

Reli Settlement Solutions, LLC
3595 Grandview Parkway Ste. 275
Birmingham, AL 35243

20181030000384900
10/30/2018 03:37:49 PM
DEEDS 1/2

Send tax notice to:
Gretchen Sue McDonald
65 Cross Creek Drive
Sterrett, AL 35147
BHM1800875

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

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty Thousand and 00/100 Dollars (\$220,000.00)**, the amount of which is evidenced by the sales contract, in hand paid to the undersigned, **John Paul Mooney and Rhonda Renae Mooney**, husband and wife, whose mailing address is

P.O. Box 594 Columbiana AL 35051, (hereinafter referred to as "Grantor"), by **Gretchen Sue McDonald**, whose mailing address is 65 Cross Creek, Sterrett, AL 35147, (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, the address of which is **65 Cross Creek, Sterrett, AL 35147**, to-wit:

A portion of the Northwest ¼ of the Northwest ¼ of Section 12, Township 19 South, Range 1 West, Shelby County, Alabama being the Mooney tracts described in Deed Book 279, Page 931 and Instrument 1995-00145 in the Office of the Judge of Probate for said Shelby County and being more particularly described in aggregate as follows:

Beginning at a 6"x6" concrete monument found marking the Southeast Corner of the Northwest ¼ of the Northwest ¼ of said Section 12; thence S 89°24'47" W along the southerly line of said ¼-¼, 24.99 feet to a ½" capped rebar set on the northerly right-of-way line of Cross Creek Drive (gravel); thence along said northerly right-of-way the following courses and distances: N 59°41'46" W, 28.12 feet to a ½" capped rebar set; thence with a non-tangent curve turning to the left with an arc length of 435.10 feet, a radius of 1489.85 feet, and a chord bearing and distance of N 87°23'18" W for 433.56 feet to a ½" capped rebar set; thence N 89°23'55" W, 348.66 feet to a ½" capped rebar found (16681); thence N 87°08'46" W, 153.31 feet to ½" capped rebar found (16681); thence S 89°29'34" W, 138.15 feet to a ½" capped rebar found (16681); thence S 88°04'14" W, 117.04 feet to a ½" capped rebar found (16681); thence with a curve turning to the right with an arc length of 82.98 feet, a radius of 72.03 feet, and a chord bearing and distance of N 58°55'39" W for 78.47 feet to a ½" capped rebar set; thence N 32°02'01" W, 60.50 feet to a ½" capped rebar set; thence departing said northerly right-of-way line N 00°30'37" W along the westerly line of said Section 12, 54.82 feet to a ½" rebar found on the southeasterly right-of-way line of County Highway 43; thence N 43°06'54" E along said southeasterly right-of-way line, 168.65 feet to a ½" capped rebar found (16681); thence N 42°20'11" E along said southeasterly right-of-way line, 51.05 feet to a ½" rebar found marking the southwest corner of Lot 2A of the Resubdivision of Lots 1 and 2 of Sanders Mooney Acres as recorded in Map Book 45, Page 17 in said Office; thence along the southerly line of Lot 2A and Lot 3A of said Resubdivision the following courses and distances: N 89°18'51" E, 271.34 feet to a ½" rebar found; thence S 84°44'25" E, 236.92 feet to a ½" rebar found; thence S 87°25'31" E, 688.30 feet to a ½" rebar found marking the southeast corner of said Lot 3A; thence S 01°03'07" W along the easterly line of the Northwest ¼ of the Northwest ¼ of said Section 12, 297.93 feet to the POINT OF BEGINNING.

SUBJECT TO:


ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF
RECORD.
MINERAL AND MINING RIGHTS EXCEPTED.

**\$100,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
MORTGAGE LOAN.**

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 30th day of October 2018.

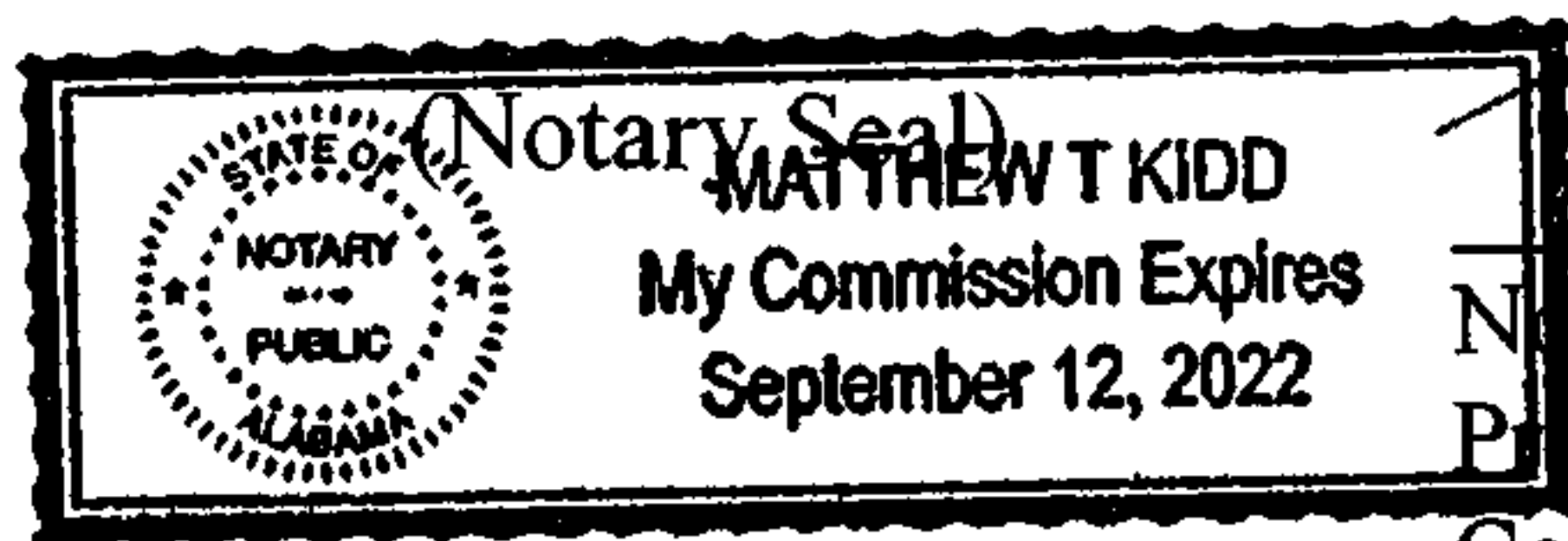

John Paul Mooney

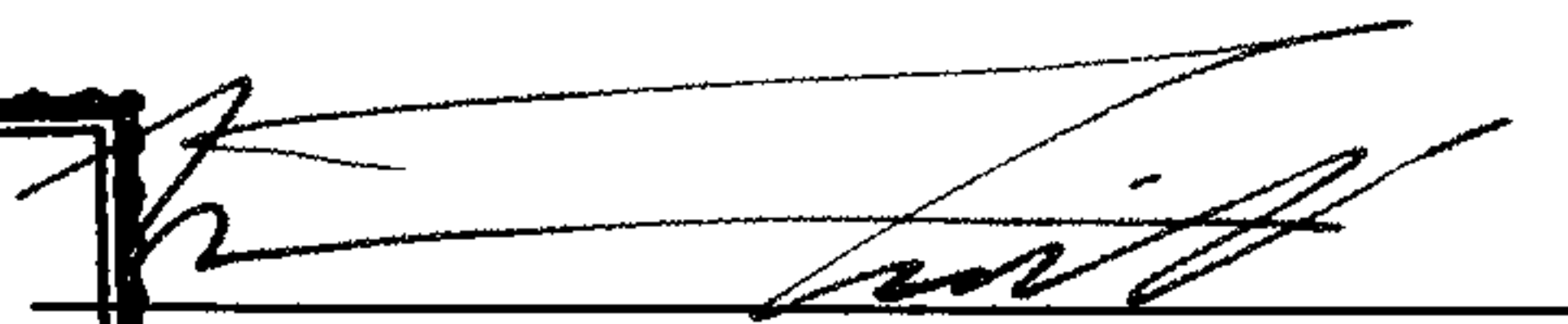

Rhonda Renae Mooney

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Paul Mooney and Rhonda Renae Mooney**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 30th day of October 2018.




Notary Public
Print Name: Matthew T Kidd
Commission Expires: 9.12.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/30/2018 03:37:49 PM
\$138.00 CHARITY
20181030000384900

