

Reli Settlement Solutions, LLC
3595 Grandview Parkway, Suite 275
Birmingham, Alabama 35243

Send tax notice to:

Jeff Fondren and Allison Fondren
309 Carriage Lane
Alabaster, AL 35007
BHM1800586

State of Alabama
County of Shelby

20180716000252370
07/16/2018 03:01:24 PM
DEEDS 1/2

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Gardner Moseley and Stacy Moseley**, husband and wife, whose mailing address is 305 Sterling Manor Circle, Alabaster, AL 35007, (hereinafter referred to as "Grantors"), by **Allison Appling Fondren and Jeffry P. Fondren**, whose mailing address is 309 Carriage Lane, Alabaster, AL 35007, (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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, the address of which is **309 Carriage Lane, Alabaster, AL 35007**, to-wit:

Parcel I:

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 4 and in the Northwest 1/4 of the Northeast 1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence run North 00°31'35" West along the East 1/4 - 1/4 line 1493.19 feet to the Point of Beginning; thence continue last course 369.92 feet; thence run South 70°10'16" West 917.03 feet to a point on the Northeast right of way of Carriage Lane; thence run South 71°12'12" East 53.63 feet to the point of a clockwise curve having a delta angle of 51°46'49" and a radius of 229.78 feet; thence run along the arc of said curve 207.66 feet along said right of way; thence turn South 19°25'23" East and tangent to said curve 134.51 feet along said right of way; thence run North 70°10'16" East 667.47 feet to the Point of Beginning.

Parcel II:

A parcel of land in the Northwest 1/4 of the Northeast 1/4 of Section 9 and in the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 9; thence run North 00°31'35" West along the East 1/4 - 1/4 line 1082.75 feet to the Point of Beginning; thence continue last course 410.44 feet; thence run South 70°10'16" West 667.47 feet to a point on the Northeast right of way (right of way) of Carriage Lane; thence run South 19°25'23" East 55.37 feet along said right of way to the point of a counter-clockwise curve having a delta angle of 18°05'31" and a radius of 240.00 feet; thence run along the arc

of said curve and right of way 75.78 feet to the point of a counter-clockwise curve having a delta angle of 53°53'11" and a radius of 25.00 feet; thence run along the arc of said curve and right of way 23.51 feet to the point of a clockwise curve having a delta angle of 66°37'17" and a radius of 55.00 feet; thence run along the arc of said curve and right of way 63.95 feet; thence run North 65°13'12" East 139.03 feet; thence run South 77°26'24" East 193.17 feet; thence run South 78°09'17" East 194.93 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2018 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$260,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors, **Gardner Moseley and Stacy Moseley**, have hereunto set their signatures and seals on this the 13 day of JULY, 2018.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/16/2018 03:01:24 PM
\$308.00 DEBBIE
20180716000252370

Gardner Moseley

Stacy Moseley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gardner Moseley and Stacy Moseley**, 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 13 day of JULY, 2018.

(NOTARIAL SEAL)



Notary Public
Print Name: **CAITLIN HARDEE GRAHAM**
Commission Expires: **APR. 14, 2019**