

20200311000097720
03/11/2020 02:50:43 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Michael Jefferson Stephens II
564 Fulton Springs Road
Alabaster, AL 35007
BHM2000072

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Donald L. Jeffers Jr. and Sue A. Jeffers, a married couple**, whose address is 4322 S. Reidsburg Rd., Sligo, PA 16255, (hereinafter "Grantor", whether one or more), by **Michael Jefferson Stephens II**, whose address is 373 Merigold Way, Pendergrass, GA 30567, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Michael Jefferson Stephens II, an unmarried man**, the following described real estate situated in Shelby County, Alabama, the address of which is **564 Fulton Springs Rd., Alabaster, AL 35007**, to-wit:

PARCEL 1

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE SOUTH 0 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 141.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 76.66 FEET; THENCE SOUTH 76 DEGREES 24 MINUTES 39 SECONDS WEST A DISTANCE OF 160.34 FEET; THENCE NORTH 48 DEGREES 57 MINUTES 25 SECONDS WEST A DISTANCE OF 242.21 FEET TO THE SOUTHEASTERLY RIGHT- OF-WAY OF SHELBY COUNTY HIGHWAY NO. 26; THENCE NORTH 38 DEGREES 59 MINUTES 54 SECONDS EAST AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 81.90 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 0 DEGREES 36 MINUTES 00 SECONDS AND A RADIUS OF 1905.50 FEET; THENCE ALONG SAID ARC OF SAID CURVE A DISTANCE OF 19.95 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BARES NORTH 39 DEGREES 17 MINUTES 52 SECONDS EAST A DISTANCE OF 19.95 FEET TO THE END OF SAID CURVE, THENCE SOUTH 65 DEGREES 40 MINUTES 35 SECONDS EAST AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 300.57 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE SOUTH 89 DEGREES 40 MINUTES 16 MINUTES EAST, A DISTANCE OF 215.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE


**OF 172.11 FEET; THENCE NORTH 40 DEGREES 12 MINUTES 33 SECONDS WEST,
A DISTANCE OF 204.71 FEET; THENCE SOUTH 14 DEGREES 25 MINUTES 23
SECONDS EAST, A DISTANCE OF 160.40 FEET TO THE POINT OF BEGINNING.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$144,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 3 day of March, 2020.

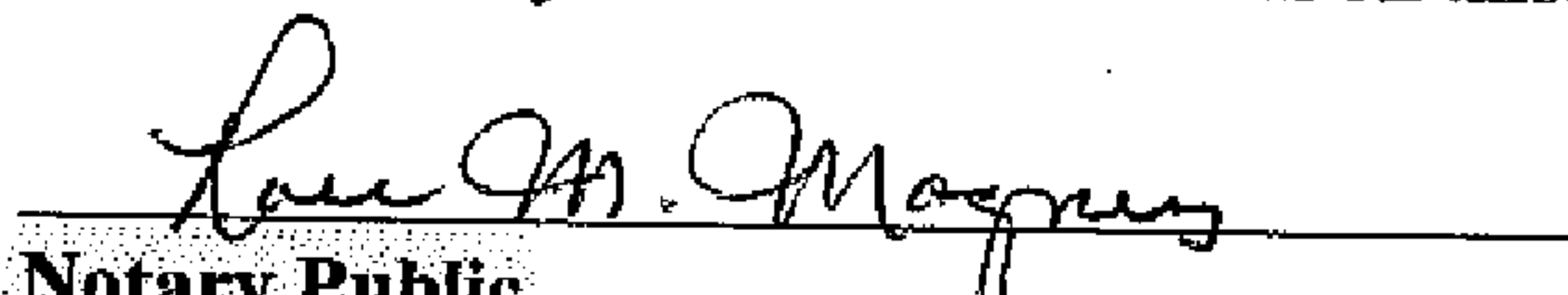

Donald L. Jeffers Jr.

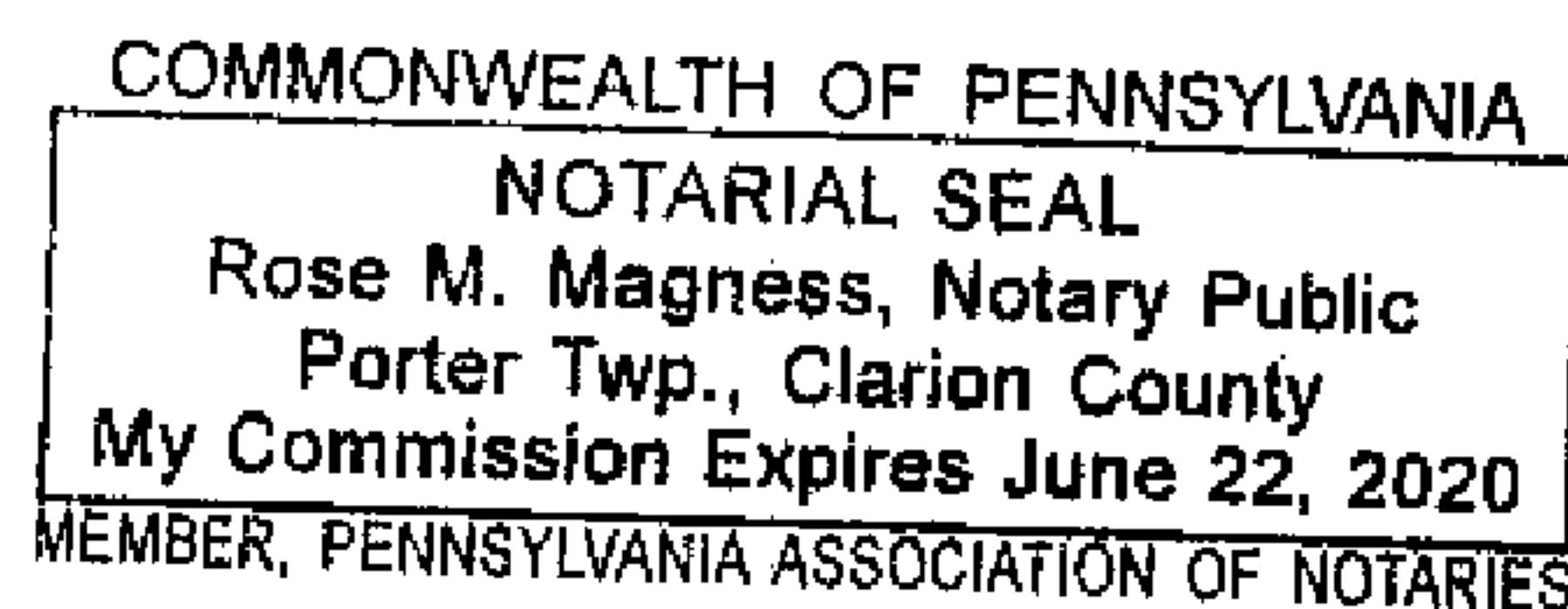

Sue A. Jeffers

STATE OF Pennsylvania
COUNTY OF Clarion

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Donald L. Jeffers Jr. and Sue A. Jeffers**, a married couple, 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 on this 3 day of March, 2020.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2020 02:50:43 PM
\$61.00 CHARITY
20200311000097720

Allie S. Bayl