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02/06/2020 03:15:35 PM
DEEDS 1/2

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

Send Tax Notice To:
Julie Irene Weber
3041 Highway 42
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Four Thousand Dollars and No Cents (\$54,000.00)**, 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

Michael Hosmer and Melissa Renee Hosmer, husband and wife, whose mailing address is:

630 10th Street SW, Alabaster, AL 35007

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

Julie Irene Weber, whose mailing address is: 3041 Highway 42, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3041 Highway 42, Calera, AL 35040** to-wit:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 22 South, Range 2 West; thence run Southerly along the West line thereof 258.56 feet to the Point of Beginning; thence continue along the last described course for 250.00 feet; thence 103°45'52" left run Northeasterly for 579.53 feet; thence 36°30'5" left run Northeasterly for 247.05 feet to the Southwesterly right-of-way of Shelby County Highway 42 and to a point of a curve to the right, having a central angle of 13°36'40", a radius of 868.08 feet and an arc length of 206.22 feet; thence 108°33'1" left to chord run Northwesterly along said right-of-way a chord distance of 205.73 feet to a point on a fence and run along said fence the following described courses; thence 133°36'17" left run Southeasterly for 16.31 feet; thence 54°39'12" right run Southwesterly for 21.50 feet; thence 4°51'2" left run Southwesterly for 19.06 feet; thence 60°52'42" right run Westerly for 137.99 feet; thence 5°0'28" left run Westerly for 28.38 feet; thence 1°10'19" right run Westerly for 23.93 feet; thence 11°13'5" right run Westerly for 15.95 feet; thence 24°41'52" left run Southwesterly for 70.52 feet; thence 21°21'0" left run Southwesterly for 20.18 feet; thence 7°30'35" right run Southwesterly for 48.98 feet; thence 7°01'8" right run Southwesterly for 19.73 feet; thence 9°39'33" left run Southwesterly for 37.09 feet; thence 19°1'39" right run Southwesterly for 38.08 feet; thence 43°5'45" left run Southwesterly for 21.36 feet; thence 84°4'9" right run Northwesterly for 75.67 feet; thence 47°15'21" left run Southwesterly for 10.47 feet; thence 27°51'36" right run Westerly for 12.28 feet to the Point of Beginning.


Also, a 25-foot ingress and egress easement, the North line which being more particularly described as follows: Begin at the intersection of the centerline of Elyton Road and the South right-of-way of Shelby County Highway 42; thence run Westerly along said right-of-way 153.31 feet to the Point of Ending.

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

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 31st day of January, 2020.

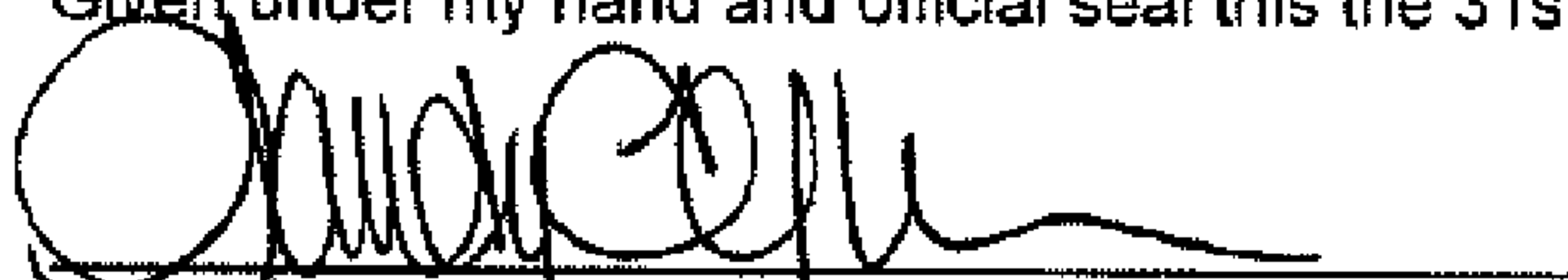

Michael Hosmer

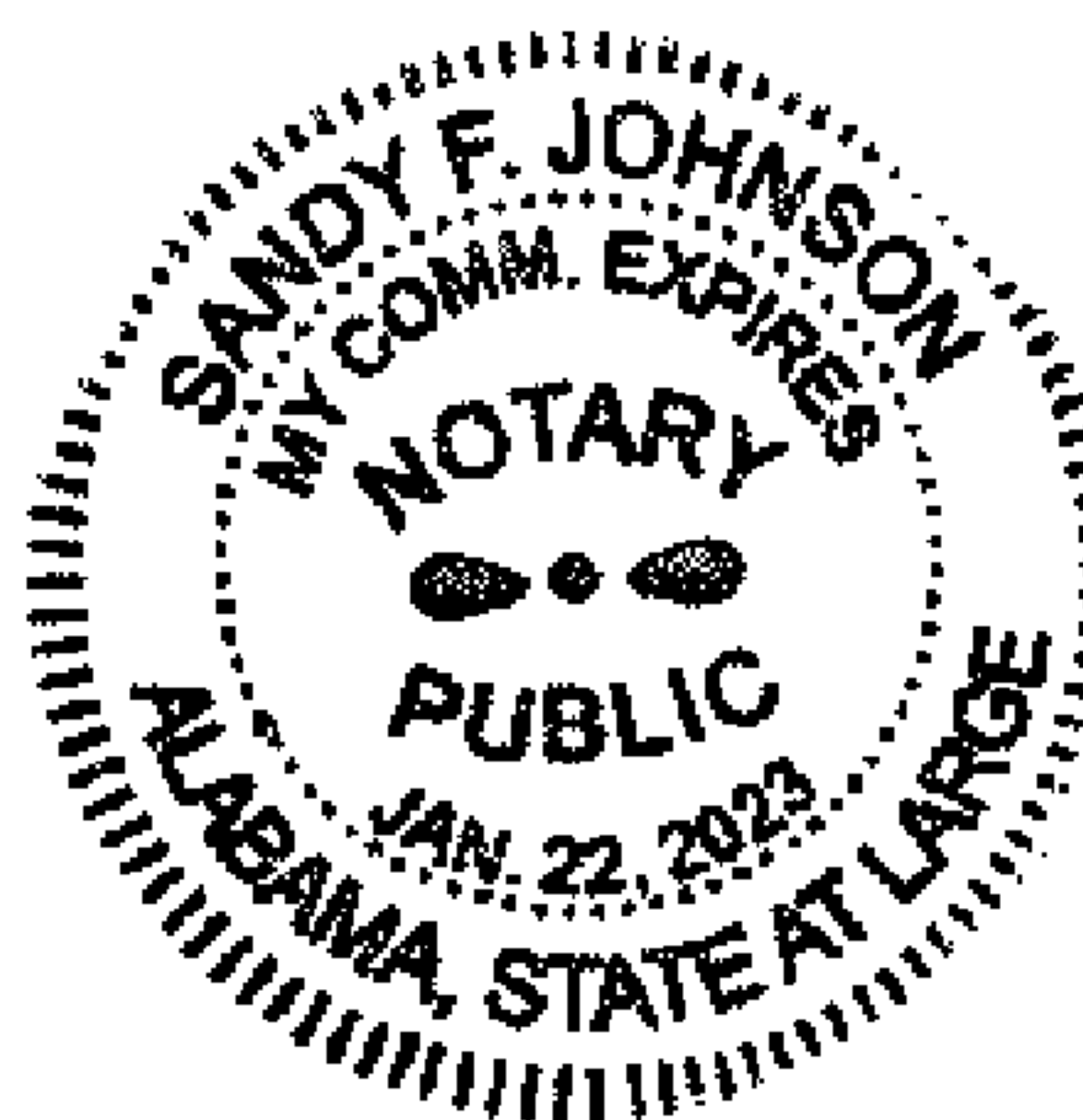

Melissa Renee Hosmer

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michael Hosmer and Melissa Renee Hosmer, 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 31st day of January, 2020.


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



20200206000050730 02/06/2020 03:15:35 PM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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