

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

Send Tax Notice To: Shae N McKinney
180 April Ln
Sterrett, AL 35147

File No.: 197884

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty One Thousand Dollars and No Cents (\$281,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Lowell Nelson Martin and Debra Martin, a married couple, whose mailing address is 180 April Ln, Sterrett, AL 35147** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shae N McKinney, whose mailing address is 180 April Ln, Sterrett, AL 35147** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **180 April Ln., Sterrett, AL 35147**; to wit;

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

From the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 21, Township 19 South, Range 1 East, run Southwardly along the west line of Said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 647.64 feet; thence left 89 degrees, 06 minutes, 30 seconds a distance of 300 feet to a point on the East right of way line of a 30 foot road; thence left 90 degrees, 53 minutes, 30 seconds along the East right of way line of said road a distance of 50.0 feet to the point of beginning; thence right 29 degrees, 04 minutes, 30 seconds along the East right of way line of said road a distance of 306.03 feet; thence right 26 degrees, 01 minutes, 15 seconds along the chord of a 25 foot radius of a curve to the right a distance of 21.92 feet; thence left 13 degrees, 29 minutes, along the chord of a 40 foot radius curve to the left a distance of 50.86 feet; thence right 50 degrees, 31 minutes, 15 seconds a distance of 423.43 feet; thence right 136 degrees, 02 minutes, 15 seconds a distance of 140.01 feet; thence left 43 degrees, 07 minutes, 30 seconds a distance of 75.69 feet; thence right 40 degrees, 55 minutes, 30 seconds a distance of 87.87 feet; thence right 86 degrees, 44 minutes, 45 seconds a distance of 59.14 feet; thence left 80 degrees, 00 minutes, 45 seconds a distance of 65.15 feet; thence left 52 degrees, 42 minutes, 15 seconds a distance of 78.57 feet; thence right 90 degrees, 53 minutes, 30 seconds 367.33 feet to the point of beginning of the property herein described; said property bounded on the East by a creek the centerline of said creek being understood as the property line with the angles and distances given herein being a traverse of the West bank of said Creek .

Also, an easement, 30 feet in width, the centerline being described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 19 South, Range 1 East; thence run Easterly along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 453.64 feet to a point; thence turn right 87 degrees, 55 minutes, 45 seconds and run a distance of 237.73 feet to the point of beginning of the line herein described; thence continue along last described course a distance of 40 feet to a point; thence turn right an angle of 29 degrees, 04 minutes, 30 seconds and run a distance of 361.11 feet to a point; thence turn left an angle of 29 degrees 04 minutes 30 seconds and run a distance of 53.7 feet to a point; thence run in a Southerly direction a distance of 728 feet, more or less, to the North right of way of U.S. Highway 280, said point being the point of ending of said easement.

Property may be subject to 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

*NOTE: Grantor Lowell Nelson Martin is the sole surviving Grantee of that certain Warranty Deed dated 9/25/1978 and filed on 9/28/1978 in Book 315, Page 239 in the Office of the Judge of Probate of Shelby County, Alabama. The other Grantee, Susan Kay Martin, departed this life on or around 3/11/2010.

\$224,800.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of December, 2019.

Lowell Nelson Martin
Lowell Nelson Martin

Debra Martin
Debra Martin

State of Alabama

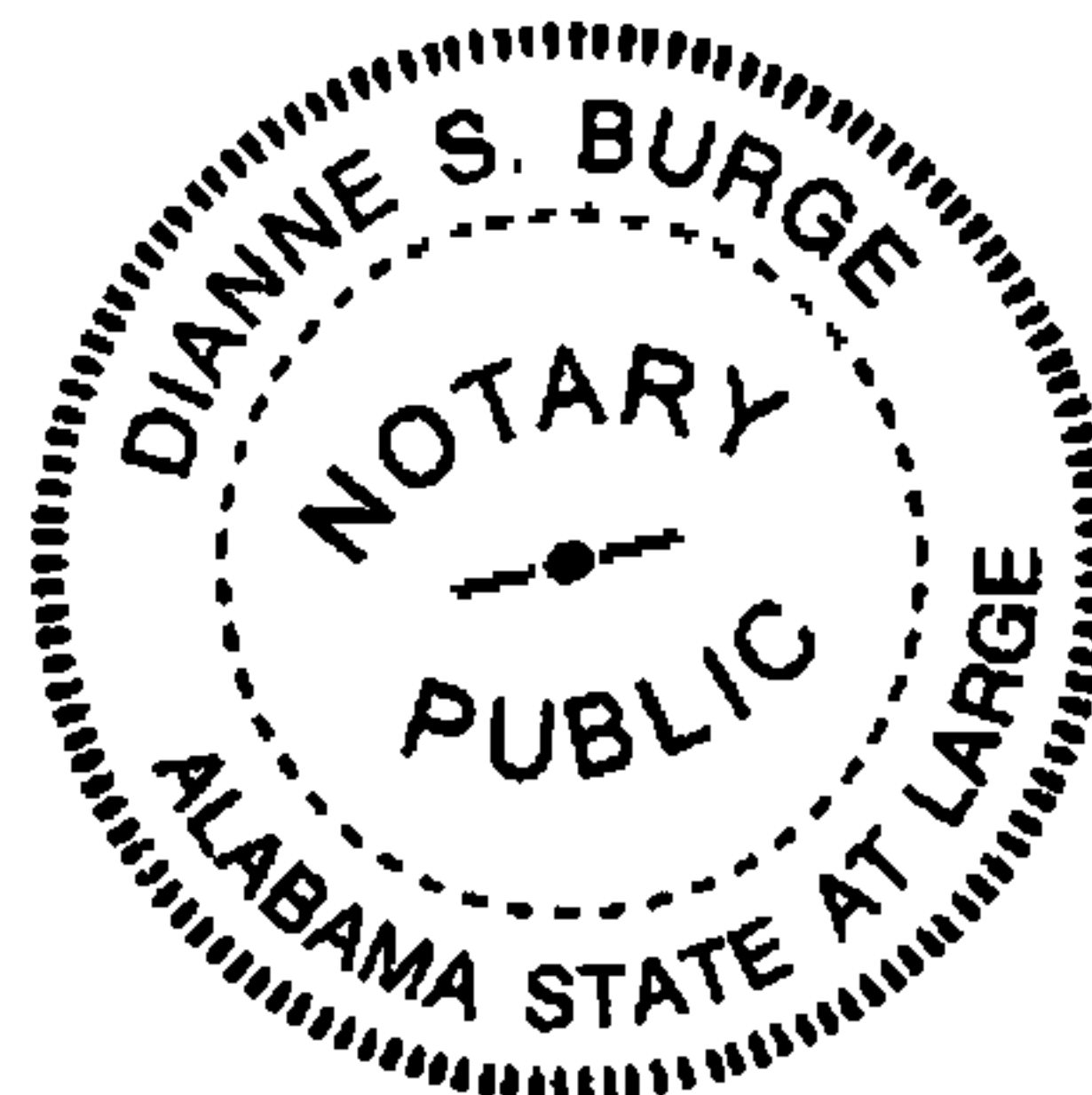
County of Shelby

I, Dianne S. Burge, a Notary Public in and for the said County in said State, hereby certify that Lowell Nelson Martin and Debra Martin, whose name(s) 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 30 day of December, 2019.

Dianne S. Burge
Notary Public, State of ALABAMA

My Commission Expires: 5/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2020 08:05:33 AM
\$81.50 CATHY
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Allen S. Bayl