

SEND TAX NOTICE TO:
Chris Welsh and Brittany Welsh
1095 Greystone Cove Drive
Birmingham, AL 35242

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$497,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles Allen Hendricks and Karmon Hendricks, a married couple**, whose address is 5159 Stonehaven Drive, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Chris Welsh and Brittany Welsh**, whose address is 324 Oak Valley Trail, Columbiana, AL 35051, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 324 Oak Valley Trail, Columbiana, AL 35051**, to-wit:

**SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERETO AND
MADE A PART HEREOF.**

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.

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 29th day of September, 2023.

Charles Allen Hendricks
Charles Allen Hendricks

Karmon Hendricks
Karmon Hendricks

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Charles Allen Hendricks and Karmon Hendricks whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2023.

Stephanie Jones
Notary Public
My Commission Expires:



Exhibit "A"
Property Description

PARCEL I:

A parcel of land situated in South half of Section 17, and the North half of Section 20, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at a 1 inch crimped iron found locally accepted to be the Southeast corner of said Section 17; thence run along an assumed bearing of North 89 deg. 43 min. 30 sec. West and also along the South line of said Section 17 for a distance of 1,914.86 feet to the POINT OF BEGINNING; thence continue North 89 deg. 43 min. 30 sec. West along said South line for a distance of 693.78 feet to a point; thence run North 00 deg. 16 min. 30 sec. East for a distance of 30.00 feet to a point on a curve to the right, having a central angle of 98 deg. 26 min. 18 sec. a radius of 100.00 feet and 2 chord bearing of North 40 deg. 30 min. 21 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 171.81 feet to a point; thence run North 08 deg. 42 min. 48 sec. East for a distance of 363.49 feet to a point on a curve to the left having a central angle of 07 deg. 38 min. 50 sec. a radius of 280.00 feet and a chord bearing of North 04 deg. 53 min. 23 sec. East; thence run in a Northeasterly direction along the arc of said curve for a distance of 37.37 feet to a point; thence run North 01 deg. 03 min. 58 sec. East for a distance of 201.55 feet to a point on a curve to the right having a central angle of 18 deg. 18 min. 23 sec. a radius of 150.00 feet and a chord bearing of North 10 deg. 13 min. 09 sec. East; thence run in a Northeasterly direction along the arc of said curve for a distance of 47.93 feet to a point; thence run North 19 deg. 22 min. 21 sec. East for a distance of 47.64 feet to a point on a curve to the left having a central angle of 43 deg. 55 min. 07 sec. a radius of 185.00 feet and a chord bearing of North 02 deg. 35 min. 13 sec. West; thence _ run in a Northwesterly direction along the arc of said curve for a distance of 141.81 feet to a point on a reverse curve to the right having a central angle of 25 deg. 40 min. 07 sec. a radius of 520.00 feet and a chord bearing of North 11 deg. 42 min. 43 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 232.96 feet to a point; thence run North 01 deg. 07 min. 21 sec. East for a distance of 267.90 feet to a point; thence run South 89 deg. 52 min. 21 sec. East for a distance of 803.36 feet to the centerline of Beeswax Creek; thence run South 26 deg. 45 min. 18 sec. West along said centerline of Beeswax Creek for a distance of 48.30 feet to a point; thence run South 07 deg. 16 min. 19 sec. West along said centerline of Beeswax Creek for a distance of 207.13 feet to a point; thence run South 09 deg. 40 min. 22 sec. West along said centerline of Beeswax Creek for a distance of 179.62 feet to a point; thence run South 00 deg. 40 min. 34 sec. West along said centerline of Beeswax Creek for a distance of 270.26 feet to a point; thence run South 19 deg. 22 min. 30 sec. East along said centerline of Beeswax Creek for a distance of 85.41 feet to a point; thence run South 52 deg. 28 min. 34 sec. East along said centerline of Beeswax Creek for a distance of 37.20 feet to a point; thence run South 74 deg. 00 min. 10 sec. East along said centerline of Beeswax Creek for a distance of 102.23 feet to a point; thence run South 81 deg. 18 min. 13 sec. East along said centerline of Beeswax Creek for a distance of 72.57 feet to a point; thence run South 79 deg. 54 min. 37 sec. East along said centerline of Beeswax Creek for a distance of 65.35 feet to a point; thence run South 53 deg. 05 min. 30 sec. East along said

centerline of Beeswax Creek for a distance of 142.67 feet to a point; thence run South 10 deg. 25 min. 07 sec. East along said centerline of Beeswax Creek for a distance of 133.83 feet to a point; thence run South 12 deg. 29 min. 29 sec. West along said centerline of Beeswax Creek for a distance of 305.82 feet to a point; thence run South 17 deg. 10 min. 03 sec. West along said centerline of Beeswax Creek for a distance of 25.90 feet to a point; thence run South 05 deg. 51 min. 41 sec. West for a distance of 74.65 feet to a point on the Northwest right of way of Shelby County Highway #30 being on a curve to the left having a central angle of 08 deg. 42 min. 32 sec. a radius of 1,624.14 feet and a chord bearing of South 67 deg. 57 min. 44 sec. West; thence run in a Southwesterly direction along the arc of said curve and also along said right of way for a distance of 246.87 feet to a point; thence run North 25 deg. 05 min. 01 sec. West for a distance of 57.83 feet to a point on a curve to the left having a central angle of 37 deg. 57 min. 52 sec. a radius of 35.00 feet and a chord bearing of North 44 deg. 03 min. 57 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 23.19 feet to a point; thence run North 63 deg. 02 min. 53 sec. West for a distance of 32.80 feet to a point on a curve to the left having a central angle of 26 deg. 40 min. 37 sec. a radius of 42.91 feet and a chord bearing of North 76 deg. 23 min. 11 sec. West; thence run in a Northwesterly direction along the arc of said curve for a distance of 19.98 feet to the Point of Beginning.

ALSO: A 60 foot easement for ingress and egress and utilities, situated in Sections 17 and 20, Township 21 South, Range 1 East, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows: Commence at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17, thence run East along the North line of said quarter-quarter section for a distance of 1,267.63 feet to an iron pin set; thence turn an angle to the right of 87 deg. 36 min. 38 sec. and run in a Southeasterly direction for a distance of 1,084.03 feet to a point; thence turn an angle to the left of 88 deg. 00 min. 00 sec. and run in an Easterly direction for a distance of 30.02 feet to the point of beginning; thence turn an angle to the right of 88 deg. 00 min. 00 sec. and run in a Southeasterly direction for a distance of 85.95 feet to a point; thence turn an angle to the right of 02 deg. 59 min. 42 sec. and run in a Southwesterly direction for a distance of 307.01 feet to a point on a curve to the left, having a central angle of 25 deg. 40 min. 07 sec. a radius of 520.00 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 232.96 feet to a point on a reverse curve to the right, having a central angle of 43 deg. 55 min. 07 sec. and a radius of 185.00 feet; thence run in a Southeasterly to Southwesterly direction along the arc of said curve for a distance of 141.81 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 47.64 feet to a point on a curve to the left, having a central angle of 18 deg. 18 min. 23 sec. and a radius of 150.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 47.93 feet to 2 point; thence run tangent to last stated curve in a Southwesterly for a distance of 201.55 feet to a point on a curve to the right, having a central angle of 07 deg. 38 min. 50 sec. and a radius of 280.00 feet; thence run in a Southwesterly direction along the arc of said curve for a distance of 37.37 feet to a point; thence run tangent to last stated curve in a Southwesterly direction for a distance of 363.49 feet to a point on a curve to the left, having a central angle of 98 deg. 26 min. 18 sec. and a radius of 100.00 feet; thence run in a Southwesterly to Southeasterly direction along the arc of said curve for a distance of 171.81 feet to a point; thence run tangent to last stated curve in an

Easterly direction for a distance of 491.30 feet to a point on a curve to the right, having a central angle of 59 deg. 48 min. 18 sec. and a radius of 207.12 feet; thence run in a Southeasterly direction along the arc of said curve for a distance of 216.19 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 66.51 feet to the North right of way line of Shelby County Highway No. 30 and the end of said easement.

PARCEL II:

A parcel of land situated in the Southeast Quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1-inch square rock locally accepted to be the Northeast corner of the Southeast Quarter of said Section 17; thence run North 89 degrees 52 minutes 55 seconds West along the North line of said quarter Section for a distance of 582.88 feet to an iron pin found on the West right of way line of Shelby County Highway No 5, said iron being on a curve to the left, having a central angle of 01 degrees 21 minutes 45 seconds, a radius of 3,314.00 feet and chord bearing of South 05 degrees 54 minutes 38 seconds East; thence run in a Southeasterly direction along the arc of said curve and also along said West right of way line for a distance of 78.80 feet to an iron pin found; thence run tangent to last stated curve South 06 degrees 35 minutes 31 seconds East along said West right of way line for a distance of 977.31 feet to an iron pin found; thence run North 89 degrees 47 minutes 40 seconds West for a distance of 548.53 feet to an iron pin found; thence run South 85 degrees 33 minutes 56 seconds West for a distance of 318.43 feet to the point of beginning; thence continue South 85 degrees 33 minutes 56 seconds West for a distance of 440.79 feet to a point on the centerline of Beeswax Creek; thence run South 38 degrees 01 minutes 19 seconds West along said centerline of Beeswax Creek for a distance of 126.55 feet to a point ; thence run South 26 degrees 45 minutes 18 seconds West along said centerline of Beeswax Creek for a distance of 48.30 feet to a point; thence run South 07 degrees 16 minutes 19 seconds West along said centerline of Beeswax Creek for a distance of 207 .13 feet to a point; thence run South 09 degrees 40 minutes 22 seconds West along said centerline of Beeswax Creek for a distance of 179.62 feet to a point; thence run South 00 degrees 40 minutes 34 seconds West along said centerline of Beeswax Creek for a distance of 270.26 feet to a point; thence run South 19 degrees 22 minutes 30 seconds East along said centerline of Beeswax Creek for a distance of 85.41 feet to a point; thence run South 52 degrees 28 minutes 34 seconds East along said centerline of Beeswax Creek for a distance of 37.20 feet to a point; thence run South 74 degrees 00 minutes 10 seconds East along said centerline of Beeswax Creek for a distance of 102.23 feet to a point; thence run South 81 degrees 18 minutes 13 seconds East along said centerline of Beeswax Creek for a distance of 72.57 feet to a point; thence run South 79 degrees 54 minutes 37 seconds East along said centerline of Beeswax Creek for a distance of 65 .35 feet to a point; thence run South 53 degrees 05 minutes 30 seconds East along said centerline of Beeswax Creek for a distance of 142.67 feet to a point; thence run South 10 degrees 25 minutes 07 seconds East along said centerline of Beeswax Creek for a distance of 133.83 feet to a point; thence run South 12 degrees 29 minutes 29 seconds West along said centerline of Beeswax Creek for a distance of 305 .82 feet to a point; thence run South 17 degrees 10 minutes 03 seconds West along said centerline of Beeswax Creek for a distance of 25 .90 feet to a point; thence run South 05 degrees 51 minutes 41 seconds West for a distance of 74.65 feet to a point

on the Northwest right of way line of Shelby County Highway #30, being on a curve to the right having a central angle of 08 degrees 46 minutes 36 seconds, a radius of 1,624.14 feet; and a chord bearing of North 76 degrees 42 minutes 18 seconds East; thence run in a Northeasterly direction along the arc of said curve and also along said right of way line for a distance of 248.79 feet to a point; thence run North 89 degrees 28 minutes 43 seconds East along said right of way line for a distance of 23.87 feet to an iron pin found; thence run North 00 degrees 35 minutes 36 seconds West for a distance of 1541.11 feet to the point of beginning.

LESS AND EXCEPT any portion of caption lands lying within Section 20, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2023 12:36:23 PM
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Allen S. Bayl