

Send tax notice to:
Building Concepts, LLC
941 16th Street West
Alexander City, AL 35010
HWD2000239

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

State of Alabama
County of Shelby

Assessed Value: \$91,630.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ten 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, **Kevin B Laws and Jessica Winton Laws**, husband and wife, whose mailing address is: 1132 Weybridge Rd, Pelham, AL 35124 (hereinafter referred to as "Grantor"), by **Building Concepts, LLC** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Chelsea Farms, Sector 3, as recorded in Map Book 48, Page 100, in the Probate Office of Shelby County, Alabama.

Together with and subject to the following easement: A 50 foot wide ingress/egress & utilities easement situated in the SW ¼ of Section 22, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the East corner of Lot 16, Chelsea Farms Sector 3, as recorded in the Probate Office of Shelby County, Alabama in Map Book 48, Page 100, said point also being the North corner of Lot 17 of said Chelsea Farms Sector 3 and on the Southwesterly right of way of Shelby County Highway #69 (80' ROW); thence along the Southwesterly right of way of Shelby County Highway #69 (80' ROW) with a curve turning to the left with an arc length of 29.94', with a radius of 5,290.00', with a chord bearing of South 58 degrees 15 minutes 27 seconds East, with a chord length of 29.94 feet; thence leaving said right of way, South 65 degrees 08 minutes 17 seconds West a distance of 216.48 feet; thence North 24 degrees 51 minutes 43 seconds West a distance of 25.00 feet to a point on the common line between said Lot 16 and Lot 17; thence continue North 24 degrees 51 minutes 43 seconds West a distance of 25.00 feet; thence North 65 degrees 08 minutes 17 seconds East a distance of 183.72 feet to a point on the Southwesterly right of way of Shelby County Highway #69 (80' ROW); thence along the Southwesterly right of way of Shelby County Highway #69 (80' ROW) with a curve turning to the left with an arc length of 29.83', with a radius of 5,290.00', with a chord bearing of South 57 degrees 56 minutes 02 seconds East, with a chord length of 29.83 feet to the Point of Beginning.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

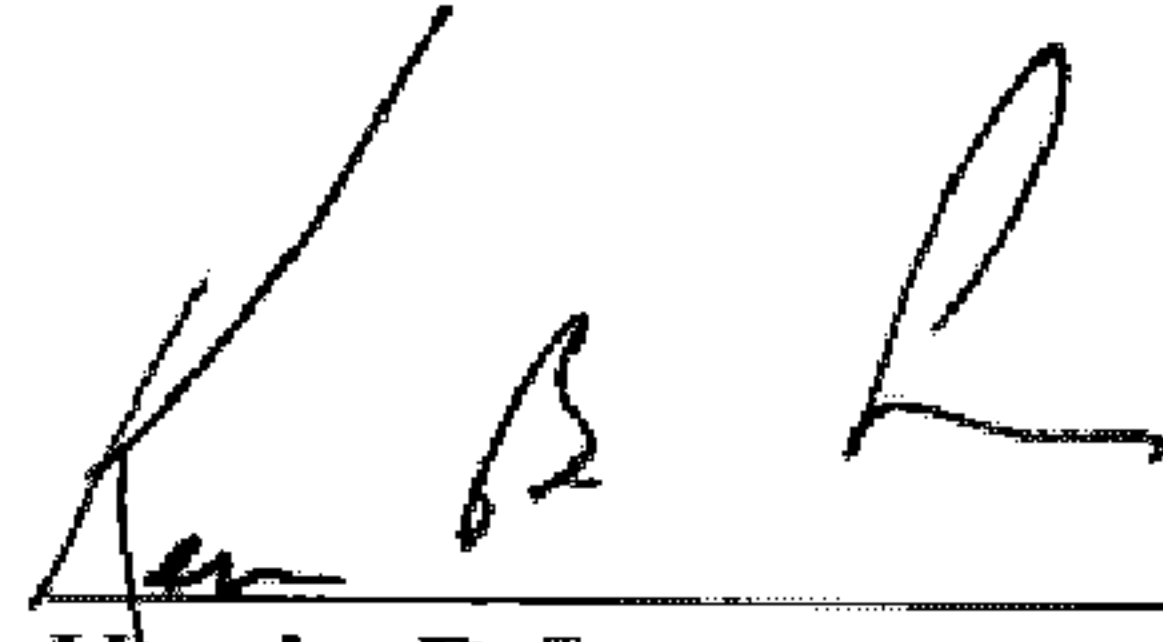
MINING AND MINERAL RIGHTS EXCEPTED.

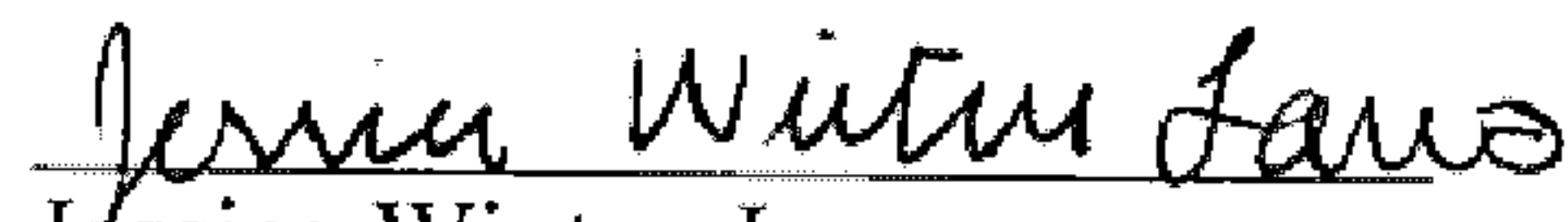
\$458,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 20th day of July, 2020.

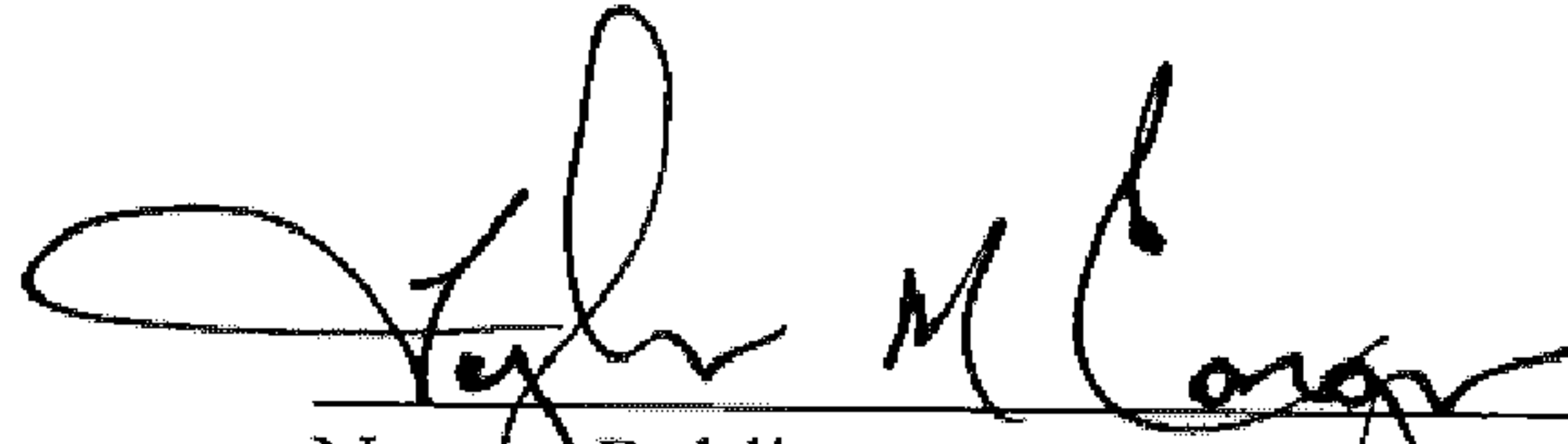

Kevin B Laws


Jessica Winton Laws

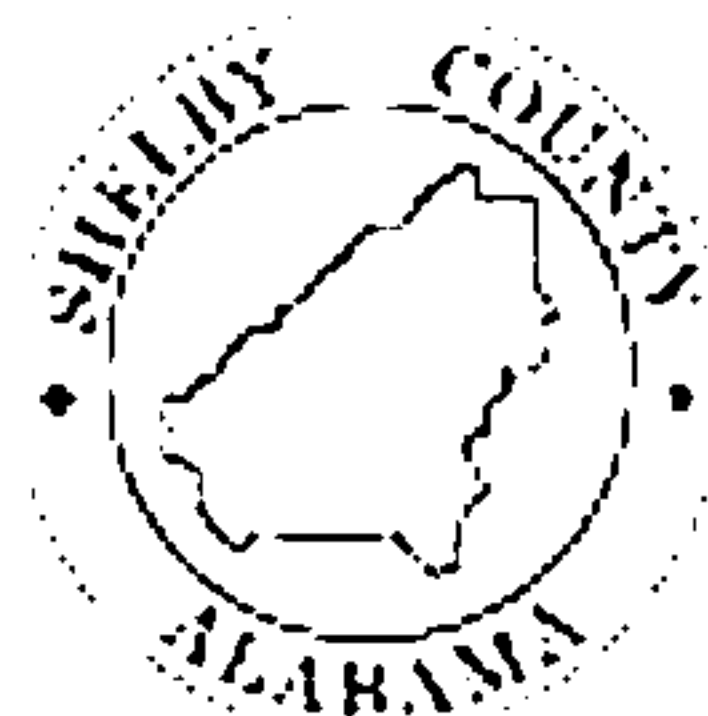
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin B Laws and Jessica Winton Laws, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20th day of July, 2020.


Notary Public
Print Name: TYLER M CONGER
Commission Expires:

12.10.22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2020 03:21:30 PM
\$26.00 CHERRY
20200724000311900

