

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB1852

115 Cherokee St.
Montevallo, AL 35115

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Ninety-two Thousand One Hundred Seventeen and 00/100 Dollars (\$192,117.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Gary Van Atta and Courtney Van Atta, a married couple** whose mailing address is:

1798 COUNTY RD 15, MAPLESVILLE AL 36750

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Debra K. Tietje** whose mailing address

115 Cherokee St. Montevallo, AL 35115 (herein

referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of **115 Cherokee Street, Montevallo, AL 35115** to wit:

A parcel of land situated in the SW¼ of the SE¼ of Section 16, Township 22 South, Range 3 West, in Shelby County, Alabama being described as follows:

Commence at the SE corner of Section 16, Township 22 South 3 West, Shelby County, Alabama, and run thence Westerly along the south boundary of said Section 16, a distance of 2080.49 feet; thence at an angle of 88°58' to the right run a distance of 124.84 feet; thence at an angle of 48°20' to the right a distance of 105.0 feet to the SE corner of Horn lot ; thence at an angle of 48°20' to the left run a distance of 380.0 feet to a point on the SE boundary of Highway 119; thence at an angle of 48°20' to the right and along the SE boundary of said highway a distance of 248.0 feet to a concrete marker on the boundary of said highway at the beginning of a deflection of 2°00' to the left in the boundary of said highway; being the point of beginning of the property herein described; thence at an angle of 88° to the right from previous course a distance of 200.00 feet; thence at an angle of 90° to the left a distance of 330.0 feet; thence at an angle of 90° to the left a distance of 200.0 feet to the SE boundary of said Highway 119; thence run southwesterly along the SE boundary of said highway to the point of beginning. Said land being situated in the S½ of the SE¼ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

Part of the S½ of the SE¼ of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the most northerly corner of Lot 16, First Addition to Indian Highlands, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 5, Page 6, run in a northeasterly direction along the straight line extension of the NW line of said Lot 16 for a distance of 53.72 feet to the point of beginning; thence continue in a northeasterly direction along last mentioned course for a distance of 136.28 feet; thence turn an angle to the left of 90° and run in a northwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 89°05' and run in a northwesterly direction for a distance of 75.01 feet; thence turn an angle to the right of 90°55' and run in a southeasterly direction for a distance of 201.2 feet; thence turn an angle to the right of 15°38'50" and run in a southeasterly direction for a distance of 169.47 feet; thence turn an angle to the right 75°25'17" and run in a southwesterly direction for a distance of

232.35 feet ; thence turn an angle to the right of 120°30'35" and run in a northerly direction for a distance of 59.82 feet; thence turn an angle to the right of 14°30' and run in a northerly direction for a distance of 44.81 feet; thence turn an angle to the left of 43°45', and run in a northwesterly direction a distance of 76.88 feet , more or less, to the point of beginning.

A parcel of land situated in the SW¼ of the SE¼ of Section 16, Township 22 South, Range 3 West, being more particularly described as follows:

Begin at a point where the South boundary of Highway 119 intersects the North boundary of Cherokee Street and go Northeasterly 154.00 feet along the south boundary of Highway 119; thence at an angle of 90°00' to the right go 200.00 feet; thence at an angle of 90°00' to the right go 200.00 feet; thence at an angle of 90°00' to the right go 154.00 feet to the north boundary of Cherokee Street; thence along this boundary 200.00 feet to the point of beginning; situated in Montevallo, Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of Sept, 2020.

[Signature]
Gary Van Atta
[Signature]
Courtney Van Atta

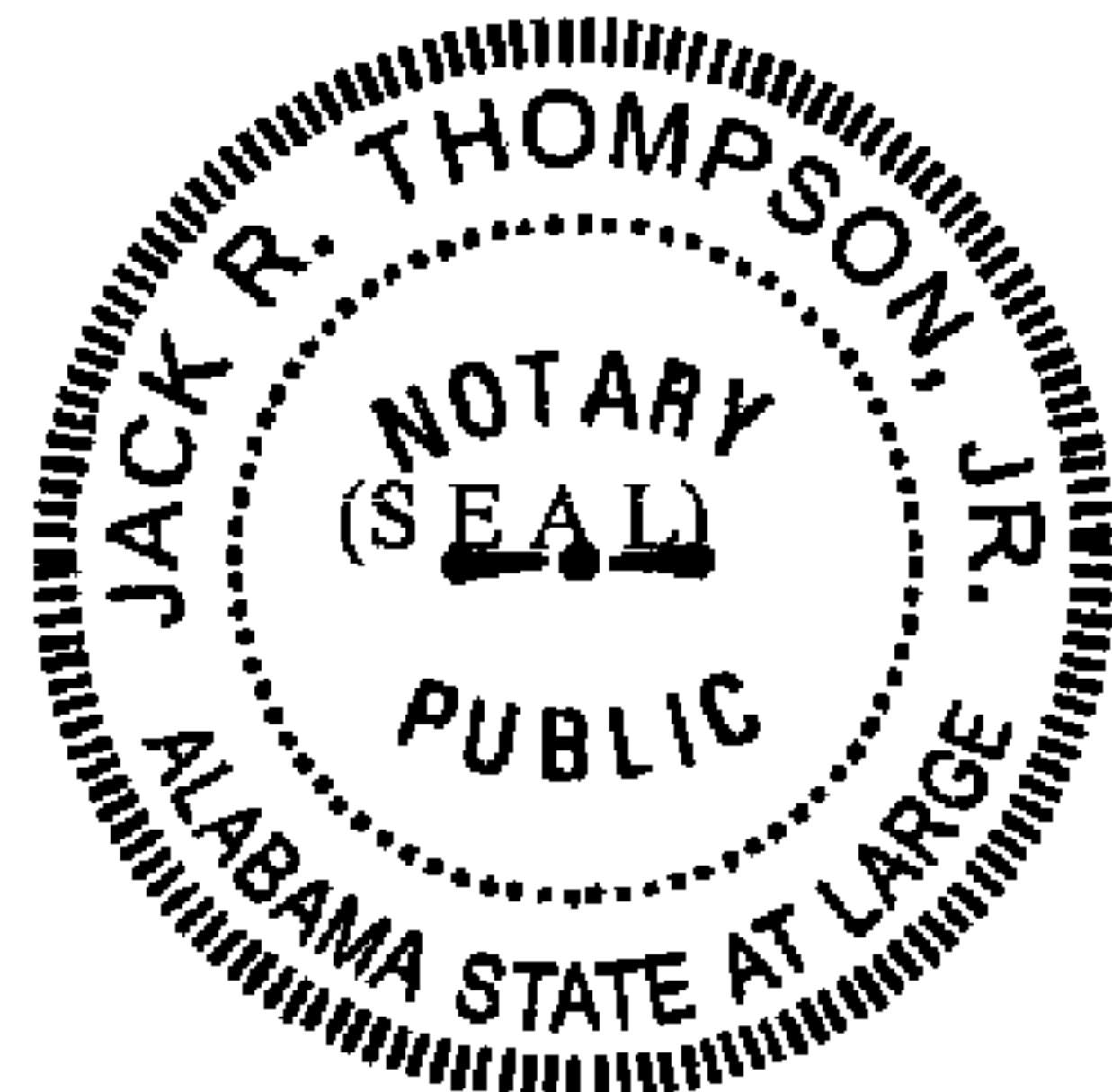
STATE OF ALABAMA

Shelby County ss:

I, JACK R. THOMPSON JR., a Notary Public in and for said county in said state, hereby certify that **Gary Van Atta and Courtney Van Atta** 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 this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 22 day of Sept, 2020

My Commission Expires: 10/31/2020
[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/23/2020 04:08:58 PM
\$217.50 CHARITY
20200923000428070

Allie S. Beyl