

This instrument was prepared without
benefit of title evidence or survey by:

Joshua D. Arnold
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
P.O. Box 406
Montevallo, AL 35115

WARRANTY DEED FOR EASEMENT

\$ 500.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Joseph M. Cardone, a married man, (herein referred to as GRANTORS), does grant, bargain, sell and convey unto D'Andrea O'Hara and Candace Jordan O'Hara (herein referred to as GRANTEES), an easement for utilities described as follows over real property in Shelby County, Alabama to-wit:

A 5' Wide Easement located at the present site of a now-existing water line that runs from Shelby County Road No. 15 (Salem Road) to the east boundary of that property described as Lot 1 of the Cardone Lake survey, dated September 20, 2000, prepared by Stephen H. Gay, PLS #: 17522, as approved by the City of Montevallo on October 12, 2000. Said survey is recorded as Instrument No. 20020416000176111 in the Office of the Judge of Probate of Shelby County, Alabama.

The approximate alignment and orientation of easement is as shown on the attached Exhibit A.

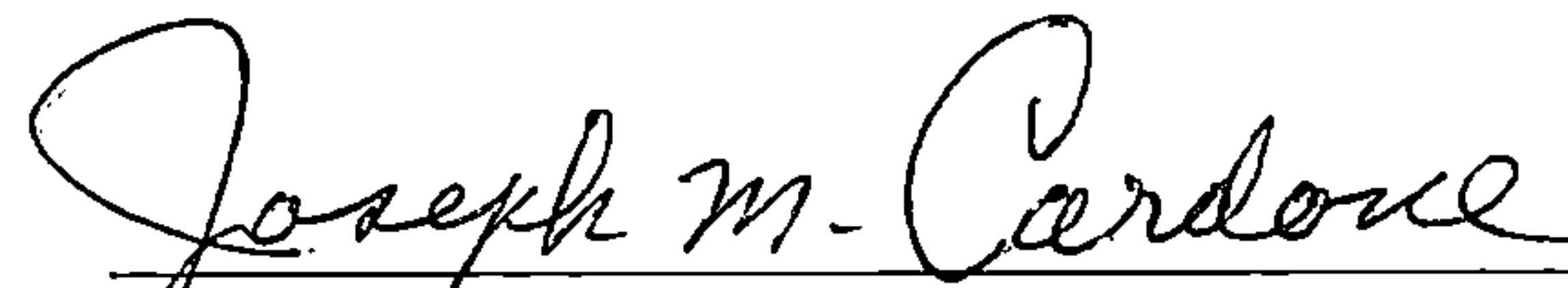
Description furnished by GRANTEES.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And GRANTORS do for GRANTORS and for GRANTORS' heirs, executors, and administrators covenant with the said GRANTEES and GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises; that they are free from all

encumbrances unless otherwise noted above; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and GRANTORS' heirs, executors and administrators shall warrant and defend the same to the said GRANTEES and GRANTEES' heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set GRANTORS' hands and seals,
this 1 day of August, 2019.

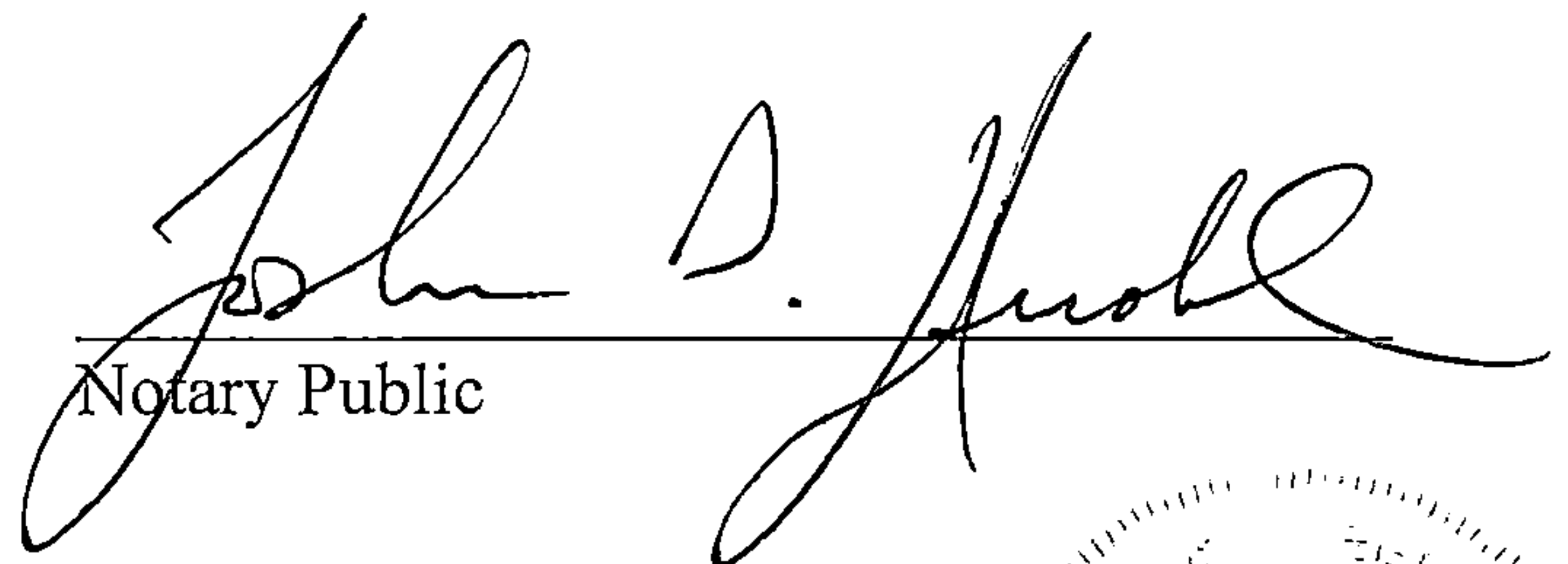


Joseph M. Cardone

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph M. Cardone, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

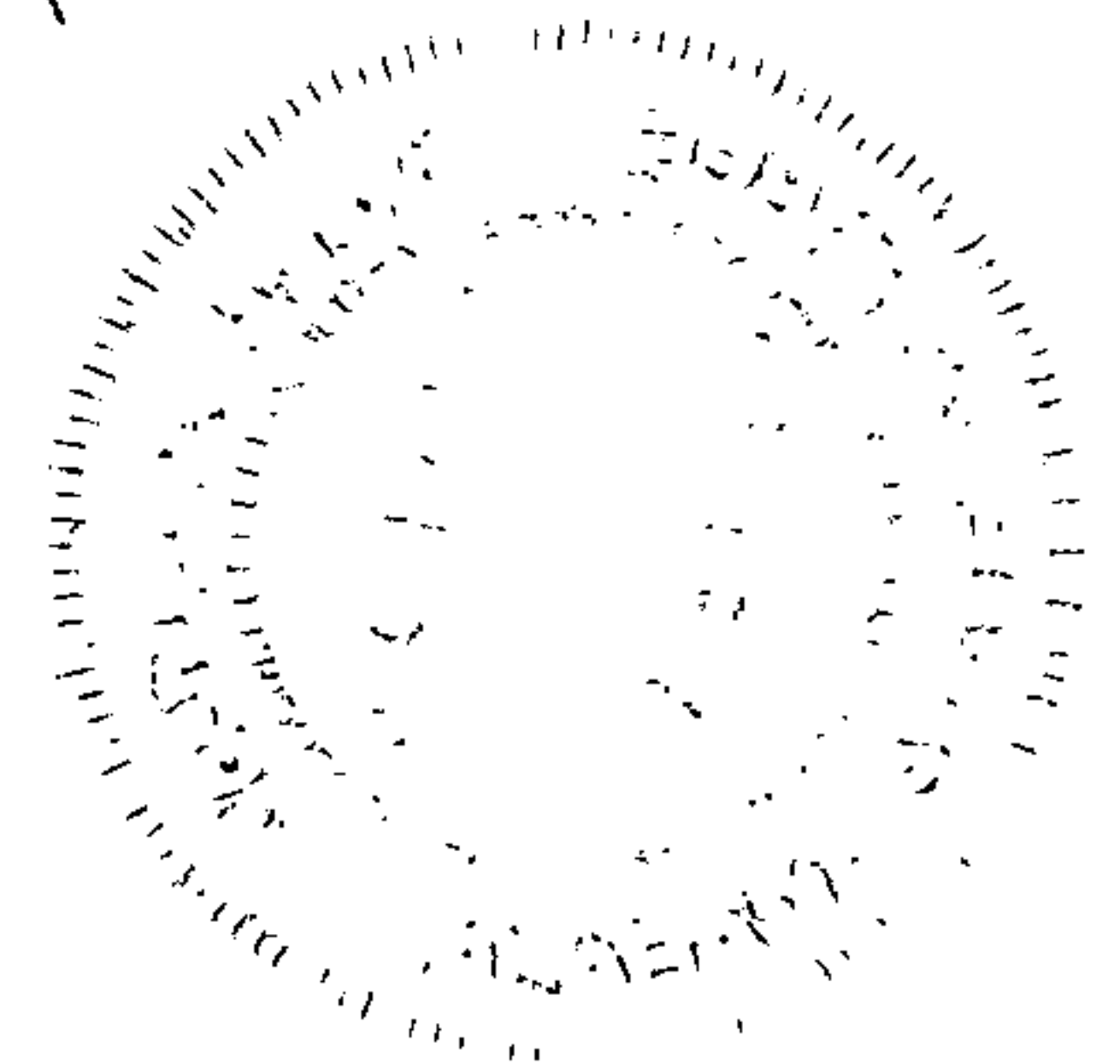
Given under my hand and official seal this 1ST day of AUGUST,
2019.



Notary Public



20190801000277310 2/3 \$21.50
Shelby Cnty Judge of Probate, AL
08/01/2019 02:20:54 PM FILED/CERT



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1490

3-B

610s

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3-A

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SALEM RD

APPROX. EASEMENT LOCATION

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POLK DR

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