

Send tax notice to:
KESSTEAM, LLC
3505 BENT RIVER RD
BIRMINGHAM, AL 35216

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

STATE OF ALABAMA

2020147

Shelby COUNTY

Consideration: 166,860.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in 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, **RACHEL BREANNE MOODY, MARRIED AND CHILTON CHILDS AND MATTIE HOLLAND CHILDS, HUSBAND AND WIFE, AS TO THEIR LIFE ESTATE INTEREST** whose mailing address is: 14105 Deneen Rd, Ocean Springs, MS 39565 (hereinafter referred to as "Grantors") by **KESSTEAM, LLC, A LIMITED LIABILITY COMPANY** whose mailing address is: **3505 Bent River Road, Birmingham, AL 35216** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

THIS IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSE

SUBJECT TO:

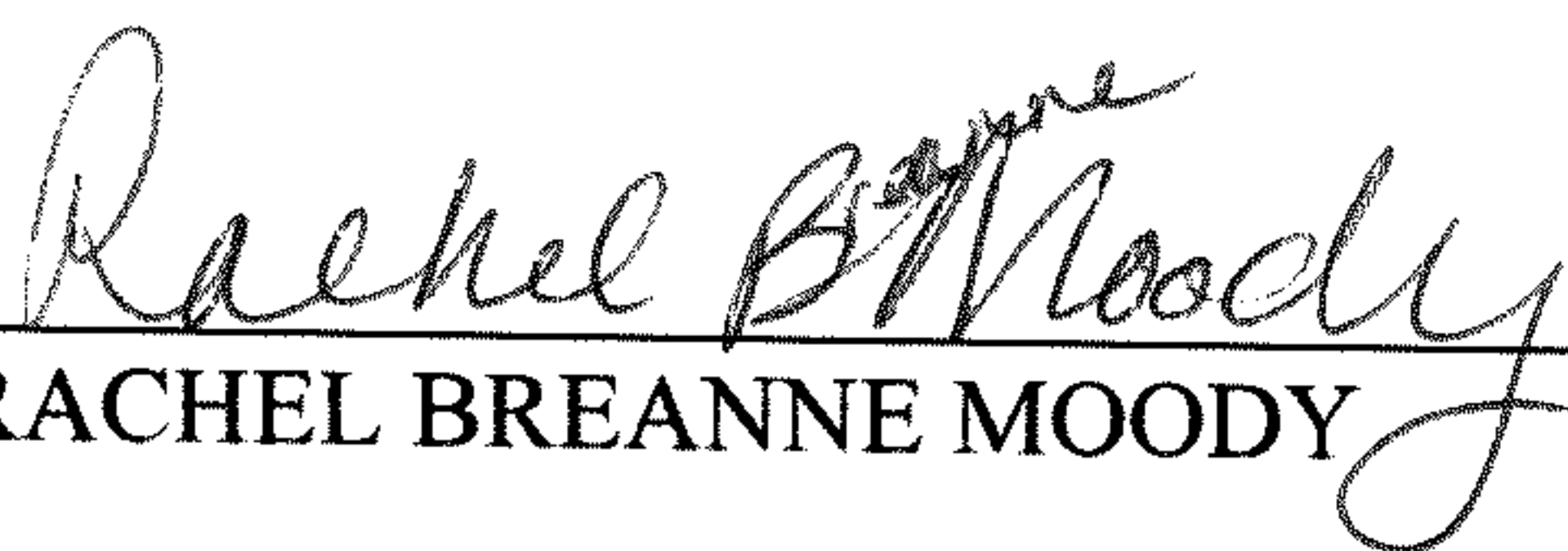
1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Any prior reservation nor conveyance, together with release of damages, of minerals of every king and character, including, but not limited to oil, gas, sand, limestone and gravel in, on and under the subject property.
3. Subject to existing public utilities lying within the boundaries of subject property.
4. Less and except any portion of subject property which may be part of a roadway.

\$0.00 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.

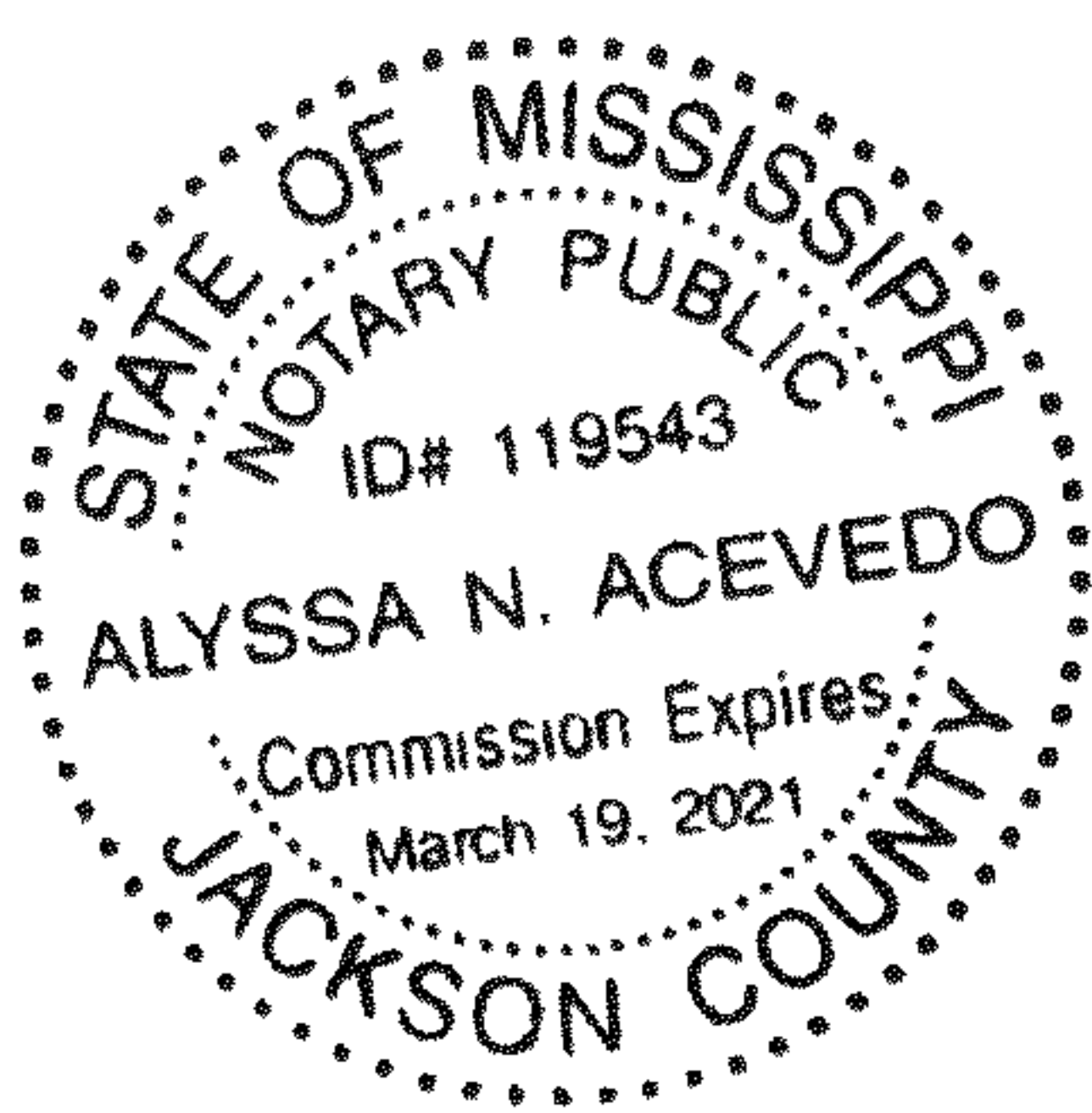
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 14 day of May, 2020.

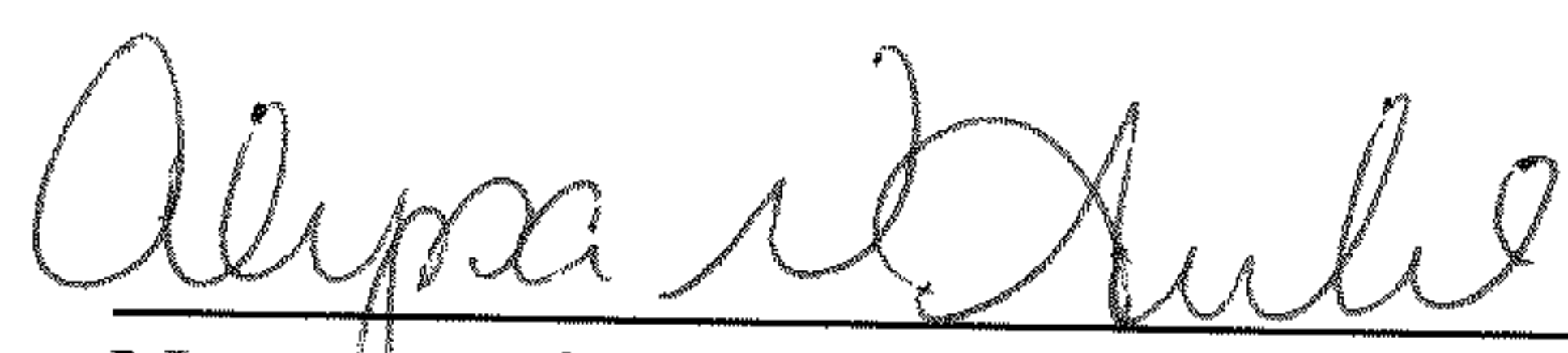

RACHEL BREANNE MOODY

STATE OF Mississippi
COUNTY OF Jackson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RACHEL BREANNE MOODY 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 14 day of May, 2020.




Notary Public
Print Name: Alyssa N Acevedo
Commission Expires: 03/19/2021

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19 day of May, 2020.

Chilton Childs
CHILTON CHILDS

Mattie Holland Childs
MATTIE HOLLAND CHILDS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHILTON CHILDS AND MATTIE HOLLAND CHILDS 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 19 day of May, 2020.

[Signature]
Notary Public
Print Name: *Clint C. Thomas*
Commission Expires: *2/28/2024*

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 the Point of Beginning; 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 146.28 feet to a point; Thence run North 48°50'34" East a distance of 6.40 feet to a point; Thence run North 00°25'13" East a distance of 42.63 feet to a point; Thence run North 73°24'36" East a distance of 64.04 feet to a point; Thence run North 45°10'47" East a distance of 15.22 feet to a point; Thence run South 15°54'56" East a distance of 46.64 feet to a point; Thence run South 88°10'49" East a distance of 77.50 feet to a point to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2020 09:01:28 AM
\$199.00 MIST
20200617000246400

Allen S. Bayl