

Send tax notice to:
JACOB M SHORT
100 HOBBS LANE
STERRETT, AL, 35147

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

2017348T

WARRANTY DEED

**20170705000237660
07/05/2017 01:27:42 PM
DEEDS 1/3**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Ninety-Four Thousand and 00/100 Dollars (\$194,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, LAUREEN H. HOBBS, a single individual **whose mailing address** is: 688 Coleman Road, New Market, AL 35761 (hereinafter referred to as "Grantors") by JACOB M SHORT AND CATHERINE H. BALDWIN **whose property address** is: 100 Hobbs Lane, Sterrett, AL, 35147 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, 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, 2016 which constitutes a lien but are not yet due and payable until October 1, 2017.
2. Any portion of subject Land lying in any road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement in favor of South Central Bell recorded in Book 336, page 702.

\$190,486.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

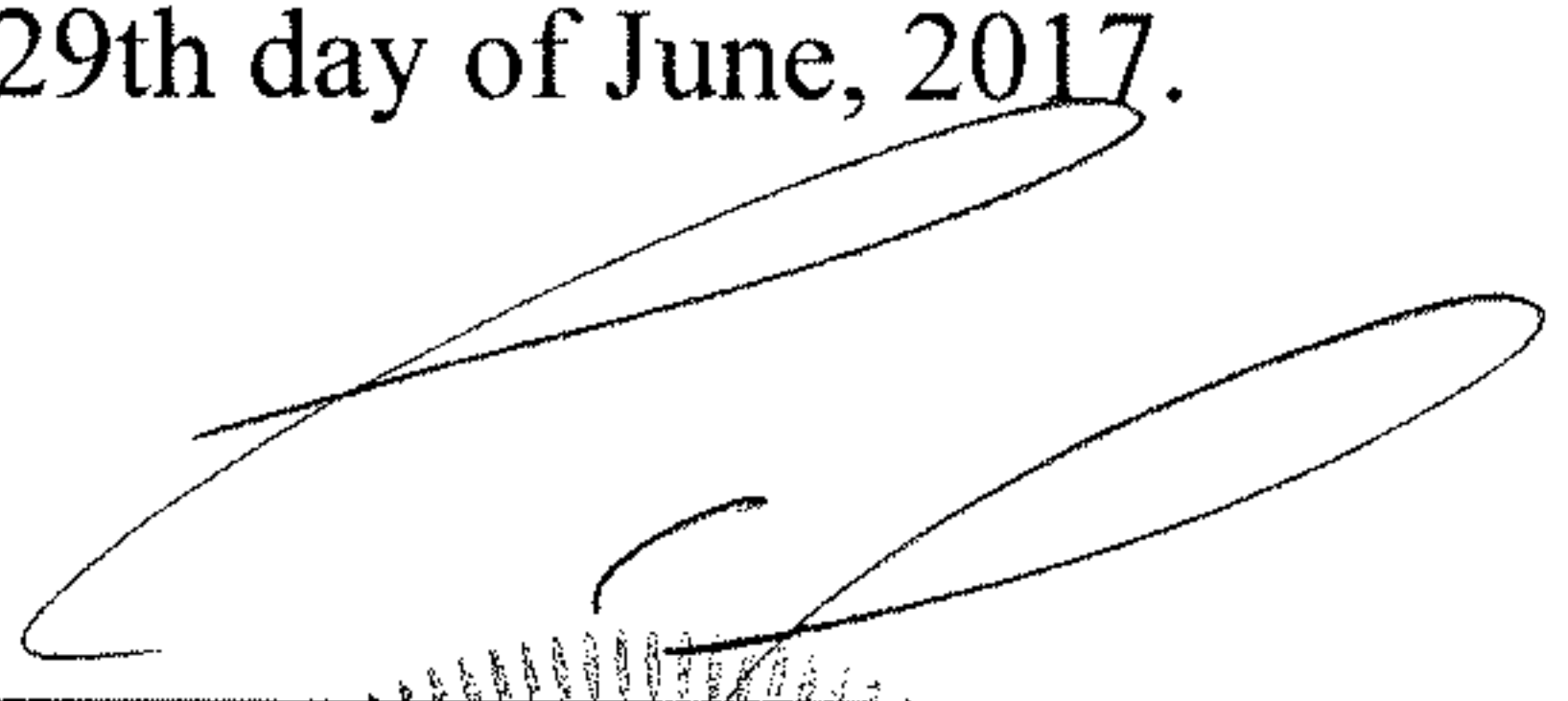
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal
this the 29th day of June, 2017.


LAUREEN H. HOBBS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that LAUREEN H. HOBBS 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 29th day of June, 2017.


Notary Public

Print Name: Charles D. Stewart Esq

Commission Expires: 30 20

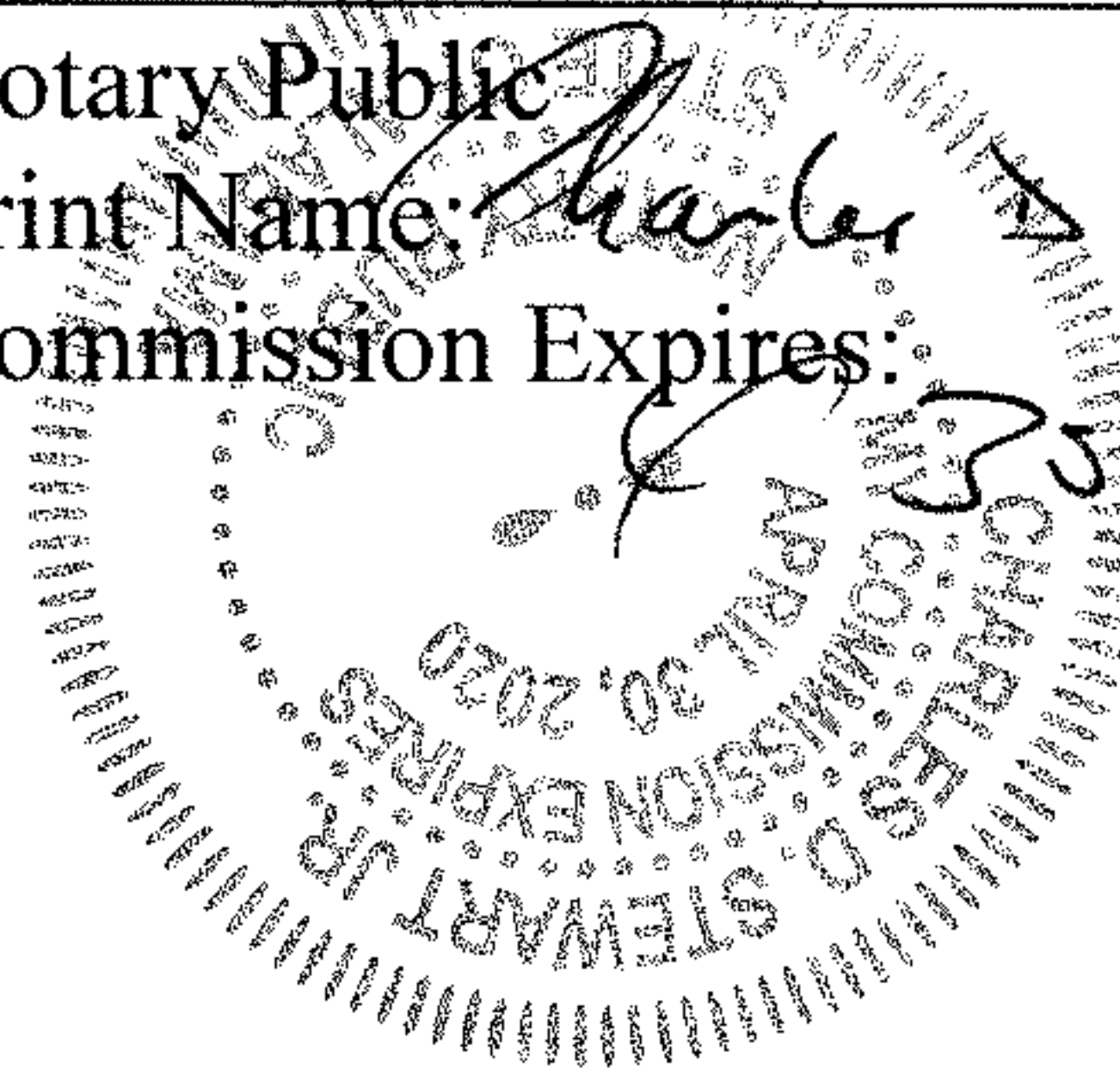


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the N ½ of the SE ¼ of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of above said Section, Township and Range; thence N 00°33'05"W, a distance of 1,657.07'; thence N 89°44'21"W, a distance of 31.33' to the POINT OF BEGINNING; thence N89°46'40"W, a distance of 201.02'; thence N 03°55'46"W, a distance of 159.80'; thence S 82°46'31"W, a distance of 118.18'; thence S 89°14'02"W, a distance of 140.71'; thence S 45°27'13"W, a distance of 68.07'; thence S 00°59'15"W, a distance of 93.35'; thence N 89°44'53"W, a distance of 788.34'; thence N00°40'14"W, a distance 332.71'; thence S 89°45'02"E, a distance of 1134.48'; thence S 89°48'02"E, a distance of 176.00' to the Westerly R.O.W. line of Shelby County Highway 55'; thence S 00°18'22"E and along said R.O.W. line, a distance of 332.75' to the POINT OF BEGINNING. Said parcel containing 8.97 acres, more or less.

ALSO AND INCLUDING a 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the SE corner of above said Section, Township and Range; thence N 00°33'05"W, a distance of 1,657.07'; thence N 89°44'21"W, a distance of 31.33'; thence N 00°18'25"W, a distance of 187.08' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 82°20'14"W, a distance of 95.10'; thence S87°57'53"W, a distance of 118.32'; thence S 82°47'06"W, a distance of 118.09'; thence S 89°14'02"W, a distance of 140.71' to the POINT OF ENDING OF SAID CENTERLINE. Being the same property described in that certain Survey dated August 15, 2008, known as Job No. 06569, completed by Rodney Y. Shiflett, AL Reg. #21784.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/05/2017 01:27:42 PM
\$25.00 CHERRY
20170705000237660

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.