

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

Send Tax Notice To:
Addam Christopher Porter
Kimberly Leigh Porter
P.O. Box 1373
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

20200929000439000
09/29/2020 10:03:08 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Four Thousand Dollars and No Cents (\$64,000.00)**, 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

Estate of Zemma Lowery Sproul, deceased, in the Probate Court of Shelby County, Case Number: PR-2019-000982, whose mailing address is:

10214 Gibraltar Dr SE, Huntsville, AL 35803

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

Addam Christopher Porter and Kimberly Leigh Porter, whose mailing address is:

P.O. Box 1373
Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **000 Hwy 222 & Hwy 23, Calera, AL 35040** 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.

\$51,200.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 28th day of August, 2020.

ESTATE OF ZEMMA LOWERY SPROUL,
DECEASED

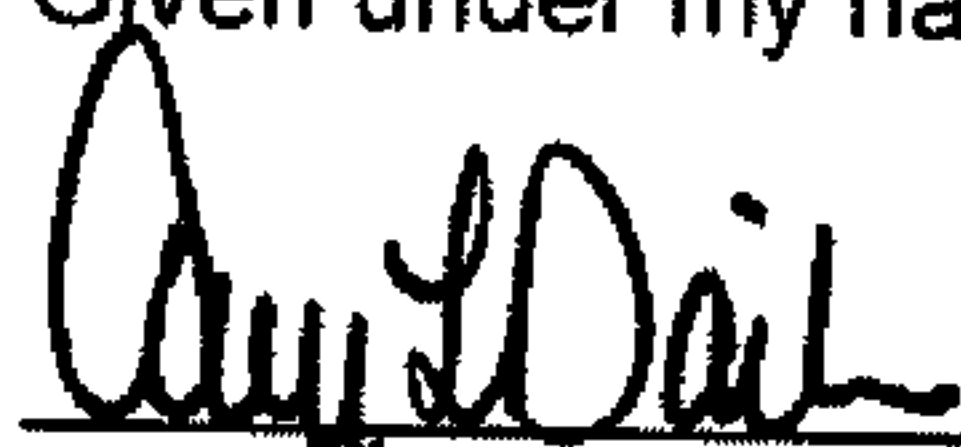

Kenneth Matthew Sproul
Personal Representative

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kenneth Matthew Sproul, Personal Representative of the Estate of Zemma Lowery Sproul, deceased, 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 28th 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

File No.: 44444-20-3014

2 Parcels of land situated in the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama and being more particularly described as follows:

Parcel 1

Begin at the SW corner of the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama; thence S 87 degrees 10 minutes 56 seconds East a distance of 328.88 feet; thence S 87 degrees 14 minutes 05 seconds East a distance of 571.06 feet to a point on the westerly right of way line of Shelby County Highway 23 (80 foot right of way); thence North 27 degrees 02 minutes 04 seconds East along said right of way, a distance of 432.79 feet to the point of a curve to the left with a radius of 1360.00 feet, and a central angle of 26 degrees 34 minutes 58 minutes, with a chord bearing of North 13 degrees 44 minutes 35 seconds East, with a chord length of 625.34 feet, thence along said curve and said right of way an arc length of 630.98 feet; thence North 00 degrees 27 minutes 06 feet East along said right of way a distance of 304.03 feet to a point on the southerly right of way line of Shelby County Highway 222 (prescriptive right of way); thence North 88 degrees 32 minutes 31 seconds West along said right of way a distance of 823.66 feet; thence South 00 degrees 15 minutes 35 seconds West a distance of 482.71 feet; thence North 87 degrees 20 minutes 16 seconds West a distance of 417.78 feet to the West line of said 1/4-1/4 section; thence South 00 degrees 15 minutes 25 seconds West along said West line a distance of 810.92 feet to the Point of Beginning.

Parcel 2

Begin at the SE corner of the NW 1/4 of the NW 1/4 of Section 24, Township 22 South, Range 3 West, Shelby County, Alabama; thence North 89 degrees 41 minutes 09 seconds West along the South line of said 1/4-1/4 a distance of 333.24 feet to a point of the easterly right of way line of Shelby County Highway 23 (80 foot right of way); thence North 27 degrees 02 minutes 04 seconds East along said right of way a distance of 396.05 feet to the point of a curve to the left with a radius of 1440.00 feet, and a central angle of 26 degrees 34 minutes 58 seconds, with a chord bearing of North 13 degrees 44 minutes 35 seconds East, with a chord length of 662.12 feet, thence along said curve and said right of way an arc length of 668.10 feet; thence South 00 degrees 27 minutes 06 seconds West along said right of way a distance of 189.90 feet to a point on the East line of said 1/4-1/4 section; thence South 00 degrees 11 minutes 00 seconds West along said East line a distance of 807.88 feet to the Point of Beginning.

*Zemma Lowery Sproul is one and the same as Zemma Ree Sproul

*Zemma Lowery Sproul died on or around November 24th, 2019.

File No.: 44444-20-3014
Exhibit A Legal Description



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2020 10:03:08 AM
\$89.00 CHERRY
20200929000439000

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Allen S. Bayal