

Send tax notice to:
Phillip D. Dial and Rhonda Dial
1151 Highway 40
Wilsonville, AL 35186-6913
BLD1900007

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

State of Alabama
County of Shelby

20190815000296820
08/15/2019 11:37:48 AM
DEEDS 1/2

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Eighty Five Thousand and 00/100 Dollars (\$385,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned **Mallory Jackson, an unmarried woman**, whose mailing address is 213 Briarwood St., Columbiana, AL 35051 (hereinafter referred to as "Grantors"), by **Phillip D. Dial and Rhonda Dial** (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, to-wit:

Parcel 1: Commencing at the Southwest corner of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 0 degrees 20 minutes 14 seconds East a distance of 370.72 feet to the Point of Beginning; thence continuing North along said line, a distance of 369.28 feet; thence South 87 degrees 28 minutes 12 seconds East a distance of 1100.33 feet to the West right of way line of a dirt road; thence South 0 degrees 23 minutes 11 seconds West along said dirt drive for a distance of 662.28 feet to the North right of way line of Shelby County Road No. 61; thence North 89 degrees 15 minutes 25 seconds West, a distance of 590.59 feet along said North right of way line; thence North 13 degrees 19 minutes 02 seconds East a distance of 372.26 feet; thence North 89 degrees 30 minutes 59 seconds West, a distance of 180.68 feet; thence North 89 degrees 46 minutes 50 seconds West, a distance of 169.72 feet; thence South 82 degrees 48 minutes 15 seconds West, a distance of 243.69 feet to the Point of Beginning.

Parcel 2: Commencing at the Southwest corner of Section 22, Township 20 South, Range 1 East, Shelby County, Alabama and run in a Northerly direction along the West line of said Section having an assumed bearing of North 00 degrees 20 minutes 14 seconds East a distance of 740.00 feet to the Point of Beginning of the herein described parcel; thence continue along the last described course a distance of 407.57 feet to a point; thence run South 89 degrees 39 minutes 46 seconds East a distance of 503.52 feet to a point; thence run South 42 degrees 38 minutes 55 seconds East a distance of 339.61 feet to a point; thence run South 68 degrees 26 minutes 59 seconds East a distance of 396.93 feet to the point of beginning of a curve on the Northeasterly right of way of Jackson Farm Road; thence continue in a Southwesterly to Southerly direction along said curve to the left having a central angle of 10 degrees 58 minutes 10 seconds, a radius of 302.82 feet, an arc of 57.98 feet and a chord bearing of South 5 degrees 52 minutes 16 seconds West to the ending point of said curve; thence run North 87 degrees 28 minutes 12 seconds West a distance of 1100.33 feet, more or less, 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.

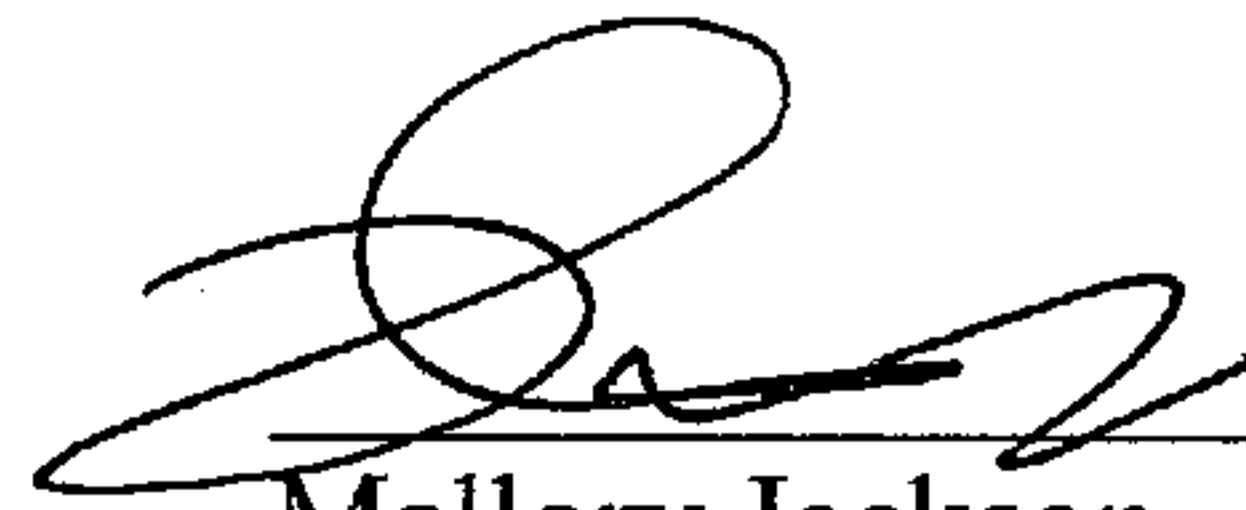
MINING AND MINERAL RIGHTS EXCEPTED.

\$365,750.00 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.

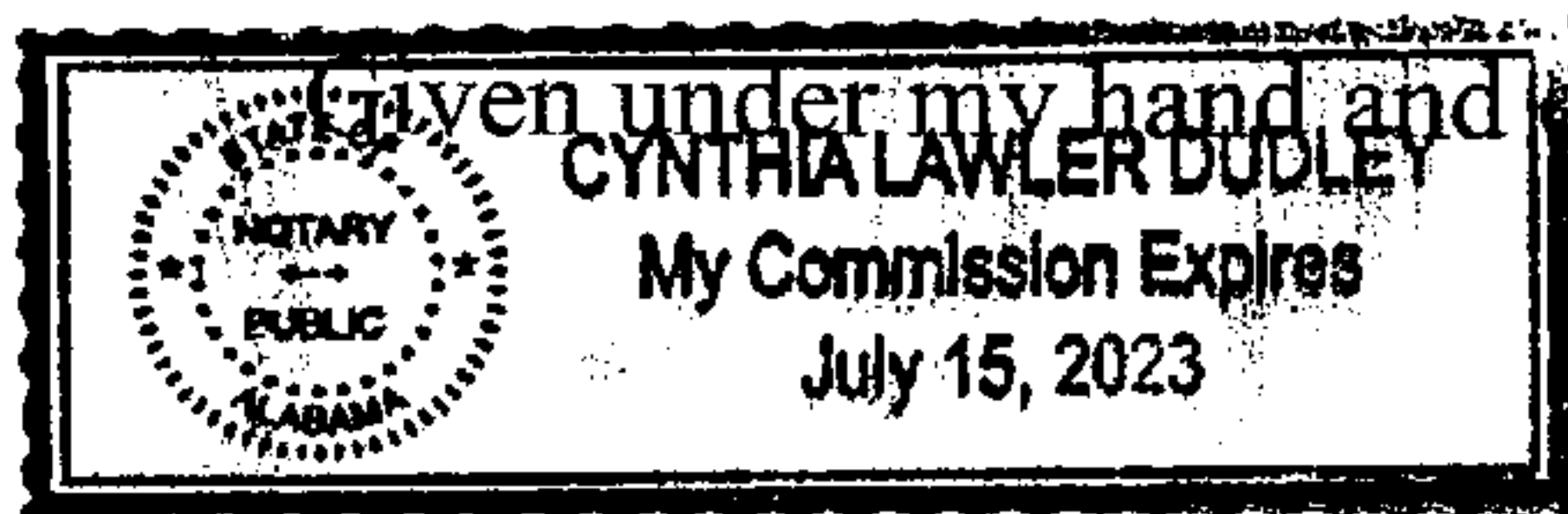
The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey 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 Mallory Jackson has hereunto set her signature and seal on August 13, 2019.



Mallory Jackson

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mallory Jackson, 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.



(NOTARIAL SEAL)


Notary Public
Print Name: Cynthia Lawler Dudley
Commission Expires: 7/15/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2019 11:37:48 AM
\$37.50 CHERRY
20190815000296820

Allen S. Byrd