

Send tax notice to:
RANDY DOW
15 HIGHWAY 83
HARPERSVILLE, AL, 35078

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

STATE OF ALABAMA

2023294

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **RICHARD CRUZ, A MARRIED MAN** whose mailing address is: 112 Greenbriar Pl. Chelsen, AL 35043 (hereinafter referred to as "Grantors") by **RANDY DOW and SHELLEY DOW** whose property address is: **15 HIGHWAY 83, HARPERSVILLE, AL, 35078** 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached legal description Exhibit "A"

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Less and except any portion of subject property lying within a road right of way.
3. Easement to Alabama Power Company as recorded in Instrument No. 20161128000433590 and Deed Book 240, page 829, in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company recorded in Deed Book 129, page 164, Deed Book 199, page 432, Deed Book 148, page 546 and Deed Book 240, page 829 in the Probate Office of Shelby County, Alabama.
5. Right of way granted to South Central Bell as set forth in Deed Book 320, page 945, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Riparian and other rights created by the fact that subject property lies adjacent to any bodies of water traversing subject property.


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

This property is not the homestead of the grantor nor that of his spouse.

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 28 day of August, 2023.


RICHARD CRUZ

STATE OF ALABAMA
COUNTY OF SHELBY

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

Given under my hand and official seal this the 28 day of August, 2023.

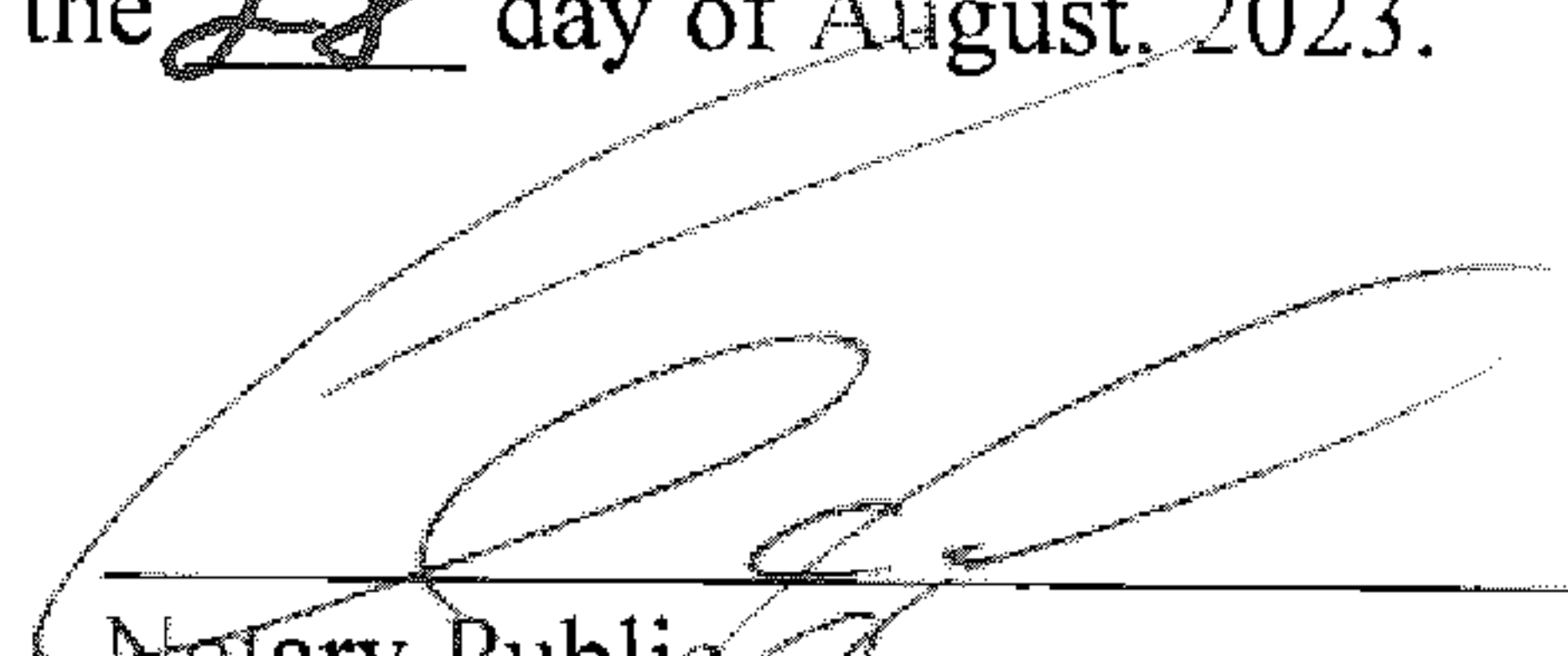

Notary Public
Print Name: Charles J. Fawcett Jr.
Commission Expires: 8 30 24

Exhibit A**PARCEL I:**

A parcel of land situated in the S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama described as follows:

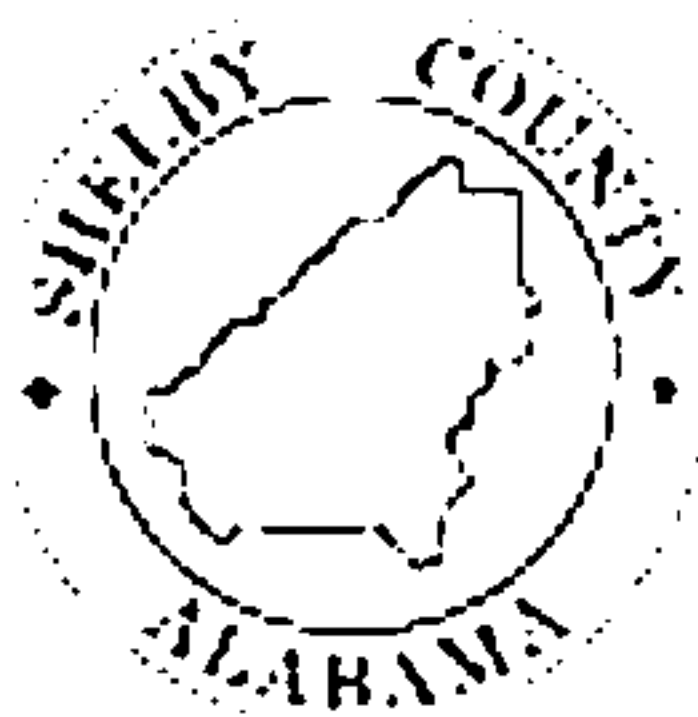
Commence at the SW corner of the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East. thence run North 89 degrees 45 minutes 41 seconds East for a distance of 799.00 feet to the point of beginning; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 231.00 feet; thence run South 04 degrees 17 minutes 29 seconds West for a distance of 80.00 feet; thence run North 88 degrees 45 minutes 22 seconds East for a distance of 100.00 feet; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 281.91 feet; thence run South 84 degrees 42 minutes 53 seconds East for a distance of 318.15 feet to the northwesterly right of way of County Road No. 83; thence run North 16 degrees 15 minutes 11 seconds East along said right of way for a distance of 32.20 feet; thence run North 82 degrees 35 minutes 20 seconds West for a distance of 185.47 feet; thence run North 16 degrees 58 minutes 08 seconds East for a distance of 312.80 feet; thence run North 80 degrees 36 minutes 52 seconds West for a distance of 90.30 feet; thence run North 09 degrees 23 minutes 08 seconds East for a distance of 239.80 feet; thence run North 86 degrees 22 minutes 51 seconds West for a distance of 370.68 feet; thence run South 07 degrees 59 minutes 39 seconds East for a distance of 55.50 feet; thence run South 34 degrees 33 minutes 08 seconds West for a distance of 226.39 feet to the point of beginning; being situated in Shelby County, Alabama,

PARCEL II:

Commence at the SW corner of the S1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 1030.00 feet; thence run South 04 degrees 17 minutes 29 seconds West for a distance of 80.00 feet; thence run North 88 degrees 45 minutes 22 seconds East for a distance of 100.00 feet; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 281.91 feet to the point of beginning; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 158.51 feet; thence run South 85 degrees 11 minutes 45 seconds East for a distance of 275.81 feet to the right of way of County Road No. 83; thence run North 33 degrees 53 minutes 11 seconds East along said right of way for a distance of 23.84 feet; thence run North 16 degrees 15 minutes 11 seconds East along said right of way for a distance of 137.71 feet; thence run North 84 degrees 42 minutes 53 seconds West for a distance of 318.15 feet to the point of beginning. Being situated in Shelby County, Alabama,

PARCEL III:

Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; run thence West along the South line of the SW 1/4 of the NE 1/4 a distance of 25.7 feet to a point; thence run South 5 degrees 10 minutes West a distance of 20.52 feet to a point; thence run southeasterly along the South line of Arthur Brooks lot a distance of 300 feet to the West right of way line of Shelby County Highway No. 83, thence run southwesterly along the West right of way line of said Shelby County Highway No. 83 a distance of 206.20 feet to the point of beginning; thence continue southwesterly along the West right of way of said Highway a distance of 105 feet to a point; thence turn right at an angle of 100 degrees 13 minutes and run northwesterly a distance of 195.52 feet to a point; thence turn right at an angle of 81 degrees 39 minutes and run northeasterly a distance of 105 feet to a point; thence turn right at an angle of 98 degrees 21 minutes and run southeasterly along the South line of J.C. and Ozzelliar Dyer lot a distance of 202.20 feet to a point on the West right of way line of said highway and said point being the point of beginning. Said parcel of real estate being situated in the N 1/2 of the SE 1/4, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/29/2023 01:48:52 PM
 \$628.00 PAYGE
 20230829000260710

Allen S. Bayl