

20200124000031930
01/24/2020 11:16:11 AM
DEEDS 1/3

Send tax notice to:

James Outland

2101 Highland Avenue S, STE 100
Birmingham, AL 35205

CHL1900128

This instrument prepared by:

S. Kent Stewart

Stewart & Associates, P.C.

3595 Grandview Pkwy, #280

Birmingham, Alabama 35243

State of Alabama

County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Coy M. Brasher, an unmarried man**, whose mailing address is:

321 Cox Drive, Chelsea, AL 35043, **Lois Elaine Erwin,**

an unmarried woman, whose mailing address

is: 2033 Highway 50, Vandiver, AL 35176, and **Steven Ray**

Erwin, a married man, the conveyance of which does not encompass the homestead of he or his spouse, whose mailing address is: 165 Mayfair Lane, Calera, AL 35040,

(hereinafter referred to as "Grantor"), by **James Outland** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, situated in Shelby County, Alabama, being more particularly described as follows:

Commence at an existing concrete monument at the Southeast corner of said Quarter – Quarter Section and run North 01 degrees 01 minutes 50 seconds West along the East line of said Quarter – Quarter Section for 208.68 feet to an existing 3/4" crimped pipe at the Point of Beginning. Thence North 01 degrees 13 minutes 37 seconds West along said East line for 283.48 feet to an existing 3/8" rebar on the South right-of-way of Dunnavant Valley Road (Shelby County Highway 41); thence South 63 degrees 36 minutes 26 seconds West along said right-of-way for 508.98 feet to a 5/8" rebar set on the right-of-way of U.S. Highway 280 service road; thence South 54 degrees 42 minutes 00 seconds West along said right-of-way for 9.56 feet to an existing concrete right-of-way monument; thence South 15 degrees 08 minutes 45 seconds East along said right-of-way for 131.54 feet to an existing concrete right-of-way monument; thence South 38 degrees 49 minutes 25 seconds West along said right-of-way for 109.81 feet to a concrete right-of-way monument; thence South 51 degrees 12 minutes 10 seconds West along said right-of-way for 46.87 feet to a 5/8" rebar set; thence (leaving right-of-way) run South 89 degrees 51 minutes 50 seconds East for 122.97 feet to an existing 3/4" crimped pipe; thence North 00 degrees 00 minutes 40 seconds West for 180.00 feet to an X cut in concrete; thence North 88 degrees 33 minutes 20 seconds East for 418.00 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 23 day of January, 2020.

Coy M Brasher
Coy M. Brasher

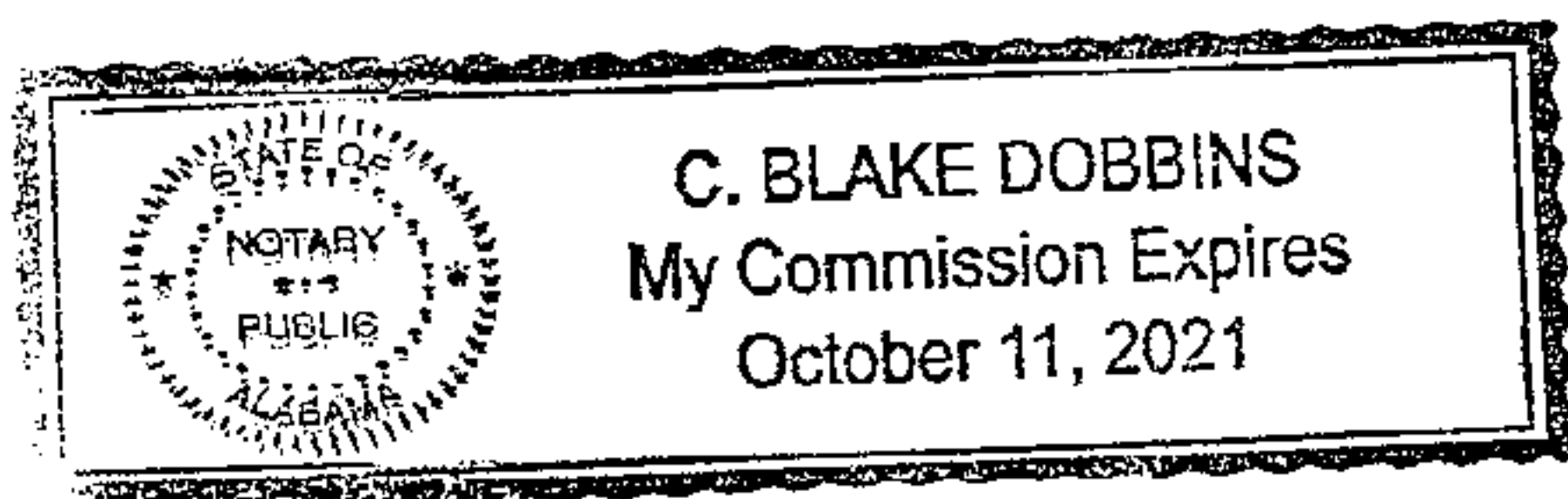
Lois Elaine Erwin
Lois Elaine Erwin

Steven Ray Erwin
Steven Ray Erwin

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Coy M. Brasher, an unmarried man, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23 day of January, 2020.

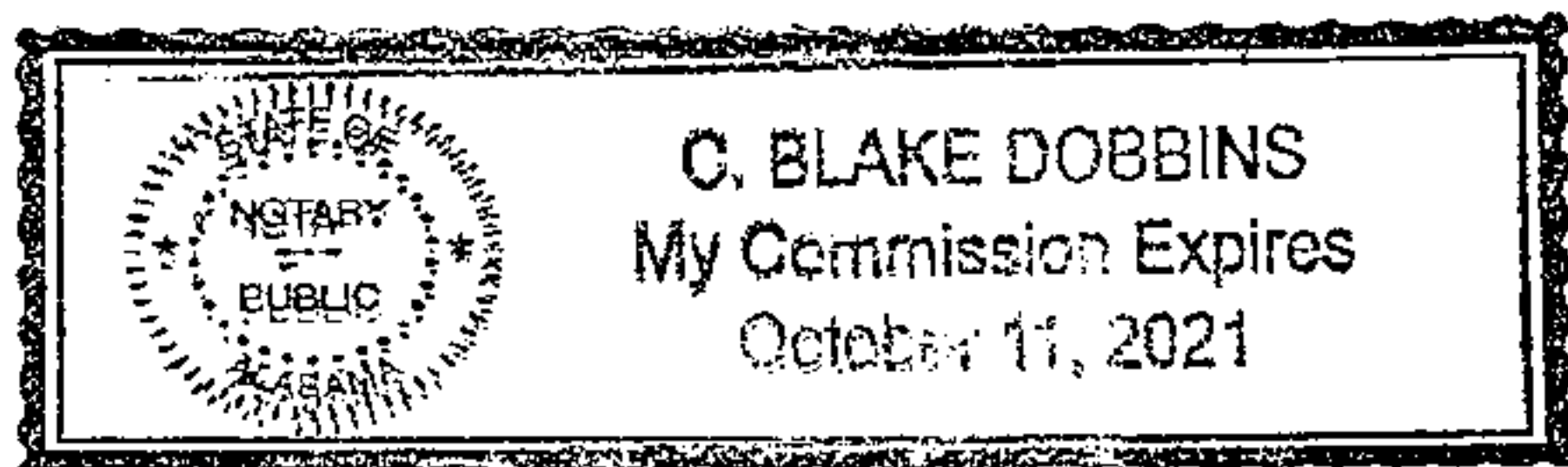


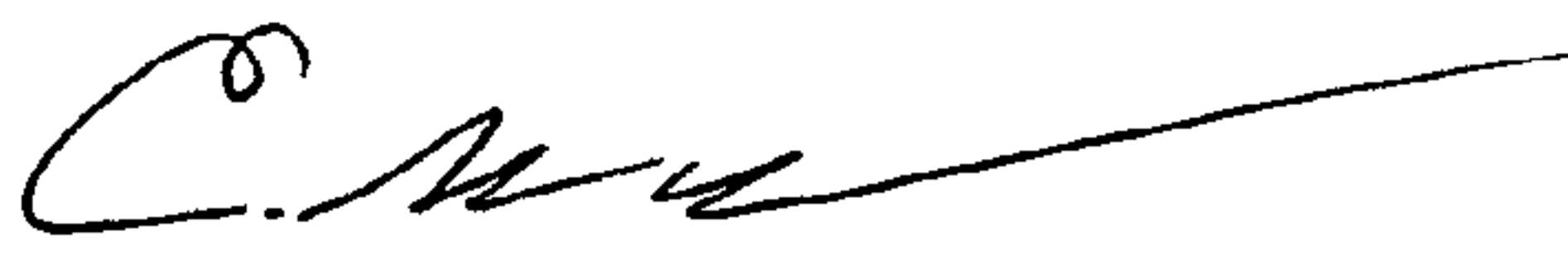
C. Blake Dobbins
Notary Public
Print Name: C. Blake Dobbins
Commission Expires:

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois Elaine Erwin, an unmarried woman, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23 day of January, 2020.

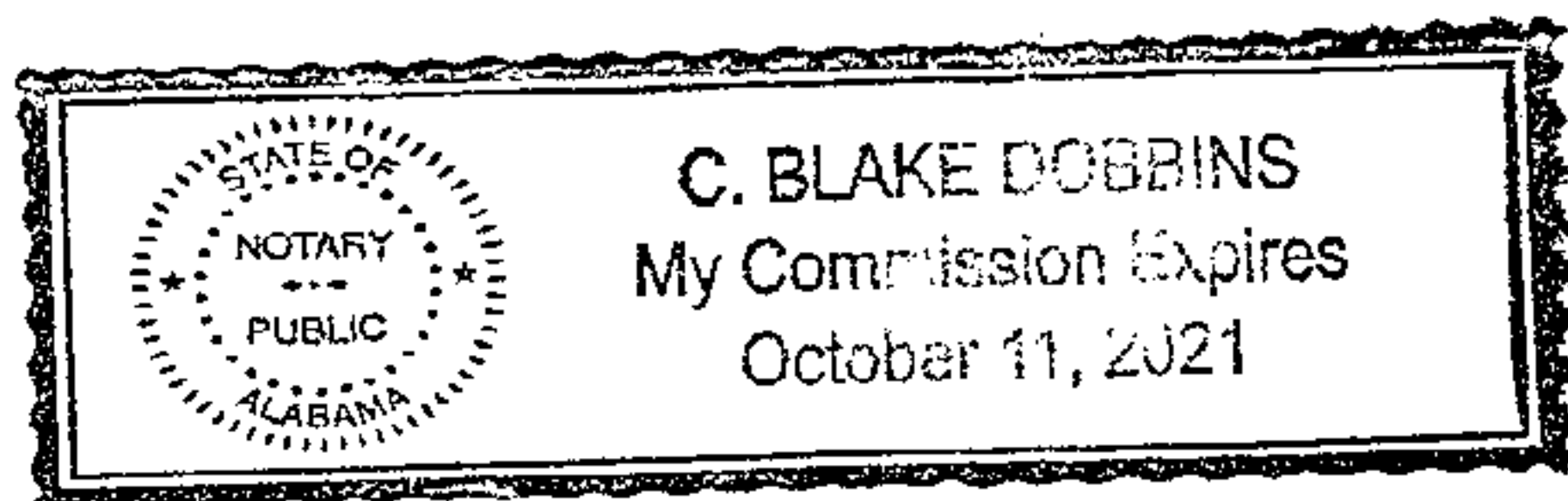




Notary Public
Print Name: C. Blake Dobbins
Commission Expires:

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Ray Erwin, a married man, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 23 day of January, 2020.




Notary Public
Print Name: C. Blake Dobbins
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/24/2020 11:16:11 AM
\$253.00 CHERRY
20200124000031930

