

Send Tax Notice to:
Tyler Vinyard and Shanda Vinyard
425 Heritage Pines Way
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-2707**

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHT HUNDRED SIXTY FIVE THOUSAND TWO HUNDRED SEVENTY EIGHT AND 21/100, \$865,278.21 and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Newcastle Homes, Inc., an Alabama Corporation (herein referred to as "Grantor", whether one or more), whose mailing address is

121 Bishop Circle, Pelham, AL 35124

by Tyler Vinyard and Shanda Vinyard, (herein referred to as "Grantee", whether one or more), whose mailing address is

425 Heritage Pines Way, Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of

425 Heritage Pines Way, Columbiana, AL 35051,

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$839,278.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31 day July, 2025.

Newcastle Homes, Inc., an Alabama Corporation

By: Bethany David
Bethany David, Controller

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassy Dailey, a Notary Public in and for said County in said State, hereby certify that Bethany David, Controller of Newcastle Homes, Inc. whose name as Controller of the Newcastle Homes, Inc., a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand this 31st day of July, 2025.

Cassy Dailey
Notary Public

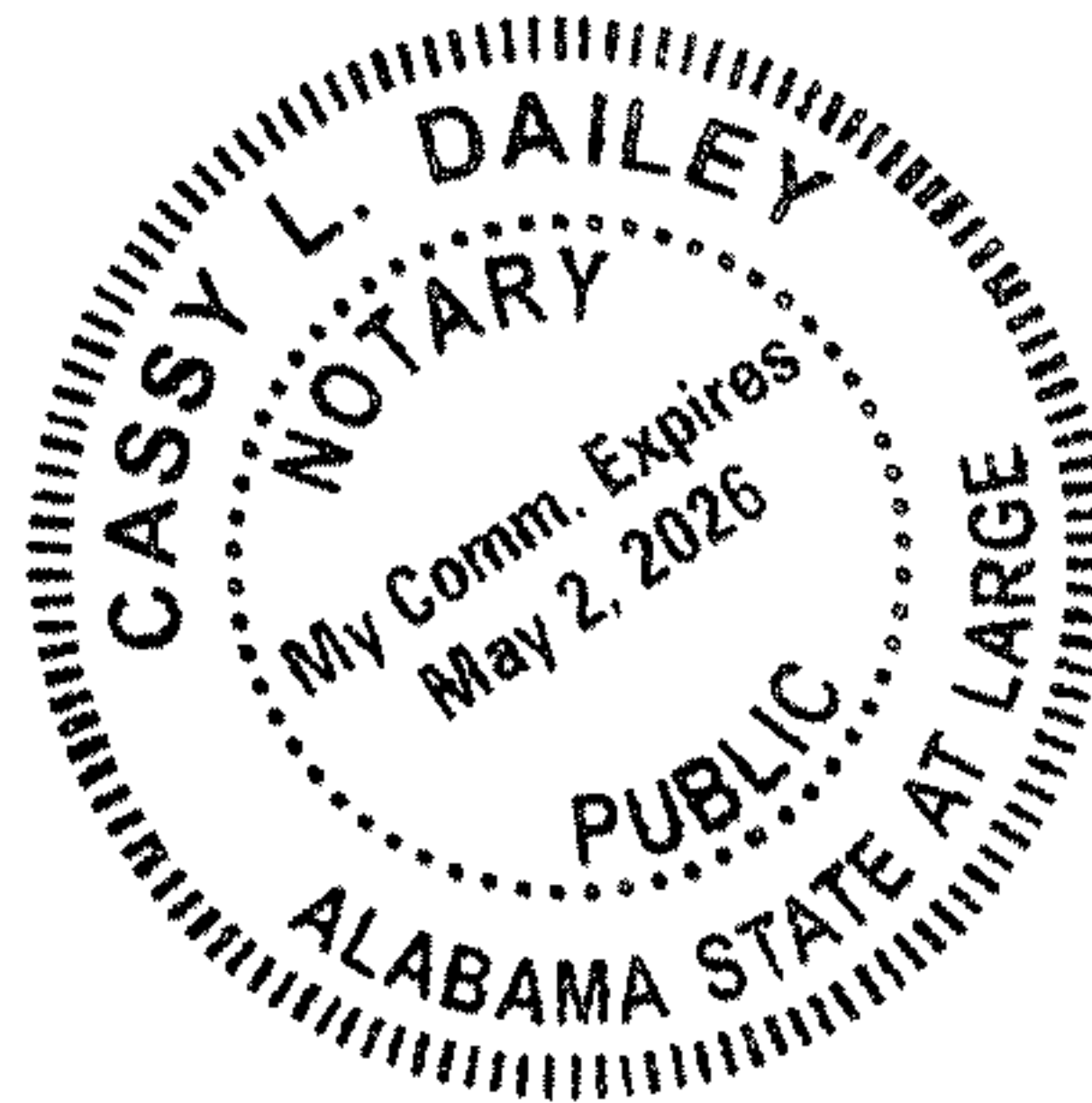


EXHIBIT A**Property 1:**

TRACT NO. 13: Commence at a railroad rail in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South $00^{\circ} 38' 35''$ East along the East boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 189.67 feet to a point on the Westerly right-of-way of Shelby County Highway No. 446; thence proceed South $48^{\circ} 39' 14''$ West along the Westerly right-of-way curve forthway for a distance of 80.48 feet; thence proceed South $24^{\circ} 28' 34''$ West along the Westerly right-of-way of said highway for a distance of 83.36 feet; thence proceed South $15^{\circ} 46' 22''$ West along the Westerly right-of-way of said highway for a distance of 100.54 feet to the centerline of Easement No. 2, being a 60 foot wide easement; thence proceed Northwesterly along the centerline of said easement and along the curvature of a concave curve left having an arc length of 64.42 feet and a radius of 250.00 feet for a chord bearing and distance of North $83^{\circ} 48' 26''$ West, 64.24 feet to the P. T. of said curve; thence proceed South $88^{\circ} 48' 39''$ West along the centerline of said easement for a distance of 363.49 feet to the P. C. of a concave curve right having an arc length of 100.61 feet and a radius of 175.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North $74^{\circ} 43' 06''$ West, 99.23 feet to the P. T. of said curve; thence proceed North $58^{\circ} 14' 52''$ West along the centerline of said easement for a distance of 171.79 feet to the P. C. of a concave curve right having an arc length of 125.36 feet and a radius of 250.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North $43^{\circ} 52' 57''$ West, 124.05 feet to the P. T. of said curve; thence proceed North $29^{\circ} 31' 02''$ West along the centerline of said easement for a distance of 86.28 feet to the P. C. of a concave curve right having an arc length of 148.29 feet and a radius of 250.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North $12^{\circ} 31' 27''$ West, 146.13 feet to the P. T. of said curve; thence proceed North $04^{\circ} 28' 07''$ East along the centerline of said easement for a distance of 100.75 feet to the P. C. of a concave curve left having an arc length of 244.46 feet and a radius of 350.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North $15^{\circ} 32' 28''$ West, 239.53 feet to a point on the centerline of Easement No. 3, a 60 foot wide easement; thence proceed North $54^{\circ} 26' 57''$ East along the centerline of said Easement No. 3 for a distance of 304.91 feet to the P. C. of a concave curve left having an arc length of 80.90 feet and a radius of 500.00 feet; thence proceed Northeasterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North $49^{\circ} 48' 50''$ East, 80.81 feet to the P. T. of said curve; thence proceed North $45^{\circ} 10' 43''$ East along the centerline of said easement for a distance of 536.54 feet to the termination of said easement; thence proceed South $55^{\circ} 03' 05''$ East for a distance of 405.70 feet (set 2" rebar CA-0114-LS) thence proceed South $01^{\circ} 22' 39''$ West for a distance of 714.28 feet to the point of beginning.

The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southwest one-fourth of the Northeast one-fourth and the Southeast one-fourth of the Northwest one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama.

EASEMENT NO. 1: A 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a 1" solid iron in place being the Northwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North $00^{\circ} 14' 04''$ East along the East boundary of the Southwest one-fourth of the Southeast one-fourth of Section 26, Township 20 South, Range 1 West for a distance of 679.80 feet to a 1" pipe in place; thence proceed South $89^{\circ} 08' 36''$ West for a distance of 459.63 feet; thence proceed South $06^{\circ} 56' 59''$ West for a distance of 787.80 feet to the centerline of said 60 foot easement; thence proceed North $57^{\circ} 55' 07''$ East along the centerline of said easement for a distance of 60 feet to the point of beginning of said 60 foot easement. From this beginning point proceed South $57^{\circ} 55' 07''$ West along the centerline of said easement for a distance of 309.01 feet to the P. C. of a concave curve right having an arc length of 209.18 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South $69^{\circ} 54' 14''$ West, 207.66 feet to the P. T. of said curve; thence proceed South $81^{\circ} 53' 20''$ West along the centerline of said easement for a distance of 513.96 feet to the P. C. of a concave curve left having an arc length of 86.37 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South $76^{\circ} 56' 25''$ West, 86.26 feet to the P. T. of said curve; thence proceed South

71° 59' 29" West along the centerline of said easement for a distance of 509.85 feet to the P. C. of a concave curve left having an arc length of 98.09 feet and a radius of 175.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 55° 56' 01" West, 96.81 feet to the P. T. of said curve; thence proceed South 39° 52' 33" West along the centerline of said easement for a distance of 36.70 feet to the P. C. of a concave right having an arc length of 118.13 feet and a radius of 425.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 47° 50' 21" West, 117.76 feet to the P. T. of said curve; thence proceed South 55° 48' 08" West along the centerline of said easement for a distance of 34.10 feet to the P. C. of a concave curve left having an arc length of 206.07 feet and a radius of 250.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 32° 11' 19" West, 200.28 feet to the P. T. of said curve; thence proceed South 08° 34' 31" West along the centerline of said easement for a distance of 109.68 feet to the P. C. of a concave curve right having an arc length of 451.42 feet and a radius of 350.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 45° 31' 27" West, 420.77 feet to the P. T. of said curve; thence proceed South 82° 28' 24" West along the centerline of said easement for a distance of 219.57 feet to the P. C. of a concave curve right having an arc length of 39.27 feet and a radius of 419.66 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 85° 09' 15" West, 39.26 feet to the P. T. of said curve; thence proceed South 87° 01' 45" West along the centerline of said easement for a distance of 152.64 feet to the P. C. of a concave curve right having an arc length of 207.24 feet and a radius of 600.00 feet; thence proceed Northwesterly along the centerline of said curve and along the curvature of said curve for a chord bearing and distance of North 83° 04' 33" West, 206.22 feet to the P. T. of said curve; thence proceed North 73° 10' 50" West along the centerline of said easement for a distance of 54.85 feet to the P. C. of a concave curve right having an arc length of 120.36 feet and a radius of 175.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 53° 28' 36" West, 118.01 feet to the P. T. of said curve; thence proceed North 33° 46' 22" West along the centerline of said easement for a distance of 98.53 feet; thence proceed North 33° 46' 22" West along the centerline of said easement for a distance of 63.92 feet; thence proceed North 37° 43' 35" West along the centerline of said easement for a distance of 103.42 feet; thence proceed North 41° 40' 48" West along the centerline of said easement for a distance of 112.33 feet to the P. C. of a concave curve right having an arc length of 122.99 feet and a radius of 375.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 32° 17' 03" West, 122.44 feet to the P. T. of said curve; thence proceed South 72° 58' 58" West along the centerline of said easement for a distance of 120.41 feet to the P. C. of a concave curve right having an arc length of 61.18 feet and a radius of 116.03 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 88° 05' 18" West, 60.48 feet to the P. T. of said curve; thence proceed North 76° 48' 21" West along the centerline of said easement for a distance of 353.74 feet to a point on the Easterly right-of-way of Shelby County Highway No. 47 (Chelsea Road) and the termination of said Easement No. 1.

EASEMENT NO. 2: A 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a railroad rail in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South 00° 38' 35" East along the East boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 189.67 feet to a point on the Westerly right-of-way of Shelby County Highway No. 446; thence proceed South 48° 39' 14" West along the Westerly right-of-way of said road for a distance of 80.48 feet; thence proceed South 24° 28' 34" West along the Westerly right-of-way of said road for a distance of 83.36 feet to the centerline of said 60 foot easement. From this beginning point proceed Northwesterly along the centerline of said easement and along the curvature of a concave left having an arc length of 64.42 feet and a radius of 250.00 feet for a chord bearing and distance of North 83° 48' 26" West, 64.24 feet to the P. T. of said curve; thence proceed South 88° 48' 39" West along the centerline of said easement for a distance of 363.49 feet to the P. C. of a concave curve right having an arc length of 100.61 feet and a radius of 175.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 74° 43' 06" West, 99.23 feet to the P. T. of said curve; thence proceed North 58° 14' 52" West along the centerline of said easement for a distance of 171.79 feet to the P. C. of a concave curve right having an arc length of 125.36 feet and a radius of 250.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 43° 52' 57" West, 124.05 feet to the P. T. of said curve; thence

proceed North 29° 31' 02" West for a distance of 86.28 feet to the P. C. of a concave curve right having an arc length of 148.29 feet and a radius of 250.00 feet; thence proceed Northwesterly along the curvature of said curve and along the centerline of said easement for a chord bearing and distance of North 12° 31' 27" West, 146.13 feet; thence proceed North 04° 28' 07" East along the centerline of said easement for a distance of 100.75 feet to the P. C. of a concave curve left having an arc length of 371.62 feet and a radius of 350.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 25° 56' 55" West, 354.41 feet to the P. T. of said curve; thence proceed North 56° 21' 58" West along the centerline of said easement for a distance of 139.01 feet to the P. C. of a concave curve right having an arc length of 142.77 feet and a radius of 150.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 29° 05' 56" West, 137.44 feet to the P. T. of said curve; thence proceed North 01° 49' 55" West along the centerline of said easement for a distance of 35.66 feet to the P. C. of a concave curve left having an arc length of 115.85 feet and a radius of 175.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 20° 47' 49" West, 113.75 feet to the P. T. of said curve; thence proceed North 39° 45' 43" West along the centerline of said easement for a distance of 95.81 feet to the P. C. of a concave curve right having an arc length of 53.95 feet and a radius of 300.00 feet; thence proceed Northwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 34° 36' 37" West, 53.87 feet to the P. T. of said curve; thence proceed North 29° 27' 31" West along the centerline of said easement for a distance of 118.07 feet to the P. C. of a concave curve right having an arc length of 172.25 feet and a radius of 250.00 feet for a chord bearing and distance of North 09° 43' 12" West, 168.87 feet to the P. T. of said curve; thence proceed North 10° 01' 08" East along the centerline of said easement for a distance of 67.73 feet to the P. C. of a concave curve left having an arc length of 76.56 feet and a radius of 250.00 feet; thence proceed Northeasterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of North 01° 14' 46" East, 76.26 feet to the P. T. of said curve; thence proceed North 07° 31' 36" West along the centerline of said easement for a distance of 37.99 feet to a point on the centerline of Easement No. 1, said point being the termination of said Easement No. 2.

EASEMENT NO. 3: A 60 foot easement being 30 feet in equal width on each side of the following described line: Commence at a railroad rail in place being the Southeast corner of the Southeast one-fourth of the Northwest one-fourth of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 01° 22' 39" East along the East boundary of said quarter-quarter section for a distance of 714.28 feet (set $\frac{1}{2}$ " rebar CA-0114-LS); thence proceed North 55° 03' 05" West for a distance of 405.70 feet to a point on the centerline of said 60 foot easement, said point being the point of beginning. From this beginning point proceed South 45° 10' 43" West along the centerline of said easement for a distance of 536.54 feet to the P. C. of concave curve right having an arc length of 80.90 feet and a radius of 500.00 feet; thence proceed Southwesterly along the centerline of said easement and along the curvature of said curve for a chord bearing and distance of South 49° 48' 50" West, 80.81 feet to the P. T. of said curve; thence proceed South 54° 26' 57" West along the centerline of said easement for a distance of 304.91 feet to a point on the centerline of Easement No. 2, said point being the termination of said Easement No. 3.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2025 12:31:58 PM
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Alli S. Beal