

Upon recording return this instrument to:

Donald R. Cantley and
Michele B. Cantley
1868 Southwood Road
Vestavia, Alabama 35216

RECORDING USE ONLY:

Mail tax notice to:

Donald R. Cantley and
Michele B. Cantley
1868 Southwood Road
Vestavia, Alabama 35216

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:**

Larry G. Satterwhite and
Sara M. Satterwhite
11361 Getchell Drive
Theodore, Alabama 36582

**Grantees' Names and Mailing
Address:**

Donald R. Cantley and
Michele B. Cantley
1868 Southwood Road
Vestavia, Alabama 35216

Property Address:

Oakland Drive
Shelby County, Alabama 35007

Date of Sale:

April 2, 2025

Purchase Price:

\$220,000.00

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)

GENERAL 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 **Larry G. Satterwhite** and wife, **Sara M. Satterwhite**, married adult persons (the "Grantors"), in hand paid by **Donald R. Cantley** and wife, **Michele B. Cantley**, married adult persons (the "Grantees"), the receipt of which is hereby acknowledged, the Grantors do 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, being more particularly 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.

Grantors do hereby covenant with the Grantees, their heirs and assigns, that the Grantors are lawfully seized in fee simple of the Property and has a good right to sell and convey the Property. The Grantors do 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 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 by its duly authorized officer or representative as of the 2nd day of April, 2025.

Grantors:

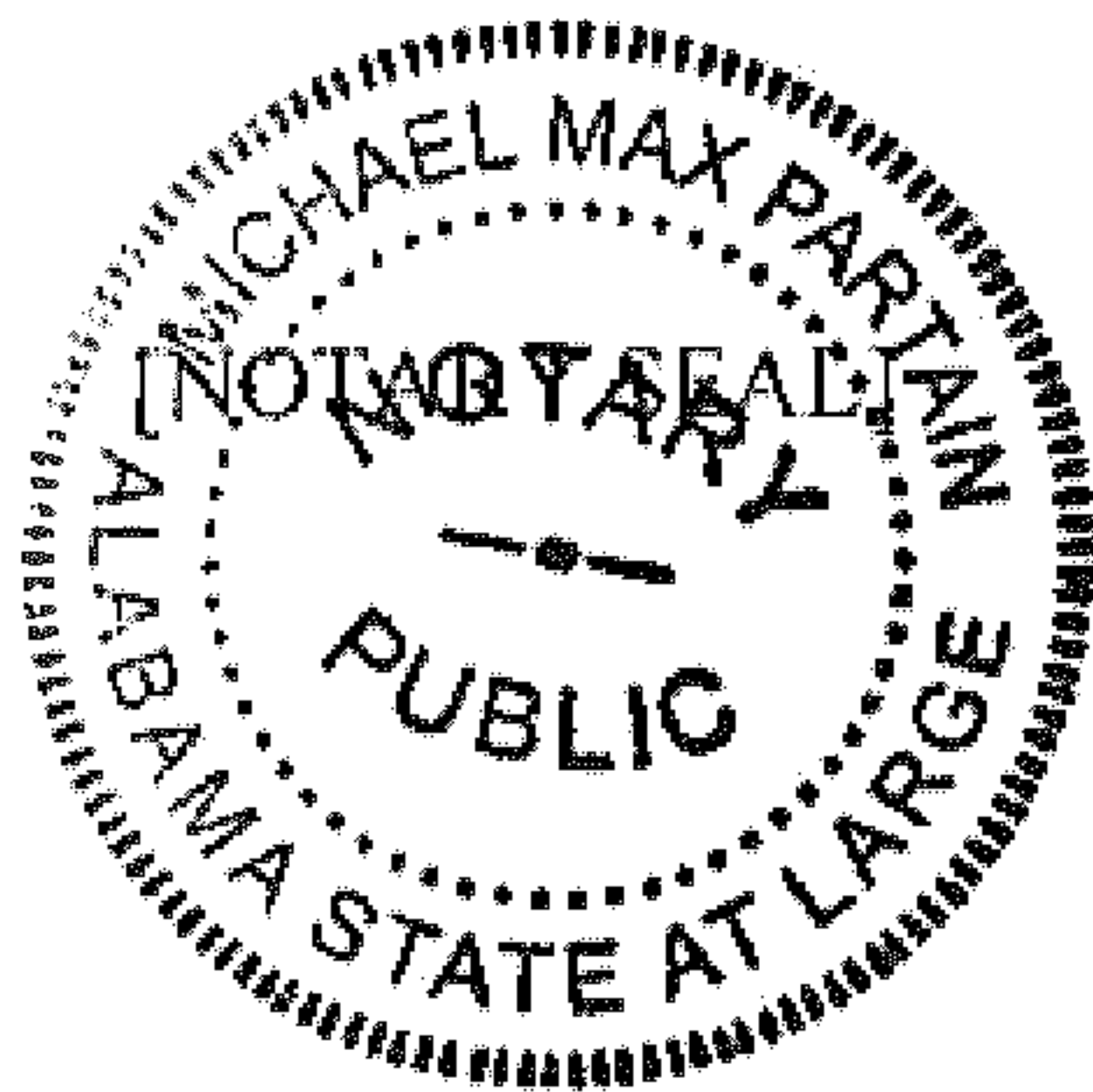
Larry G. Satterwhite
Larry G. Satterwhite

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Larry G. Satterwhite**, 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, he executed the same voluntarily on the day and year the same bears date.

Given under my hand this 2nd day of April, 2025.



Michael Max Partain
Notary Public
My commission expires: 1-15-2029


Sara M. Satterwhite

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sara M. Satterwhite**, 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 2nd day of April, 2025.

[NOTARY SEAL]



Notary Public
My commission expires: 1-15-2029

EXHIBIT A**Legal Description of the Property**

A parcel of land lying in the Southwest 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW Corner of the SW 1/4 of the SW 1/4 of Section 32, Township 20 South, Range 2 West, Shelby County, Alabama, a found 3-1/2" Open Top Pipe in Concrete (Bent); thence run S 87°57'25" E along the North line of said SW 1/4 of the SW 1/4 for 882.49' to a set 1/2" Capped Rebar (#33949) in the center of a private drive (gravel road); thence run N 27°26'18" E along said private drive for 55.35' to a set 1/2" Capped Rebar (#33949); thence leaving said private drive run S 87°57'25" E for 486.50' in Kimberly-Clark Lake on the NE-SW Diagonal Line of the NE 1/4 of the SW 1/4; thence run N 46°30'01" E along said Diagonal Line for 70.05' to a point in said Lake; thence run S 87°57'25" E for 229.75' to a point in said Lake; thence run S 02°02'35" W for 100.00' to a point in said Lake; thence run S 14°50'05" W for 574.25' to a point in said Lake; thence run N 87°57'25" W for 1525.37' to the West line of said SW 1/4 of the SW 1/4; thence run N 00°05'52" E along said West line for 560.32' to the Point of Beginning.

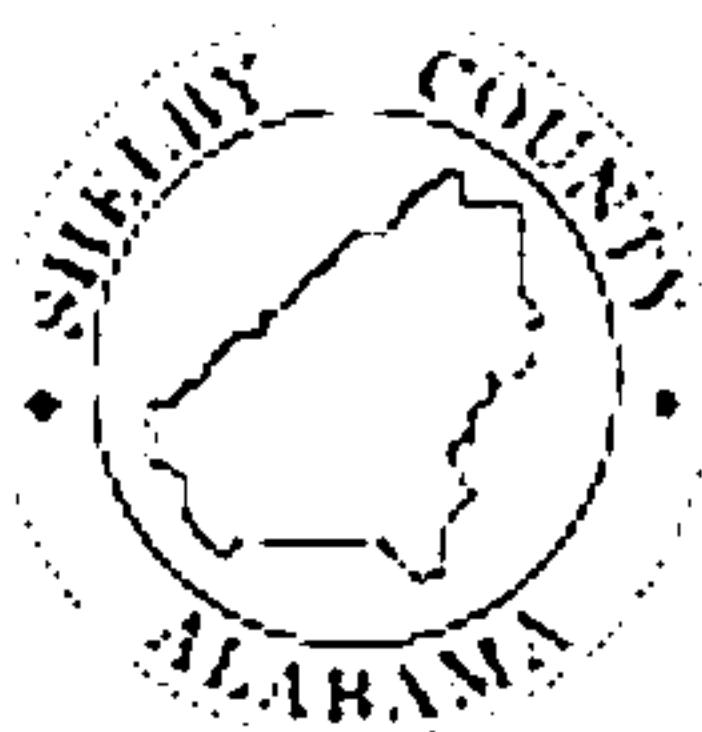
Together with and subject to easements, restrictions, limitations and conditions set forth in instruments recorded in Deed Book 296, Page 54 and Deed Book 312, Page 393 in the Probate Office of Shelby County, Alabama.

Subject to any riparian rights that may exist in or along Kimberly-Clark Lake.

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. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
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. Subject to any riparian rights or other rights of others that may exist in or along Kimberly-Clark Lake.
5. Access for purposes of ingress and egress to and from subject property is limited by way of a private roadway known as Oakwood Drive and subject to the rights of others along said private roadway.
6. Subject to agreements between Wayne R. Satterwhite, et al and H.E. Wills et al in Misc. Book 2, Page 788, and Misc.Book3, Page 233, in the Probate Office of Shelby County, Alabama.
7. Subject to restrictions, conditions, and limitations as set forth in Misc. Book 10, Page 31, in said Probate Office.
8. Subject to easements, restrictions, limitations, and conditions as recorded in Deed Book 296, Page 54, and Deed Book 312, Page 393, in said Probate Office.
9. Subject to a right of way to South Central Bell Company recorded in Book 385, Page 557, in said Probate Office.
10. Subject to a right of way to Alabama Power Company as recorded in Instrument 20220111000013310 in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2025 03:06:56 PM
\$254.00 BRITTANI
20250407000103310

Allen S. Bayl