

Send tax notice to:
RACHEL BREANNE MOODY
14105 DENEEN ROAD
OCEAN SPRINGS, MS 39565

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

STATE OF ALABAMA

2020145

Shelby COUNTY

Consideration: \$100,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KESSTEAM, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: 3505 Bent River Rd, Birmingham, AL 35216 (hereinafter referred to as "Grantor") by **RACHEL BREANNE MOODY, with a Life Estate in Chilton Childs and Mattie Holland Childs** whose mailing address is 14105 Deneen Road, Ocean Springs, MS 39565 (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:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

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. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 102, Page 266; Deed Book 102, Page 264 and Deed Book 102, Page 265, in the Probate Office of Shelby County, Alabama.
3. Easements and Rights of Way granted to Shelby County as recorded in Deed Book 154, Page 501 and Deed Book 154, Page 499, in said Probate Office.
4. Riparian and other rights created by the fact that the subject property fronts on Beaver Creek and its tributaries.
5. All matters set forth in Grant of Land Easement and Restrictive Covenants for underground facilities to Alabama Power Company as recorded in Instrument No. 20061212000601470 and Instrument No. 2005080300393820, in said Probate Office.
6. Restrictions appearing of record in Instrument No. 20051013000532900 and First Amendment as recorded in Instrument No. 2006122100062100, in said Probate Office.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, KESSTEAM, LLC, by CHARLES G KESSLER, its MEMBER, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10th day of June, 2020.

KESSTEAM LLC

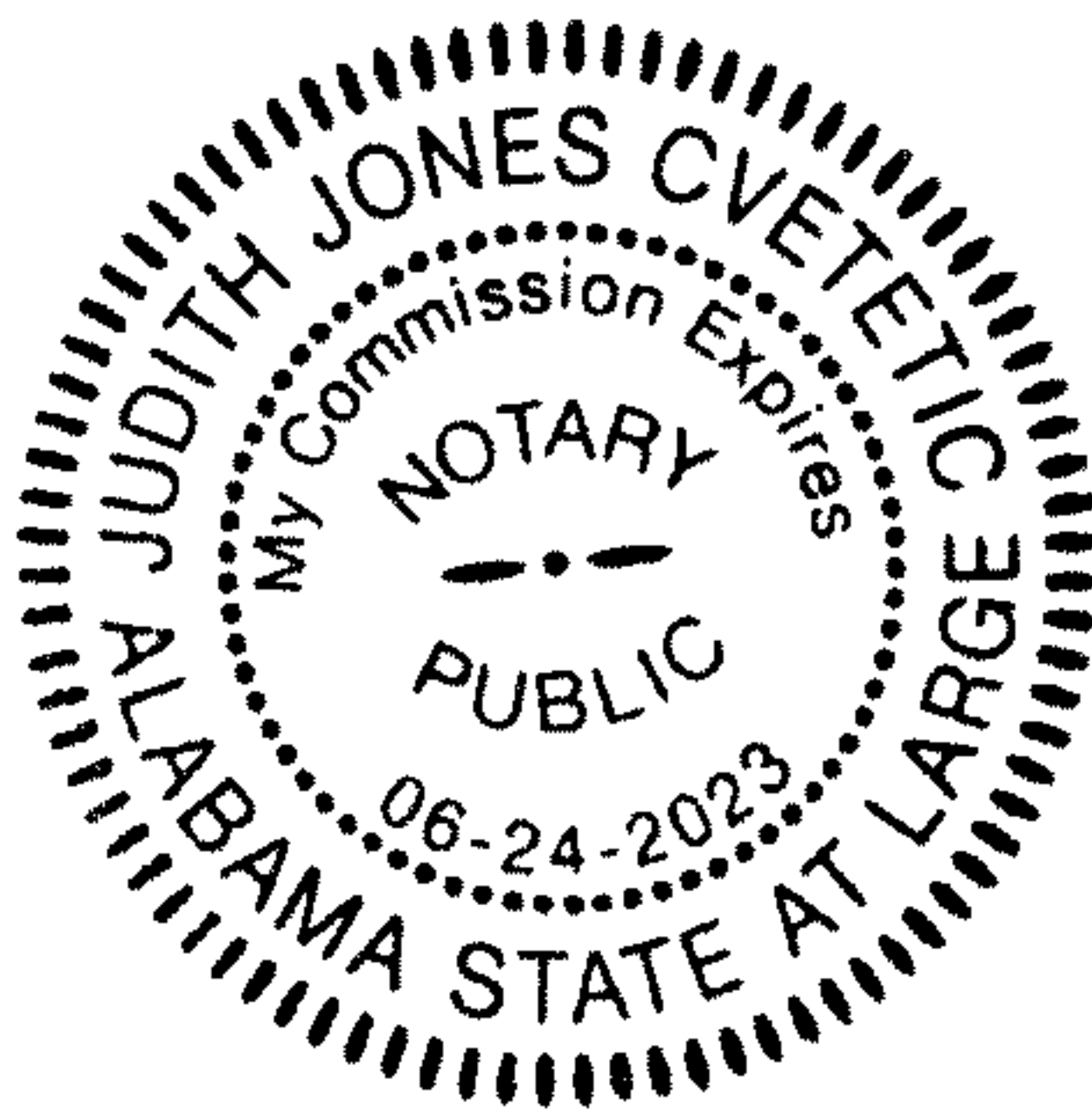

BY: CHARLES G KESSLER
ITS: MEMBER

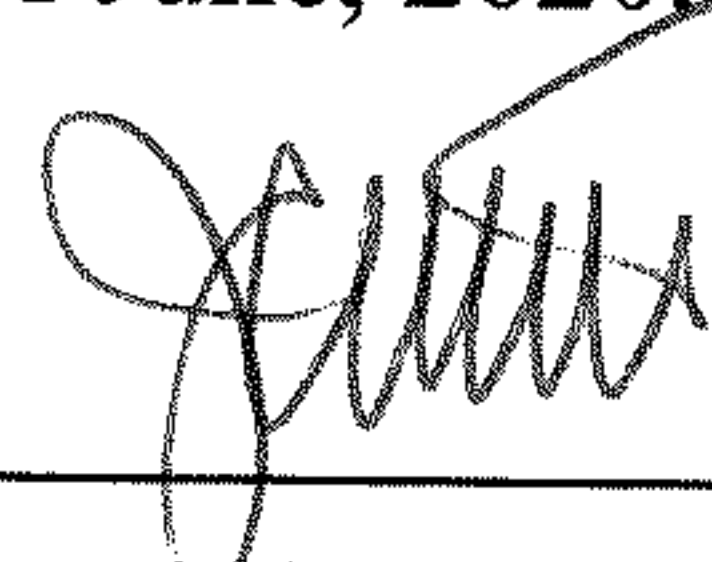
STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLES G KESSLER, whose name as MEMBER of KESSTEAM, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 10th day of June, 2020.




Notary Public
Print Name:

Commission Expires: 06/24/2023

JUDITH JONES CVETETIC

Legal Description:

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; Thence run South 89°31'49" East along the north line of said section a distance of 1466.16 feet more or less to the intersection with the west right-of-way line of Shelby County Highway 17; Thence leaving the north line of said section run South 20°37'53" West along the west right-of-way line of Shelby County Highway 17 a distance of 738.96 feet more or less to an iron pip that locates the northeast corner of parcel 23 2 09 0 001 011.003 owned by Larry Cain Real Estate Co. Inc. Thence run South 20°01'47" West along the west right-of-way line of Shelby County Highway 17 a distance of 44.63 feet to a point; Thence run South 20°55'34" West along the west right-of-way line of Shelby County Highway 17 a distance of 86.50 feet to a point; Thence leaving the west right-of-way line of Shelby County Highway 17 run North 69°04'26" West a distance of 212.40 feet to the POINT OF BEGINNING; Thence run North 55°18'39" West a distance of 130.00 feet to a point; Thence run South 89°29'36" West a distance of 92.25 feet to a point; Thence run South 00°30'24" East a distance of 137.07 feet to a point on the south line of parent parcel; Thence run North 89°29'36" East along the south line a distance of 155.00 feet to a point on the centerline of Beaverdam Creek; Thence run North 34°28'37" East along the centerline of Beaverdam Creek a distance of 75.85 feet to a point to the POINT OF BEGINNING.

Together with and subject to an access easement as follows;

Commence at the Northwest corner of Section 9, Township 21 South, Range 3 West, Shelby County, Alabama; Thence run South 89°31'49" East along the north line of said section a distance of 1466.16 feet more or less to the intersection with the west right-of-way line of Shelby County Highway 17; Thence leaving the north line of said section run South 20°37'53" West along the west right-of-way line of Shelby County Highway 17 a distance of 738.96 feet more or less to an iron pip that locates the northeast corner of parcel 23 2 09 0 001 011.003 owned by Larry Cain Real Estate Co. Inc. Thence run South 20°01'47" West along the west right-of-way line of Shelby County Highway 17 a distance of 44.63 feet to a point; Thence run South 20°55'34" West along the west right-of-way line of Shelby County Highway 17 a distance of 86.50 feet to a point; Thence leaving the west right-of-way line of Shelby County Highway 17 run North 69°04'26" West a distance of 212.40 feet to a point; Thence run North 55°18'39" West a distance of 74.56 feet to the POINT OF BEGINNING; Thence run North 34°41'21" East a distance of 81.93 feet to a point on the future right-of-way for Crider Road; Thence run westerly along the proposed right-of-way for Crider Road along a curve with the radius of 272.79 and a cord length of 50.33 feet with a cord bearing of South 00°30'24" East; Thence run South 34°41'21" West a distance of 76.18 feet to a point; Thence run South 55°18'39" East a distance of 50.00 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/16/2020 11:02:05 AM
 \$128.00 CHERRY
 20200616000244980

Allen S. Bayl