

Prepared by:
Robert McNearney III
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Michael J. Underwood
49789 Highway 25
Sterrett, AL 35147

GENERAL WARRANTY DEED

20190807000284700
08/07/2019 01:13:06 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Jacob D. Fields and Ashley W. Fields, husband and wife (herein referred to as Grantor, whether one or more), whose mailing address is:

1300 Farmingdale Road Harpsville AL 35079

grant, bargain, sell and convey unto Michael J. Underwood (herein referred to as Grantee, whether one or more), whose mailing address is:

49789 Hwy 25; Sterrett, AL 35147

the following described real estate situated in Shelby County, Alabama, to wit:

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 1 inch open pipe at the Southwest corner of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama; thence run East along the South line of said Section a distance of 732.38 feet to a 5/8 inch rebar; thence turn a right interior angle of 65 Degrees 00 Minutes 19 Seconds and run Northeasterly a distance of 251.05 feet to a 2 inch open pipe, being the Point of Beginning of the herein described parcel; thence turn right 92 Degrees 45 Minutes 17 Seconds and run Northeasterly a distance of 270.55 feet to a 3/4 inch open pipe on the West right of way line of Alabama Highway No. 25; thence turn a right interior angle of 80 Degrees 16 Minutes 08 Seconds and run Northwesterly along said right of way line a distance of 150.47 feet to an axle; thence turn a right interior angle of 86 Degrees 44 Minutes 30 Seconds and run Southwesterly a distance of 256.03 feet to a 5/8 inch rebar; thence turn a right interior angle of 100 Degrees 14 Minutes 05 Seconds and run Southeasterly a distance of 90.92 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$126,262.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our heirs), executors, and 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, I/we have hereunto set my/our hand(s) and seal(s), this the 1 day of August, 2019

Jacob D. Fields
Jacob D. Fields

Ashley W. Fields
Ashley W. Fields

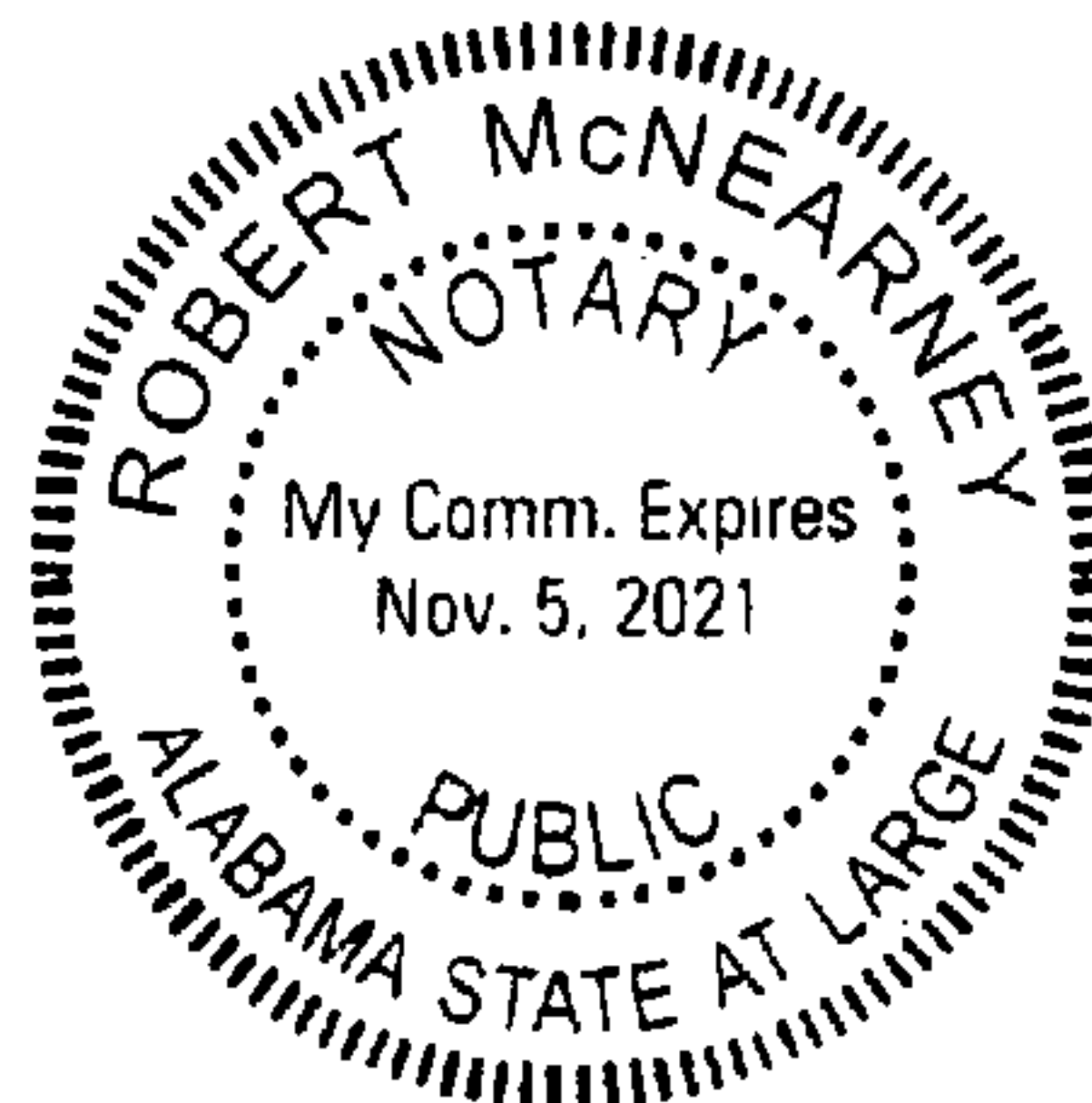
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Jacob D. Fields and Ashley W. Fields is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of August, 2019.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 01:13:06 PM
\$19.00 CHERRY
20190807000284700

Allie S. Bayl