

20200826000372910
08/26/2020 09:56:58 AM
DEEDS 1/2

Send tax notice to:
Brett Brooks
256 McGowan Road
Wilsonville, AL 35186
CHL2000241

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

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Earl H. Pate III, a married man**, whose mailing address is: 321 Hwy 438, Wilsonville AL 35186 (hereinafter referred to as "Grantor"), by **Brett H. Brooks** (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:

A part of the SW 1/4 - NW 1/4 and the SE 1/4 - NW 1/4, Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, particularly described by metes and bounds as follows:

Commence at the Northwest corner of the SW 1/4 of the NW 1/4 of Section 6, Township 21 South, Range 2 East, Shelby County, Alabama, and turn an interior angle off of the West line of said SW 1/4 of the NW 1/4 88 degrees 47 minutes 53 seconds left (Interior) and run thence Easterly within the right of way of McGowen Road a distance of 1,210.44 feet to a steel pin corner and the point of beginning of the property being described; thence turn 3 degrees 47 minutes 20 seconds left and continue along the South margin of said McGowen Road 864.04 feet to a point; thence turn South 36 degrees 59 minutes right and continue along the chord of said margin of said road 315.16 feet to the P.C. of a curve to the left; thence turn 7 degrees 13 minutes 15 seconds left and continue along the chord of said curve a chord distance of 72.66 feet to a point; thence turn 91 degrees 53 minutes 44 seconds right from chord and run Southerly 38.09 feet to a point on the Northerly right of way line of the Southern Railroad right of way; thence turn 67 degrees 43 minutes 40 seconds right and run West-Southwesterly along said margin of said railroad right of way 1,118.96 feet to a point; thence turn 95 degrees 55 minutes 54 seconds right and run Northerly 182.98 feet to a point; thence turn 91 degrees 08 minutes 09 seconds left and run Westerly 44.77 feet to a point; thence turn 110 degrees 03 minutes 43 seconds right and run Northerly 154.60 feet to a point; thence turn 93 degrees 31 minutes 11 seconds left and run Westerly 125.00 feet to a point; thence turn 90 degrees 00 minutes 00 seconds right and run Northerly 170.11 feet to the point of beginning.

***This property is not the homestead of the Grantor or Grantor's spouse.*

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2020 09:56:58 AM
\$26.00 JESSICA
20200826000372910

Allen S. Boyd

\$141,400.00 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.

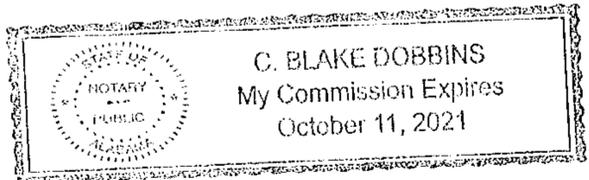
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 24th day of August, 2020.

Earl H. Pate III
Earl H. Pate III

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Earl H. Pate III, 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 24th day of August, 2020.



C. Blake Dobbins
Notary Public
Print Name: *C. Blake Dobbins*
Commission Expires: