

20211223000605510
12/23/2021 08:09:29 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Christopher Michael Glass and
John Russell Glass Sr
104 Pine Hill Cir
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2101022

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Forty One Thousand and 00/100 Dollars (\$141,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sherrell L. Mooney and Virginia A. Mooney , a married couple**, whose address is 2548 Elizabeth Dr, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Christopher Michael Glass and John Russell Glass Sr**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Christopher Michael Glass and John Russell Glass Sr , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 104 Pine Hill Cir, Columbiana, AL 35051, to-wit:**

Commence at the NE corner of the NE 1/4 of NW 1/4 of Section 25. Township 21 South. Range West; thence run Westerly along the North boundary line of said Section 25 a distance of 946.40 feet to a point; thence turn an angle of 116 degrees 45 minutes 18 seconds to the left and run Southeasterly a distance of 123.64 feet to an axle which is the point Of beginning; thence turn an angle of 0 degrees 20 minutes 27 seconds to the left and run a distance of 212.71 feet to an axle; thence turn an angle of 105 degrees 20 minutes 26 seconds to the left and run a distance of 292.61 feet to an iron gear; thence turn an angle of 87 degrees 08 minutes 04 seconds to the left and run along the West boundary line of Pine Hill Circle a distance Of 176.16 feet to an Iron gear; thence turn an angle of 86 degrees 05 minutes 27 seconds to the left and run a distance of 246.87 feet to the point of beginning. Said parcel 18 lying in the NE 1/4 of the NW 1/4 of Section 25 Township 21 South, Range i fleet, Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$112,800.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of December, 2021.

Sherrell L. Mooney

Sherrell L. Mooney

Virginia A. Mooney

Virginia A. Mooney

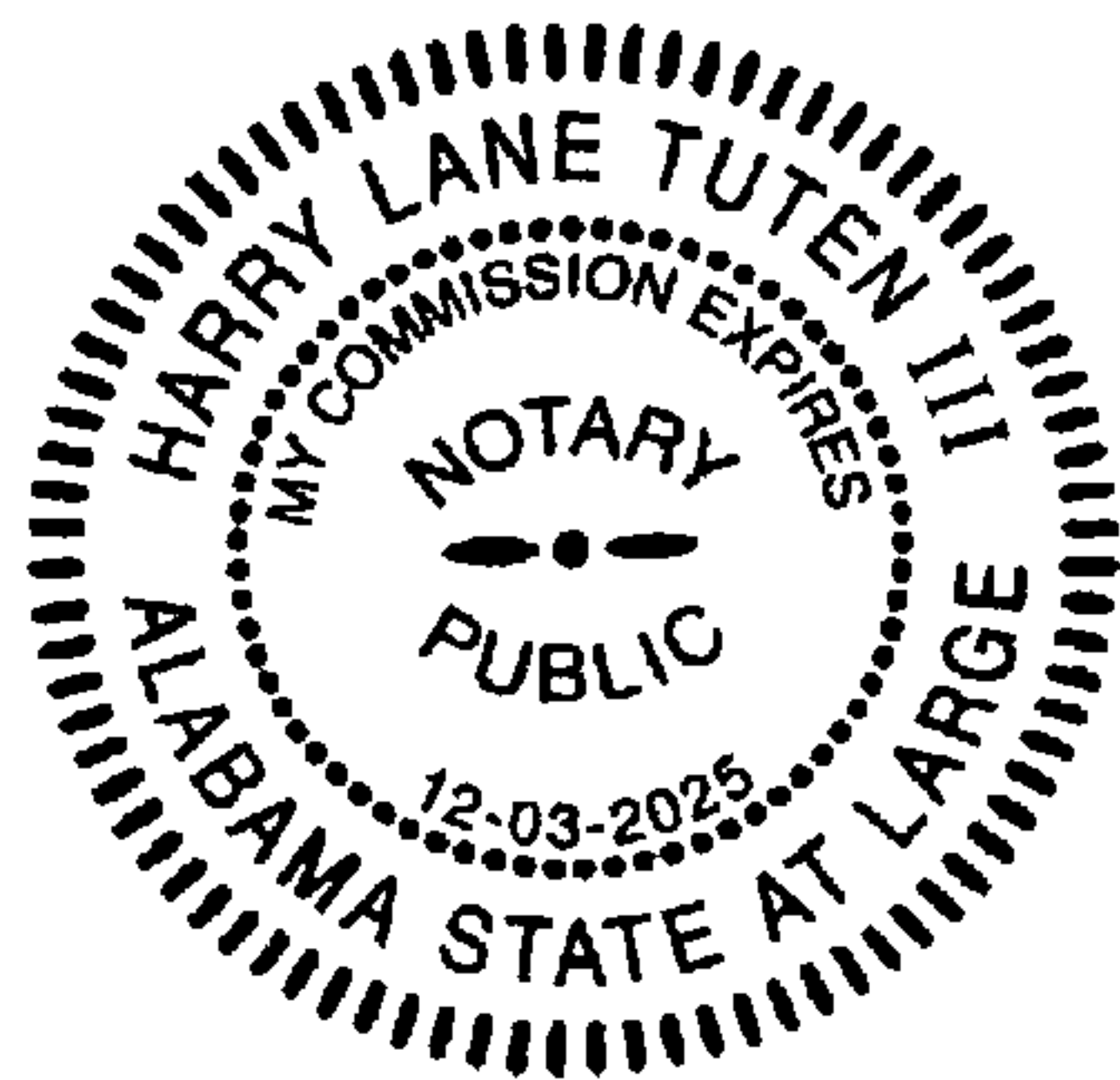
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Sherrell L. Mooney and Virginia A. Mooney, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 22nd day of December, 2021.

[Signature]

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2021 08:09:29 AM
\$53.50 JOANN
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Allie S. Bayl