

20200529000215270
05/29/2020 12:00:49 PM
CORDEED 1/2

THIS DEED IS BEING RERECORDED TO ADD THE MIDDLE NAME OF THE BUYER TO THIS
DEED #20200528000213430.

20200528000213430
05/28/2020 10:58:50 AM
DEEDS 1/2

Send tax notice to:
DAVID FREDRICK GREEN
2420 HIGHWAY 57
VINCENT, AL 35178

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

PLC2000043

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Thousand and 00/100 Dollars (\$80,000.00), the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, Joshua Abraham Grantham, an unmarried man, whose mailing address is: 1700 Logan Martin Dam Road, Vincent, AL 35178 (hereinafter referred to as "Grantors"), by David *FREDRICK* Green, whose mailing address is: 2420 Highway 57, Vincent, AL 35178 (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, the property address of which is: 2420 Highway 57, Vincent, AL 35178, to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND RUN THENCE NORTHERLY A DISTANCE OF 238.72 FEET TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 200.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 77 DEGREES 21 MINUTES 57 SECONDS TO THE LEFT AND RUN NORTHWESTERLY A DISTANCE OF 235.95 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 57; THENCE TURN AN ANGLE OF 101 DEGREES 14 MINUTES 07 SECONDS LEFT TO TANGENT AND RUN ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11 DEGREES 44 MINUTES 07 SECONDS AND A RADIUS OF 772.00 FEET, AN ARC DISTANCE OF 160.00 FEET TO THE P.C. OF SAID CURVE; THENCE CONTINUE ALONG TANGENT OF SAID CURVE A DISTANCE OF 40.00 FEET TO A POINT; THENCE TURN AN ANGLE OF 91 DEGREES 09 MINUTES 02 SECONDS TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 264.81 FEET TO THE POINT OF BEGINNING THAT IS MARKED ON THE CORNER WITH STEEL REBAR PINS. SITUATED IN SHELBY COUNTY, ALABAMA.

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.

20200528000213430 05/28/2020 10:58:50 AM DEEDS 2/2

\$76,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

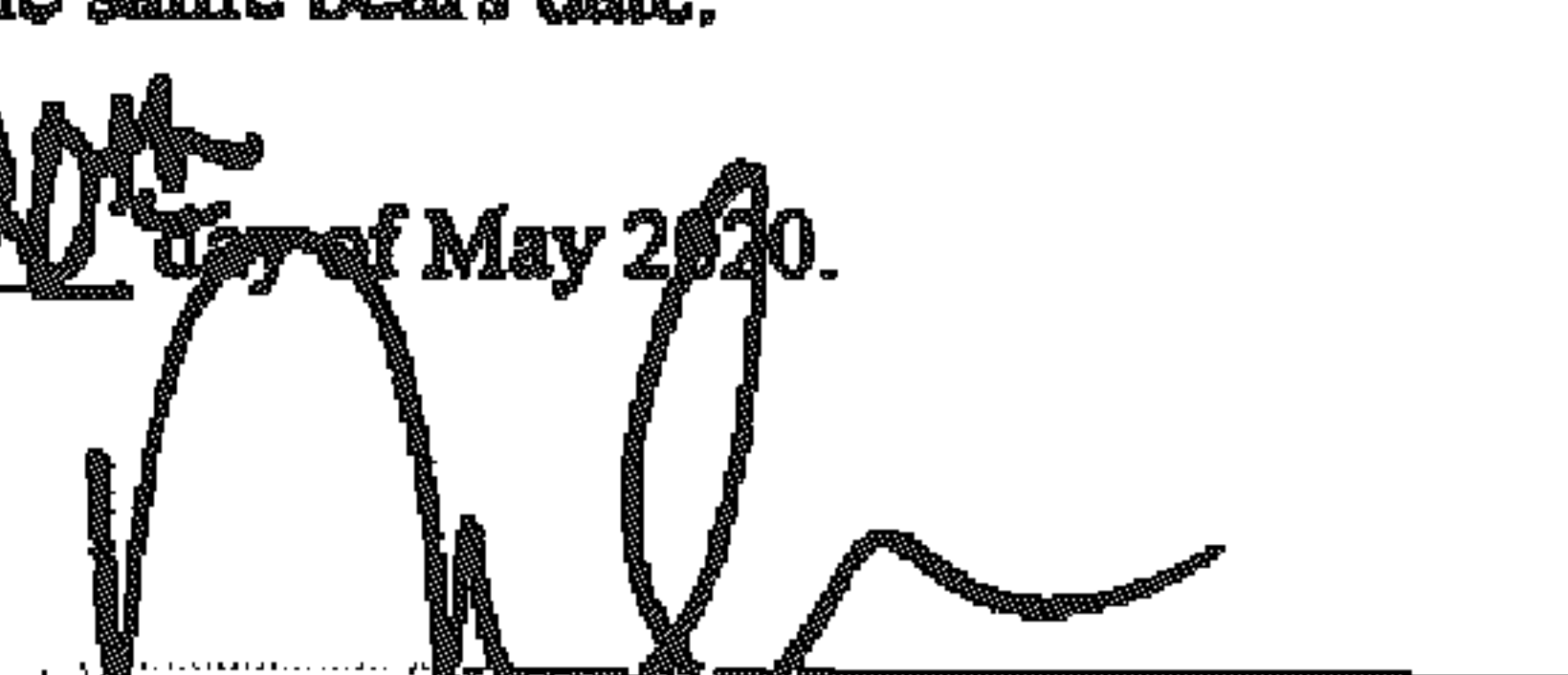
IN WITNESS WHEREOF, Grantor(s), Joshua Abraham Grantham have hereunto set their signature(s) and seal(s) on this the 20th day of May 2020.


JOSHUA ABRAHAM GRANTHAM

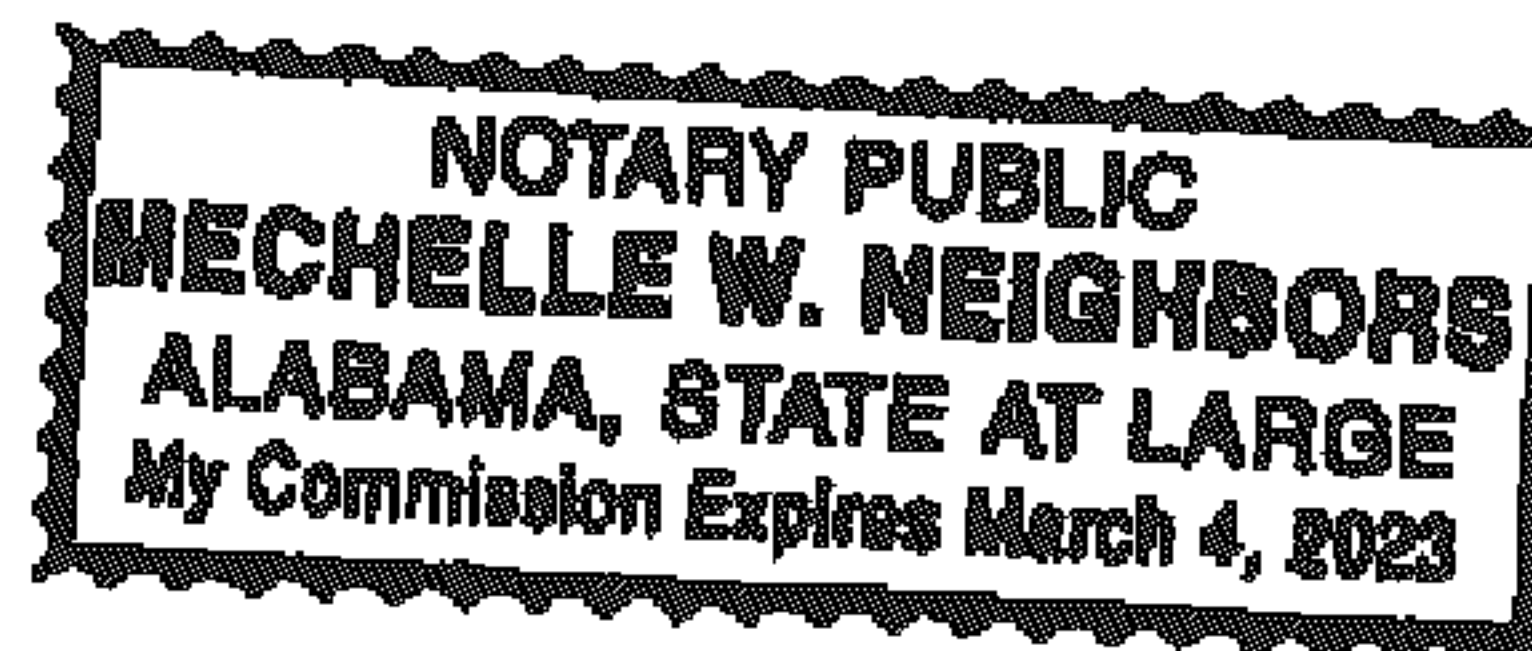
STATE OF ALABAMA
COUNTY OF ST CLAIR

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua Abraham Grantham, 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 the 20th day of May 2020.


Notary Public
Commission Expires:

(NOTARIAL SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2020 10:58:50 AM
\$29.00 JESSICA
20200528000213430

Alvin S. Byrd



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2020 12:00:49 PM
\$26.00 CHERRY
20200529000215270

Alvin S. Byrd