East and run along the chord of said curve for a distance of 334.29 feet; thence South 30 degrees 20 minutes 14 seconds East for a distance of 196.07 feet to a point on a curve having a delta angle of 33 degrees 13 minutes 39 seconds, a radius of 208.00 feet and a chord bearing of South 46 degrees 57 minutes 03 seconds East and run along the chord of said curve for a distance of 118.94 feet; thence South 63 degrees 33 minutes 52 seconds East for a distance of 65.16 feet to a point on a curve having a delta angle of 17 degrees 28 minutes 13 seconds, a radius of 470.31 feet and a chord bearing of South 55 degrees 13 minutes 54 seconds East and run along the chord of said curve for a distance of 142.85 feet to the Point-of-Beginning; thence North 60 degrees 55 minutes 26 seconds East a distance of 69.23 feet; thence South 89 degrees 26 minutes 56 seconds East a distance of 56.36 feet; thence South 77 degrees 46 minutes 19 seconds East a distance of 142.88 feet;; thence South 65 degrees 18 minutes 11 seconds East a distance of 221.09 feet; thence South 87 degrees 10 minutes 52 seconds East a distance of 76.34 feet; thence North 81 degrees 52 minutes 00 seconds East a distance of 89.88 feet; thence South 78 degrees 40 minutes 40 seconds East a distance of 80.10 feet; thence South 39 degrees 42 minutes 39 seconds East a distance of 188.31 feet; thence South 58 degrees 04 minutes 30 seconds East a distance of 310.46 feet; thence South 34 degrees 44 minutes 54 seconds East a distance of 403.62 feet; thence South 00 degrees 54 minutes 50 seconds East a distance of 485.03 feet; thence North 88 degrees 55 minutes 01 second West a distance of 773.75 feet to a point on the Easterly right-of-way of Shelby County Highway #51; thence North 01 degree 53 minutes 46 seconds East a distance of 69.91 feet to a point on a curve having a delta angle of 10 degrees 29 minutes 18 seconds, a radius of 1717.71 feet and a chord bearing of North 03 degrees 20 minutes 53 seconds West and run along the chord of said curve for a distance of 314.00 feet; thence North 08 degrees 35 minutes 32 seconds West a distance of 112.19 feet to a point on a curve having a delta angle of 35 degrees 36 minutes 28 seconds, a radius of 253.04 feet and a chord bearing of North 26 degrees 23 minutes 46 seconds West and run along the chord of said curve for a distance of 154.74 feet to a point on a curve having a delta angle of 21 degrees 19 minutes 25 seconds, a radius of 383.60 feet and a chord bearing of North 33 degrees 32 minutes 18 seconds West and run along the chord of said curve for a distance of 141.94 feet; thence South 22 degrees 52 minutes 35 seconds East a distance of 71.43 feet to a point on a curve having a delta angle of 18 degrees 53 minutes 29 seconds, a radius of 491.50 feet and a chord bearing of North 32 degrees 19 minutes 20 seconds West and run along the chord of said curve for a distance of 161.32 feet; thence South 41 degrees 46 minutes 04 seconds East a distance of 342.42 feet to a point on a curve having a delta angle of 4 degrees 43 minutes 43 seconds, a radius of 470.31 feet and a chord bearing of North 44 degrees 07 minutes 56 seconds West and run along the chord of said curve for a distance of 38.80 feet to the Point-of-Beginning.

Together with and subject to a 30 foot wide Ingress, Egress and Utility Easement running along an existing

gravel drive and being more particularly described as follows:

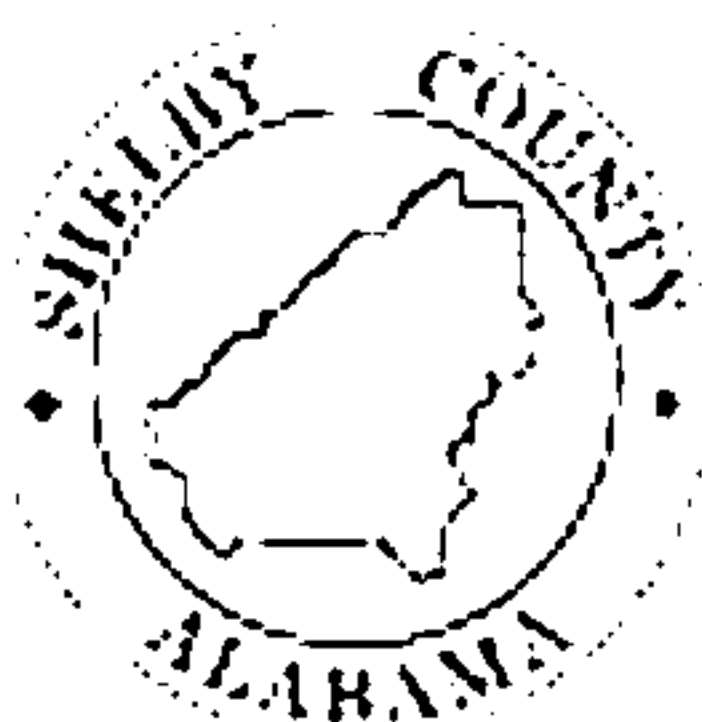
Commence at a 2" open top pipe found locally accepted to be the Northwest corner of the NE 1/4 of the SW 1/4 of Section 3; thence run South 00 degrees 36 minutes 42 seconds East along the Easterly right of way of Shelby County Highway #51 for a distance of 4.96 feet to the point on a curve to the left having a delta angle of 47 degrees 36 minutes 54 seconds, a radius of 172.35 feet, and a chord bearing of South 25 degrees 39 minutes 37 seconds East and run along the chord of said curve for a distance of 139.14 feet; thence run South 01 degrees 51 minutes 10 seconds East for a distance of 296.70 feet to a point on a curve to the right having a delta angle of 41 degrees 27 minutes 40 seconds, a radius of 339.15 feet and a chord bearing of South 22 degrees 35 minutes 00 seconds East and run along the chord of said curve for a distance of 240.10 feet; thence South 43 degrees 18 minutes 49 seconds East for a distance of 147.79 feet to a point of a curve having a delta angle of 12 degrees 58 minutes 36 seconds, a radius of 1479.15 feet and a chord bearing of South 36 degrees 49 minutes 32 seconds East and run along the chord of said curve for a distance of 334.29 feet; thence South 30 degrees 20 minutes 14 seconds East for a distance of 196.07 feet to a point on a curve having a delta angle of 33 degrees 13 minutes 39 seconds, a radius of 208.00 feet and a chord bearing of South 46 degrees 57 minutes 03 seconds East and run along the chord of said curve for a distance of 118.94 feet; thence South 63 degrees 33 minutes 52 seconds East for a distance of 65.16 feet to a point on a curve having a delta angle of 17 degrees 28 minutes 13 seconds, a radius of 470.31 feet and a chord bearing of South 55 degrees 13 minutes 54 seconds East and run along the chord of said curve for a distance of 142.85 feet to the centerline of said 30 foot easement, running along the centerline of an existing gravel drive, said point also being the Point-of-Beginning; thence North 60 degrees 55 minutes 26 seconds East a distance of 69.23 feet; thence South 89 degrees 26 minutes 56 seconds East a distance of 56.36 feet; thence South 77 degrees 46 minutes 19 seconds East a distance of 142.88 feet; thence South 65 degrees 18 minutes 11 seconds East a distance of 221.09 feet; thence South 87 degrees 10 minutes 52 seconds East a distance of 76.34 feet; thence North 81 degrees 52 minutes 00 seconds East a distance of 89.88 feet; thence South 78 degrees 40 minutes 40 seconds East a distance of 80.10 feet; thence South 39 degrees 42 minutes 39 seconds East a distance of 188.31 feet; thence South 58 degrees 04 minutes 30 seconds East a distance of 310.46 feet; thence South 34 degrees 44 minutes 54 seconds East a distance of 403.62 feet to the end of said easement.

Together with a non-exclusive easement for ingress, egress, and utilities over and across Seller's property, lying South of the property to be conveyed and the South line of Section 3, Township 20 South, Range 1 East, Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2025, a lien, but not yet payable, until October 1, 2025, and subsequent years.
2. All matters affecting the Property as shown by that certain survey prepared by Ray Weygand, Reg. L.S. 24973, dated November 7, 2019.
3. 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 the Property.
4. Right-of-way to Alabama Power Company as recorded in Instrument No. 20161212000452260 and Deed Book 107, Page 461, in the Probate Office of Shelby County, Alabama.
5. Mineral and mining rights and all rights incident thereto, including release of damages as recorded in Deed Book 104, Page 131, in said Probate Office.
6. Rights of others in and to the use of Yellow Leaf Creek.
7. 30 foot ingress, egress and utility easement.
8. Subject to the following restrictive covenants:
 - a. No mobile or manufactured homes shall be built on or moved onto the Property;
 - b. The Property may not be subdivided for a period of ten (10) years from the date of this Deed, except to linear descendants of the Grantees; and thereafter may be subdivided only into parcels equal to or exceeding five (5) acres in area.
 - c. Grantees will pay 1/3 of the cost of providing labor and materials to install a concrete road over the 30-foot wide Ingress, Egress and Utility Easement running along an existing gravel drive more particularly described on Exhibit A, and will pay 1/3 of the cost of maintaining such road and of maintaining and repairing any gate now or hereafter installed on such easement area.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2025 10:08:03 AM
\$231.00 BRITTANI
20250325000088790

Allen S. Bayl