

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Felicia Fenley
79 Creek Hollow Trail
Wilsonville, AL 35186

GENERAL WARRANTY DEED

20200813000347440
08/13/2020 11:00:51 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Four Thousand Dollars and No Cents (\$104,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Mallory Hodge, formerly known as Mallory Tucker, and Randy Hodge, a married couple, whose mailing address is:

79 Creek Hollow Trail, Wilsonville, AL 35186

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Felicia Fenley, whose mailing address is: 725 Belview St., Bessemer, AL 35020

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **79 Creek Hollow Trail, Wilsonville, AL 35186** to-wit:

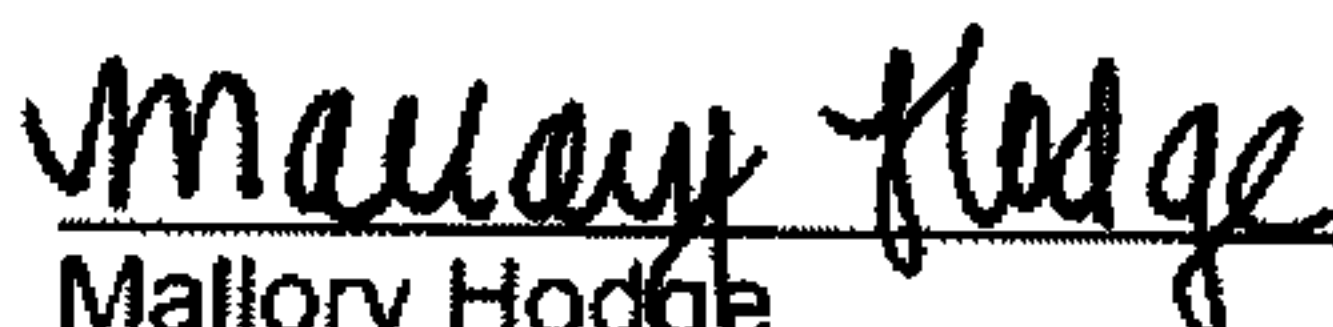
See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 11th day of August, 2020.


Mallory Hodge


Randy Hodge

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Mallory Hodge and Randy Hodge, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of August, 2020.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022



EXHIBIT "A"

LEGAL DESCRIPTION

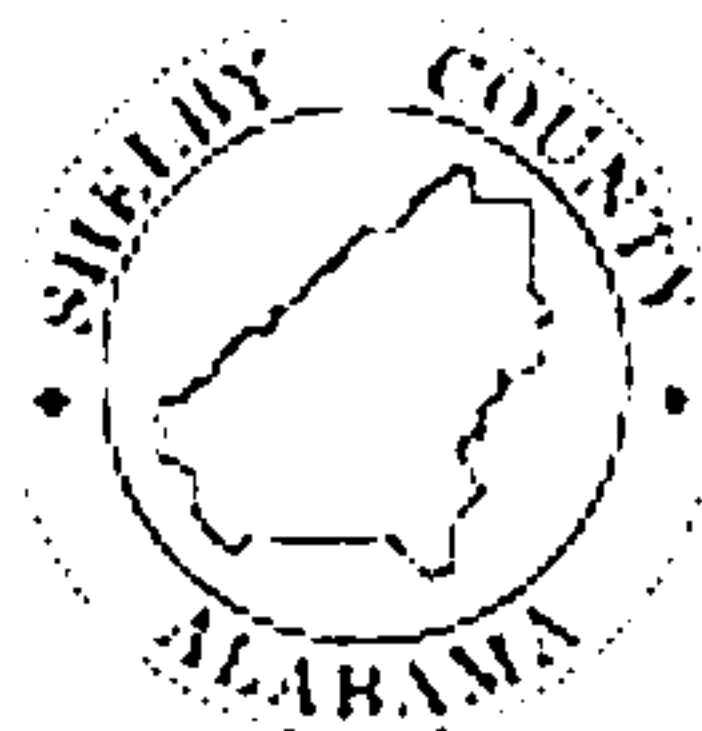
Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run Easterly along the South line thereof for 118.72 feet to the point of beginning; thence continue along the last described course for 313.47 feet; thence 90 degrees 00 minutes 00 seconds left run Northerly for 120.00 feet; thence 90 degrees 0 minutes 00 seconds left run Westerly for 46.82 feet to a point of a curve to the left, having a central angle of 30 degrees 58 minutes 3 seconds, a radius of 240.00 feet, and an arc length of 129.58 feet; thence 15 degrees 28 minutes 2 seconds left to chord run Southwesterly along said chord for 128.01 feet; thence 15 degrees 26 minutes 2 seconds left run Southwesterly for 167.03 feet to the point of beginning;

Also a 60 foot easement, the centerline of which being more particularly described as follows:

Begin at an intersection of the East R/W of Shelby County Highway 109 and a line 30 feet South parallel to the South line of the SE 1/4 of the NW 1/4 of Section 17, Township 20 South, Range 1 East; thence run East and parallel to the South line of said 1/4-1/4 Section 8.17 feet East of the West line of the NE 1/4 of the SW 1/4 of said section; thence 30 degrees 58 minutes 3 seconds left run Northeasterly for 275.45 feet; to a point of a curve to the right having a central angle of 30 degrees 56 minutes 3 seconds, a radius of 270.00 feet, and an arc length of 145.77 feet; thence 15 degrees 28 minutes 2 seconds right to chord run Northeasterly along said chord for 144.01 feet; thence 15 degrees 28 minutes 2 seconds right run Easterly for 48.82 feet; thence 89 degrees 37 minutes 18 seconds left run Northerly for 343.91 feet to the center of a 60 foot easement and the point of ending.

Also: A 60 foot easement for all tracts, the boundary of which being more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the NW Section 17, Township 20 South, Range 1 East; thence run Northerly along the West line thereof for 31.20 feet; thence 88 degrees 43 minutes 18 seconds right run Northeasterly for 240.58 feet; thence 71 degrees 55 minutes 39 seconds left run Northerly for 264.02 feet to the point of beginning; thence continue along the last described course for 60.94 feet; thence 78 degrees 58 minutes 48 seconds right run Northeasterly for 241.88 feet to a point of a curve to the right, having a central angle of 39 degrees 23 minutes 47 seconds, a radius of 672.43 feet, and an arc length of 482.36 feet; thence 19 degrees 41 minutes 53 seconds right to chord run Easterly along said chord for 453.31 feet; thence 19 degrees 41 minutes 53 seconds right run Southeasterly for 54.66 feet to a point of curve to the left, having a central angle of 56 degrees 37 minutes 19 seconds a radius of 145.00 feet, and an arc length of 143.29 feet; thence 28 degrees 18 minutes 39 seconds left to chord run Easterly along said chord for 137.53 feet; thence run Northeasterly for 203.99 feet to a point of a curve to the right, having central angle of 40 degrees 14 minutes 34 seconds, a radius of 260.00 feet and an arc length of 182.61 feet; thence 20 degrees 7 minutes 16 seconds right to chord run Northeasterly along said chord for 178.88 feet; thence 20 degrees 19 minutes 12 seconds right run Easterly for 797.57 feet; thence 13 degrees 18 minutes 57 seconds left run Easterly for 245.79 feet; thence 19 degrees 15 minutes 34 seconds right run Southeasterly for 287.78 feet; thence 24 degrees 0 minutes 48 seconds left run Northeasterly for 148.48 feet; thence 10 degrees 54 minutes 57 seconds right run Easterly for 227.87 feet; thence 52 degrees 34 minutes 48 seconds left run Northeasterly for 165.51 feet; thence 106 degrees 21 minutes 52 seconds right run Southeasterly for 83.08 feet; thence 75 degrees 47 minutes 68 seconds right run Southwesterly for 177.39 feet; thence 52 degrees 24 minutes 57 seconds right run Westerly for 251.78 feet; thence 10 degrees 54 minutes 56 seconds left, run Southwesterly for 155.51 feet; thence 24 degrees 0 minutes 47 seconds right run Northwesterly for 290.36 feet; thence 19 degrees 15 minutes 34 seconds left run Westerly for 242.61 feet; thence 13 degrees 18 minutes 57 seconds right run Westerly for 804.57 feet to a point of a curve to the left, having a central angle of 40 degrees 10 minutes 56 seconds, a radius of 200.00 feet, and an arc length of 140.26 feet; thence 20 degrees 21 minutes 0 seconds left to chord run Southwesterly along said chord for 137.41 feet; thence 20 degrees 58 minutes 28 seconds left run Southwesterly for 203.99 feet to a point of a curve to the right, having a central angle of 58 degrees 37 minutes 19 seconds, a radius of 205.00 feet, and an arc length of 202.59 feet; thence 28 degrees 18 minutes 38 seconds right to chord run Westerly along chord for 191.44 feet; thence 28 degrees 18 minutes 39 seconds right run Northwesterly for 54.96 feet to a point of a curve to the left, having a central angle of 39 degrees 23 minutes 41 seconds a radius of 812.43 feet, and an arc length of 421.10 feet; thence 19 degrees 41 minutes 53 seconds left for chord run Westerly along said chord for 412.86 feet; thence 19 degrees 41 minutes 53 seconds left run Southwesterly for 252.52 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/13/2020 11:00:51 AM
 \$129.00 JESSICA
 20200813000347440

Allen S. Bayel