

This instrument was prepared by:
William P. Sproule, Attorney at Law
705 Pleasant Grove Road, Suite 110
Pleasant Grove, AL 35127

Address for taxes:
Brianna E. Pena
111 Shirley Lane
Chelsea, AL 35043

WARRANTY DEED

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Fifty Four Thousand Three Hundred Seventy Five (\$ 154,375.00) and no/100-- Dollars and other good and valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, Stevan Saunders and his wife, Susan S. Saunders (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto Brianna E. Pena, a married woman (herein referred to as the GRANTEE) the following described real estate situated in **Shelby County, Alabama**, to-wit:

Part of Lot 4-A, a Resurvey of Lots 4 and 5, of Yellow Leaf Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 13, Page 46, and being more particularly described as follows: From the Northwest corner of said Lot 4-A, run in a Southeasterly direction along the North line of said Lot 4-A for a distance of 309.01 feet to an existing iron pin, being the point of beginning; thence continue in a Southeasterly direction for a distance of 133.33 feet to an existing iron pin; thence turn an angle to the right of 78 degrees 45 minutes 46 seconds and run in a Southerly direction for a distance of 160.0 feet to an existing iron pin, being the North line of an existing easement for roadway purposes and being on a curve, said curve being concave in a Southerly direction and having a radius of 40.0 feet and a central angle of 18 degrees 51 minutes 14 seconds; thence turn an angle to the right and run in a Southwesterly direction along the arc of said curve for a distance of 13.17 feet to a point of reverse curve, said reverse curve being concave in a Northerly direction and having a central angle of 32 degrees 12 minutes 15 seconds and a radius of 25.0 feet; thence run in a Westerly direction along the arc of said second curve for a distance of 14.05 feet; thence run in a Westerly direction along the line tangent to the end of said second curve for a distance of 67.0 feet to a point of curve for a third curve being concave in a Southerly direction and having a central angle of 20 degrees 19 minutes 35 seconds and a radius of 287.10 feet; thence run in a Westerly direction along the arc of said curve for a distance of 101.85 feet to the end of said third curve; thence turn an angle to the left of 1 degree, 51 minutes, 41.5 seconds from the tangent of said curve and run in a Southwesterly direction for a distance of 47.09 feet; thence turn an angle to the right of 77 degrees 57 minutes 03 seconds and turn in a Northwesterly direction for a distance of 28.75 feet; thence turn an angle to the right of 74 degrees 43 minutes 27 seconds and run in a Northeasterly direction for a distance of 112.35 feet; thence turn an angle to the left of 34 degrees 39 minutes 18 seconds and run in a Northeasterly direction for a distance of 86.59 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Property Address: 111 Shirley Lane, Chelsea, AL 35043
Parcel Number: 09-8-34-0-001-060.000

Subject to:

1. Ad valorem taxes for the current tax year, 2020 and subsequent tax years.
2. Mineral and mining rights and other rights, privileges and immunities relating thereto, if any.

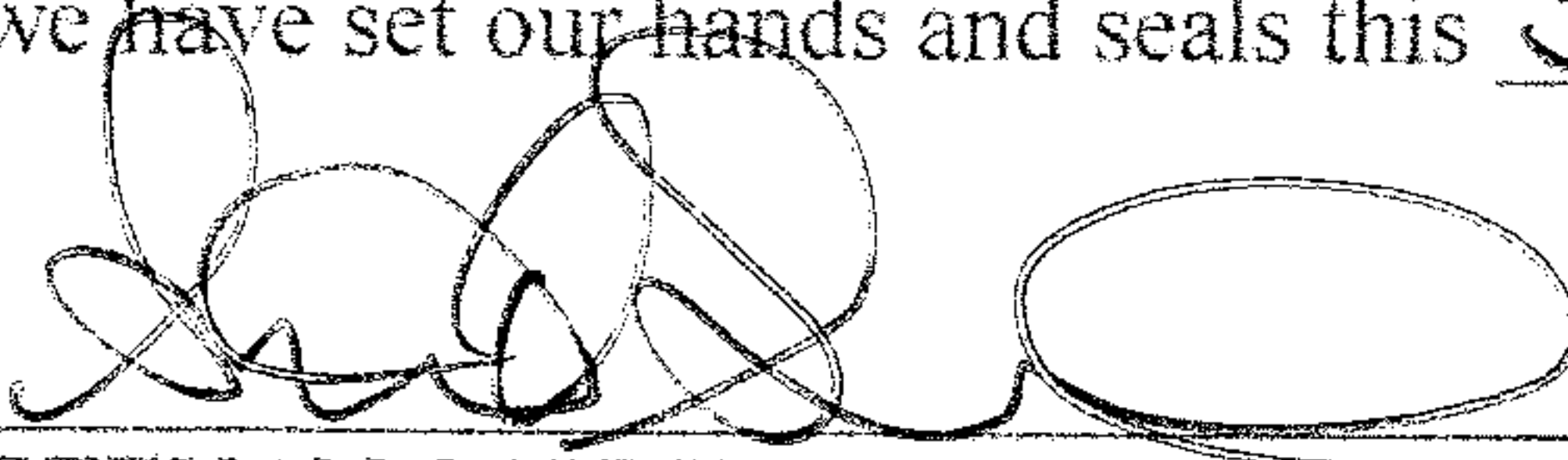
3. Easements, rights of way and other reservations and restrictions of record, if any.

NOTE: \$ 123,500.00 of the above purchase price paid from the proceeds of a first mortgage loan executed and recorded simultaneously with this deed.

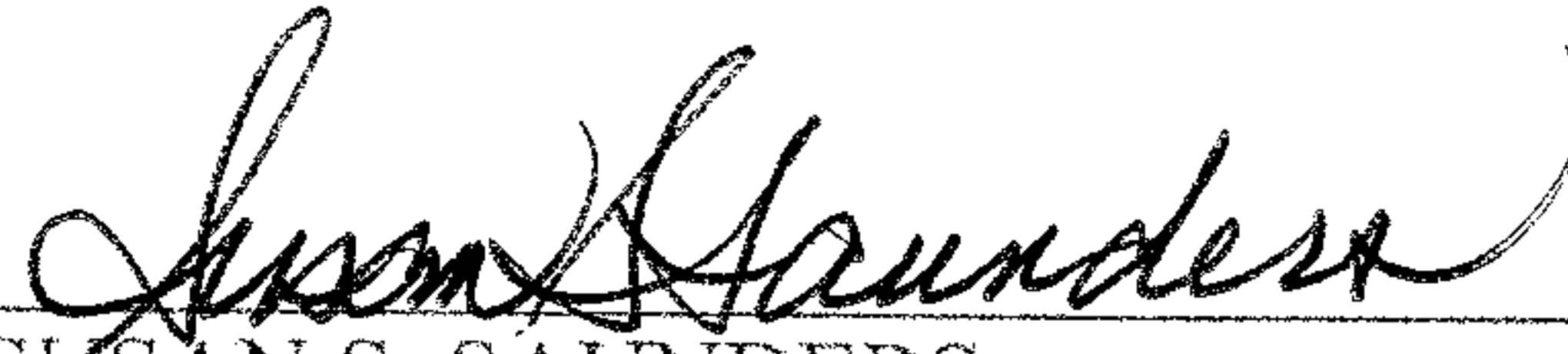
TO HAVE AND TO HOLD to the said **GRANTEE HER EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER.**

And we do for ourselves and for our heirs, executors, successors, administrators and assigns covenant with the said **GRANTEE**, her executors, administrators, successors and assigns. that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, her executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals this 30 day of June, 2020.


STEVAN SAUNDERS

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 03:32:54 PM
\$56.00 CHARITY
20200701000272740


SUSAN S. SAUNDERS

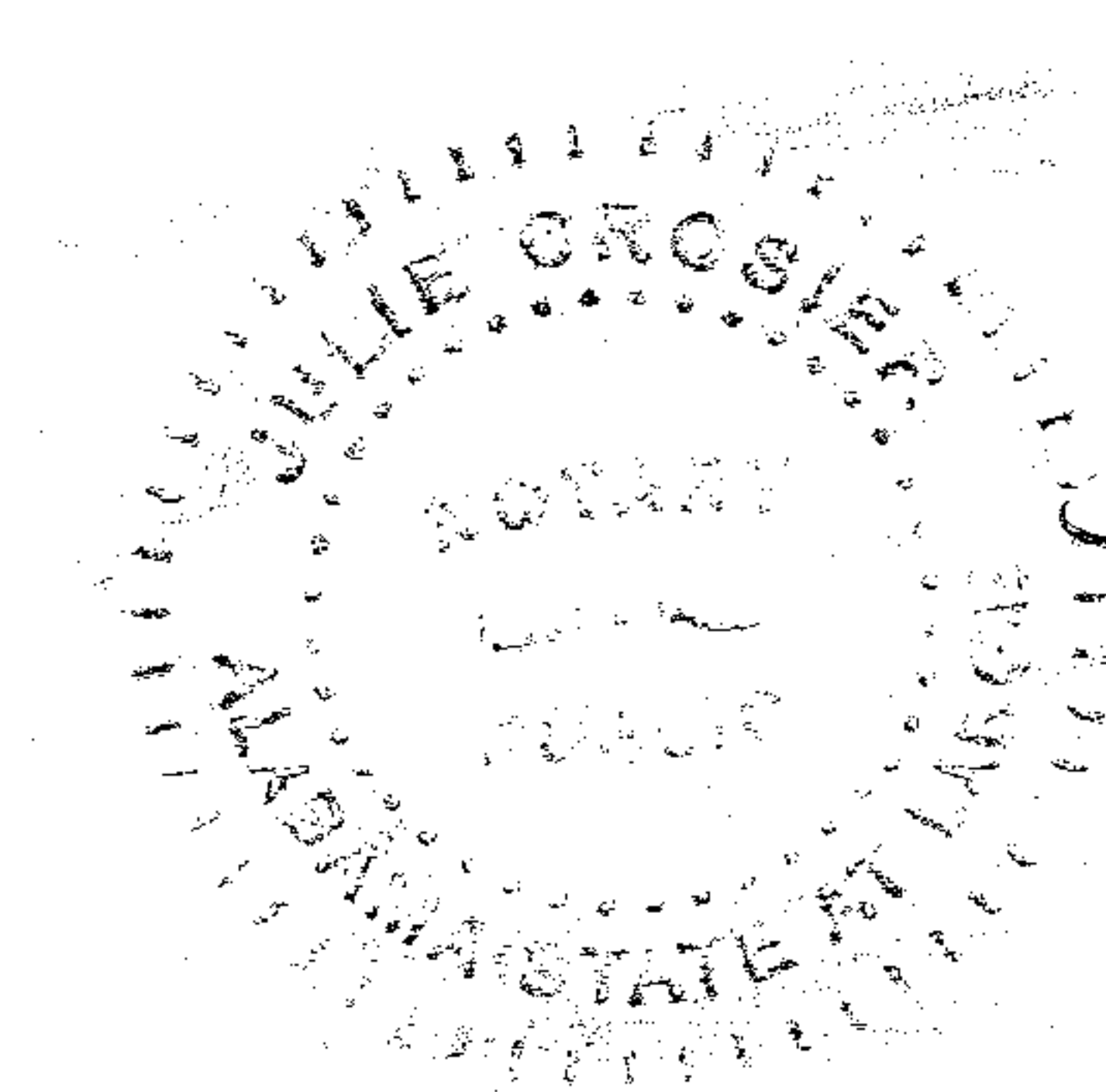
Ali S. Byrd

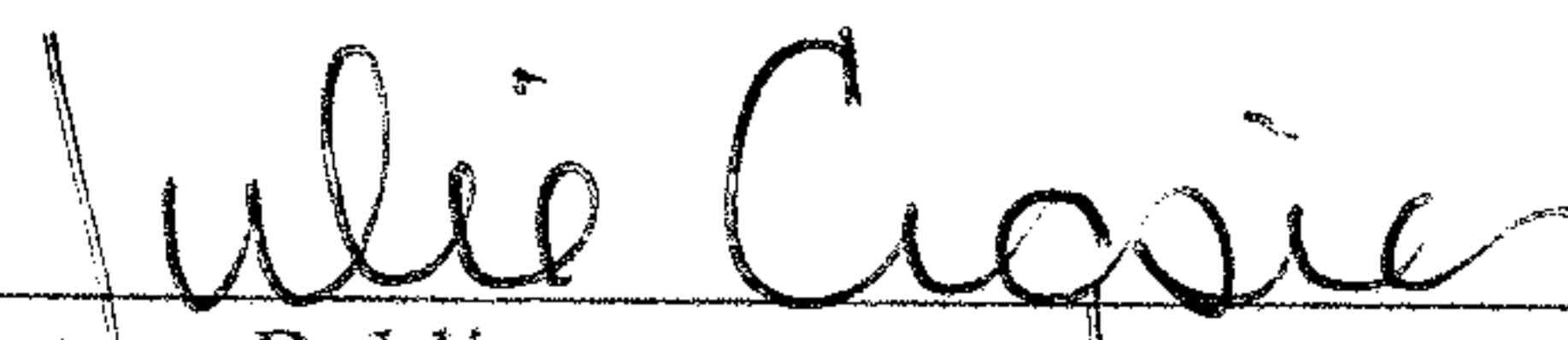
GENERAL ACKNOWLEDGMENT

State of Alabama)
Shelby County)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stevan Saunders and his wife, Susan S. Saunders, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of June, 2020.




Notary Public
My Commission Expires JAN 18 2022