

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Peighton Teachenor
659 Hiawatha Rd.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20190905000327260
09/05/2019 11:39:25 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Joseph C. Armstrong and Brooke L. Armstrong, husband and wife, whose mailing address is:

659 Hiawatha Road, Calera, AL 35040

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Peighton Teachenor, whose mailing address is: 1134 Dearing Downs Drive, Helena, AL 35080

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 659 Hiawatha Rd., Calera, AL 35040** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

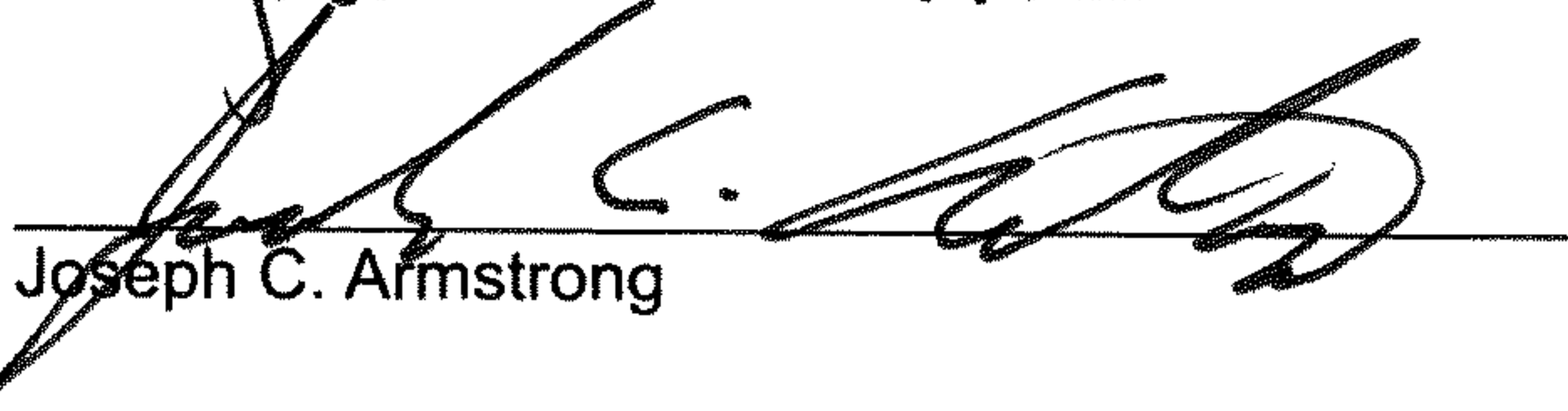
\$96,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

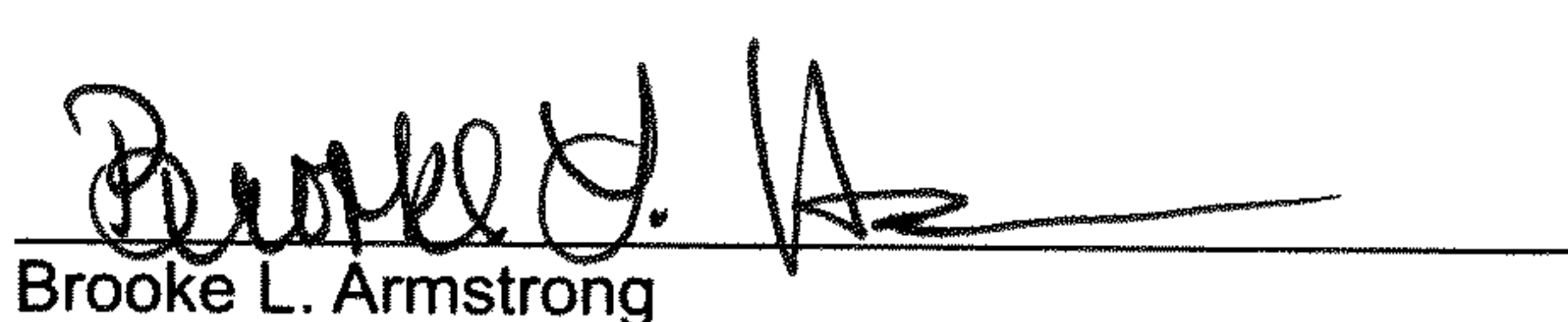
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 27th day of

August, 2019.

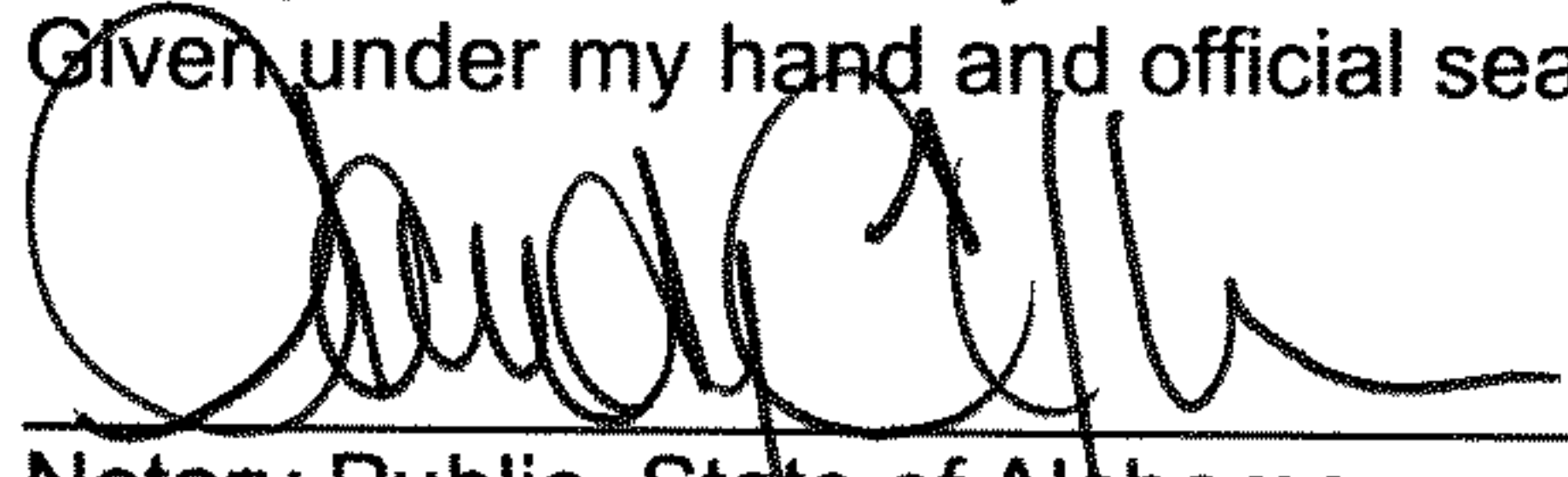

Joseph C. Armstrong


Brooke L. Armstrong

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Joseph C. Armstrong and Brooke L. Armstrong, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of August, 2019.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

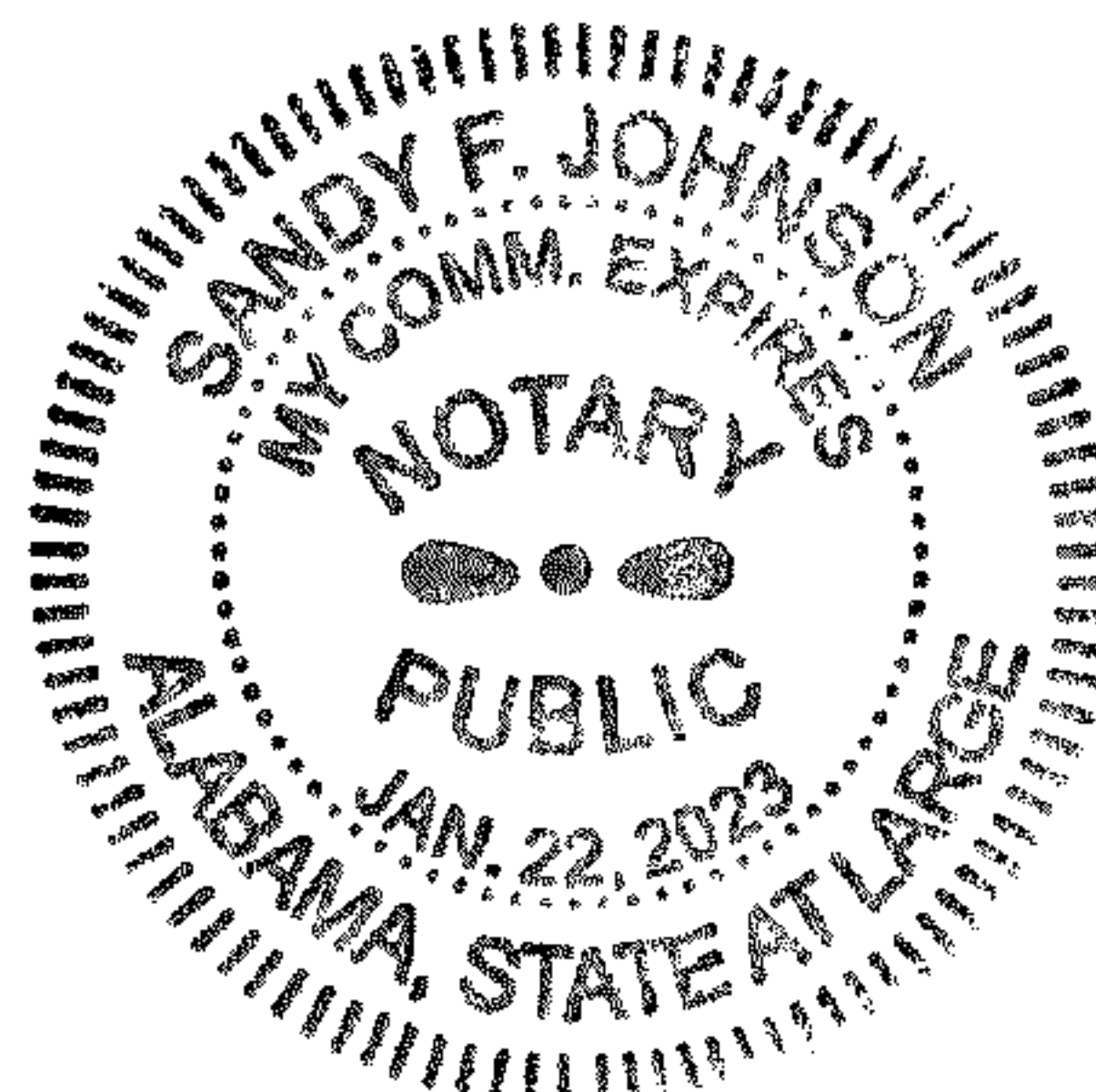


EXHIBIT "A"
LEGAL DESCRIPTION
20190905000327260 09/05/2019 11:39:25 AM DEEDS 2/2

Begin at the SW corner of the SE 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 14 East; thence North 87 degrees 48 minutes 51 seconds East along the South line of said 1/4-1/4 section a distance of 873.03 feet to the centerline of a dirt road; thence North 43 degrees 04 minutes 28 seconds West along said centerline a distance of 67.52 feet to a point on a curve to the left having a radius of 900.00 feet and a central angle of 3 degrees 43 minutes 32 seconds; thence along said centerline and the arc of said curve a distance of 58.52 feet, said arc subtended by a chord which bears North 44 degrees 56 minutes 14 seconds West a distance of 58.91 feet, to the curve's end; thence North 46 degrees 48 minutes 00 seconds West along said centerline a distance of 38.15 feet to a point on a curve to the right having a radius of 1200.00 feet and a central angle of 2 degrees 26 minutes 09 seconds; thence along said centerline and the arc of said curve a distance of 51.02 feet, said arc subtended by a chord which bears North 45 degrees 34 minutes 55 seconds West a distance of 51.01 feet, to the curve's end; thence North 44 degrees 21 minutes 50 seconds West along said centerline a distance of 67.28 feet, to a point on a curve to the left having a radius of 3635.63 feet and a central angle of 3 degrees 09 minutes 04 seconds; thence along said centerline and the arc of said curve a distance of 199.95 feet, said arc subtended by a chord which bears North 45 degrees 56 minutes 22 seconds West a distance of 199.93 feet to the curve's end; thence North 47 degrees 30 minutes 55 seconds West along said centerline a distance of 72.08 feet to a point on a curve to the right having a radius of 200.00 feet and a central angle of 11 degrees 21 minutes 17 seconds; thence along said centerline and the arc of said curve a distance of 39.64 feet, said arc subtended by a chord which bears North 41 degrees 50 minutes 16 seconds West a distance of 39.57 feet to the curve's end; thence North 36 degrees 09 minutes 37 seconds West along said centerline a distance of 43.90 feet to a point on a curve to the left having a radius of 200.00 feet and a central angle of 6 degrees 48 minutes 59 seconds; thence along said centerline and the arc of said curve a distance of 23.79 feet said arc subtended by a chord which bears North 39 degrees 34 minutes 07 seconds West a distance of 23.78 feet to the curve's end; thence North 42 degrees 58 minutes 36 seconds West along said centerline a distance of 70.84 feet to a point on a curve to the right having a radius of 500.00 feet and a central angle of 30 degrees 03 minutes 46 seconds; thence along said centerline and the arc of said curve a distance of 262.35 feet, said arc subtended by a chord which bears North 27 degrees 56 minutes 43 seconds West a distance of 259.35 feet, to the curve's end; thence North 12 degrees 54 minutes 50 seconds West along said centerline a distance of 265.54 feet to a point on the Southeasterly right of way line of Hiawatha Road (60' R.O.W.) said point being a point on a curve to the right having a radius of 229.05 feet and a central angle of 59 degrees 08 minutes 33 seconds; thence along said right of way and the arc of said curve a distance of 236.44 feet, said arc subtended by a chord which bears South 58 degrees 22 minutes 24 seconds West a distance of 226.08 feet to the West line of said 1/4-1/4 section; thence South 0 degrees 45 minutes 36 seconds East leaving said right of way and along the West line of said 1/4-1/4 section a distance of 926.22 feet to the point of beginning.

The real property described above includes a 2005 KABCO Manufactured Home, Model No. KB 2801, Serial No. KB010442B05 and Serial No. KB010442AA05.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2019 11:39:25 AM
\$49.00 CHERRY
20190905000327260

Allen S. Bayl