

Send tax notice to:
KALYN DAVIS
16437 HIGHWAY 25
CALERA, AL, 35040

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2020294T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Five Thousand and 00/100 Dollars (\$335,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **DAVID E. LINDOW and DENISE LINDOW, HUSBAND AND WIFE** whose mailing address is: 22947 Pinok Dr Athens AL 35613 (hereinafter referred to as "Grantors") by **KALYN DAVIS and ANNA DAVIS** whose property address is: **16437 HIGHWAY 25, CALERA, AL, 35040** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE ¼ of the NW ¼ of Section 5, Township 22 South, Range 1 West, and run S 65°11'W for 209.35 feet; thence 20°18' left and run Southwesterly for 2168.61 feet to a point on the Northerly ROW line of Alabama Highway No. 25; thence continue along the last described course and along said Northerly ROW for 788.8 feet to the P.C. of a ROW curve having a central angle of 6°24'03" and a radius of 1879.8 feet; thence continue along said curve for 210.0 feet to the beginning of a curve to the right having a central angle of 17°22'52" and a radius of 1879.8 feet and continue along said curve for 570.25 feet to the PT of said curve; thence continue along said ROW tangent to said curve for 737.0 feet to the Point of Beginning; thence continue along said ROW on the same course for 513.0 feet to the center of Camp Branch; thence 60°39'32" right and run Northwesterly along the center of said Branch for 68.97 feet; thence 20°13'12" right and continue along said Branch for 308.36 feet; thence 62°21' left and continue along said Branch for 232.39 feet; thence 94°19'40" right and continue along said Branch for 102.53 feet; thence 31°22'30" left and run along said Branch for 59.64 feet; thence 92°05' right and run Northeasterly for 790.0 feet; thence 96°26'01" right and run Southeasterly for 680.43 feet to the Point of Beginning Being situated in the South ½ of the NE ¼ and the N ½ of the SE ¼ of Section 6, Township 22 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

\$324,950.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 15th day of May, 2020.

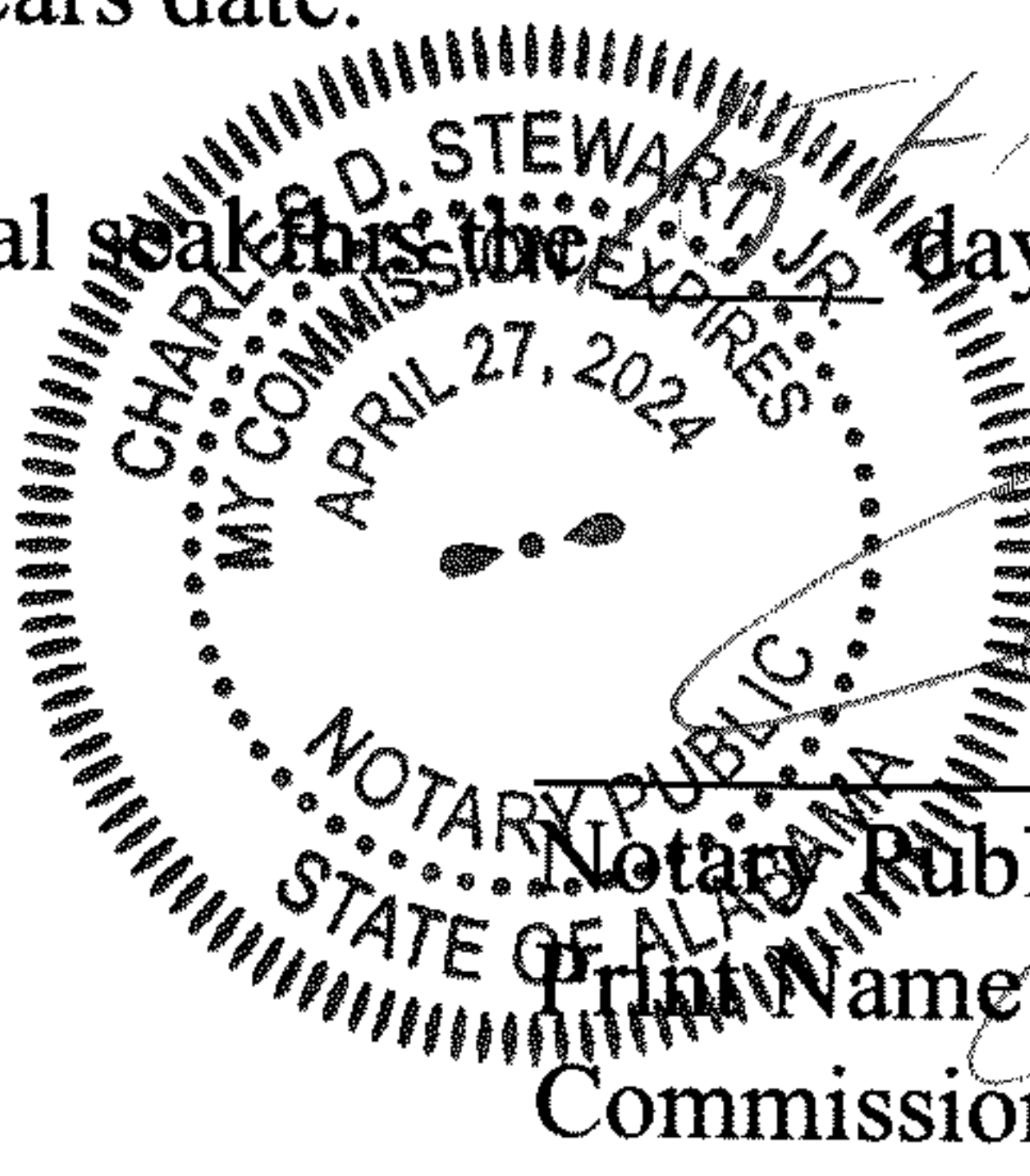

DAVID E. LINDOW


DENISE LINDOW

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID E. LINDOW and DENISE LINDOW whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of May, 2020.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 27, 2024

8-2824



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2020 12:05:25 PM
\$35.50 CHERRY
20200519000198860

Allen S. Bayl