

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

20190312000078210  
03/12/2019 08:02:30 AM  
DEEDS 1/2

Send tax notice to:  
Patrick Scott Steele and Kristen McDonald Steele  
65 Cross Creek Drive  
Sterrett, AL 35147  
BHM1900228

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

State of Alabama  
County of Shelby

**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 which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Gretchen Sue McDonald**, an unmarried woman, whose mailing address is 65 Cross Creek Drive, Sterrett AL 35147, (hereinafter referred to as "Grantors"), by **Patrick Scott Steele and Kristen McDonald Steele**, whose mailing address is 65 Cross Creek Drive, Sterrett, AL 35147, (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 **65 Cross Creek Drive, 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.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$207,500.00 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, Grantor, **Gretchen Sue McDonald**, has hereunto set her signatures and seal on March 11, 2019.

  
Gretchen Sue McDonald

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gretchen Sue McDonald**, 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 11<sup>th</sup> day of March, 2019

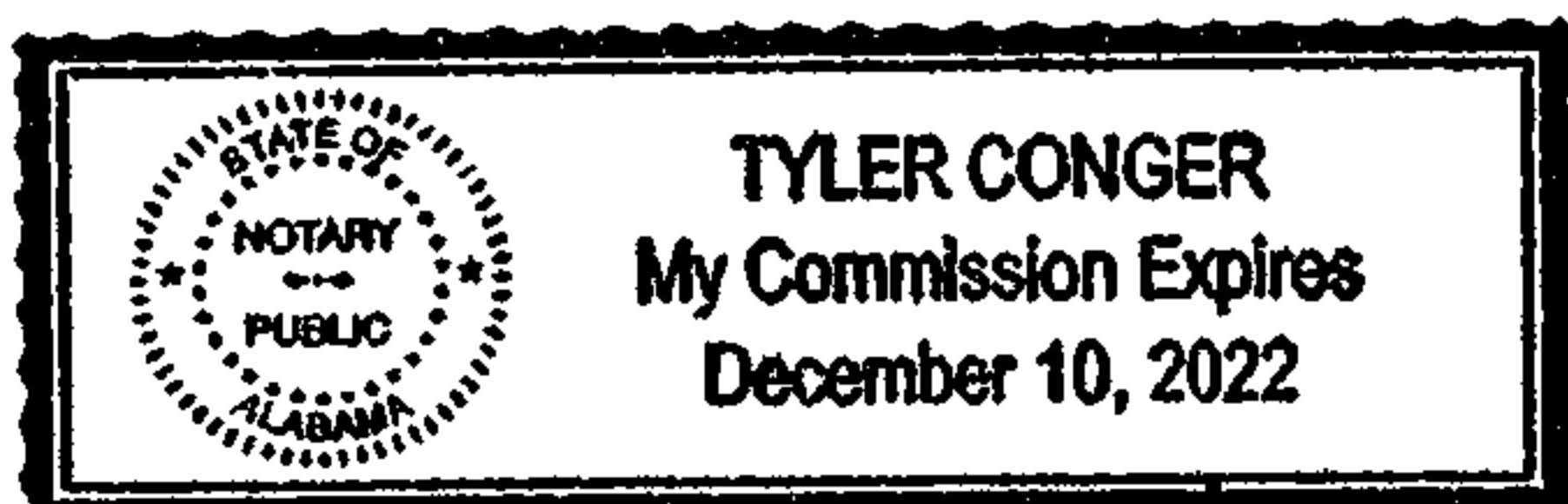
(NOTARIAL SEAL)

  
Notary Public

Print Name: **TYLER M CONGER**

Commission Expires:

12/10/22



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/12/2019 08:02:30 AM  
\$30.50 CHERRY  
20190312000078210

*Allen S. Bayl*