

Send tax notice to:
KESSTEAM, LLC
3505 BENT RIVER ROAD
BIRMINGHAM, AL 35216

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2019770

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand and 00/100 Dollars (\$100,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HOUSTON W COLBURN, JR., A SINGLE INDIVIDUAL** whose mailing address is: 100 HIGHWAY 400, SHELBY, AL 35143(hereinafter referred to as "Grantors") by **KESSTEAM, LLC** whose mailing address is: 3505 BENT RIVER ROAD, BIRMINGHAM, AL 35216 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NW 1/4 of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said Section 9; thence in an Easterly Direction along the north line of said Section a distance of 821.28 feet to the point of beginning; thence continue along last described course a distance of 330.92 feet; thence 110 degrees 02 minutes 53 seconds right in a southwesterly direction a distance of 301.70 feet; thence 90 degrees right in a northwesterly directions a distance of 255.15 feet; thence 51 degrees 20 minutes 45 seconds right in northwesterly direction a distance of 16.60 feet; thence 39 degrees 13 minutes left in a northwesterly direction distance of 112.88 feet; thence 103 degrees 15 minutes 30 seconds right in a northeasterly direction a distance of 49.78 feet; thence 50 degrees 29 minutes right in an easterly direction a distance of 64.38 feet; thence 87 degrees 32 minutes 06 seconds left in a northeasterly direction a distance of 92.81 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Right of way to Alabama Power Company recorded in Deed Book 197, Page 526.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Houston W. Colburn, Jr. is the surviving grantee in that deed recorded in Instrument #1975-71440, the other grantee, Joyce Colburn having died on May 14, 2019.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 1st day of January, 2020.

Houston W. Colburn Jr.
by and through Kimberly C Joiner
his attorney in fact
HOUSTON W COLBURN, JR.
By and through Kimberly C Joiner
His attorney in fact

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly C Joiner, whose name as Agent and Attorney in Fact for Houston W Colburn, Jr., 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 said instrument, she executed the same voluntarily in her capacity as Attorney in Fact for Houston W. Colburn, Jr. on the day the same bears date.

Given under my hand and official seal this the 1st day of January, 2020.

Notary Public
Print Name: Charles D. Stewart Jr
Commission Expires: 4-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/09/2020 03:33:35 PM
\$125.00 CHERRY
20200109000013660

Allen S. Bayl