

20201009000459080  
10/09/2020 12:16:09 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**

Ronald P. Mosley and Melinda R. Mosley  
120 Waxahatchee Cir  
Shelby, AL 35143

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2001288

**WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Two Hundred Ninety Two Thousand Four Hundred and 00/100 Dollars (\$292,400.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jerry Vandegrift and Willa Dean Glass Vandegrift, Co-Trustees of the Vandergrift Living Trust dated July 20, 2007**, whose address is **3432 Riverbend Rd, Birmingham, AL 35243**, (hereinafter "Grantor", whether one or more), by **Ronald P. Mosley and Melinda R. Mosley**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Ronald P. Mosley and Melinda R. Mosley**, the following described real estate situated in Shelby County, Alabama, **the address of which is 120 Waxahatchee Cir, Shelby, AL 35143**, to-wit:

Parcel I:

A part of the S 1/2 of the NW 1/4 of Section 35, Township 24 North, Range 15 East, said parcel being more particularly described as follows: to find the point of beginning start at the Southwest corner of the NW 1/4; thence run in a North 0 deg. East along the West boundary of said Section 35, for a distance of 349.40 feet to a point; thence run North 32 deg. 55 min. East 174.02 feet to the point of beginning; thence run South 46 deg. 07 min. 28 sec. East 395.15 feet to a point on a curve to the left having a radius of 171.46 feet; thence run North 49 deg. 16 min. 30 sec. East 51.82 feet, along the chord to the end of said curve; thence run North 40 deg. 35 min. East 50 feet; thence run North 50 deg. 01 min. East 436.27 feet; thence run South 22 deg. 48 min. West a chord distance of 83.09 feet (said curve being to the left and having a radius of 176.69 feet); thence run South 80 deg. 48 min. East 10 feet to the point of beginning.

ALSO, a part of the S 1/2 of the NW 1/4 of Section 35, Township 24 North, Range 15 East, said parcel being more particularly described as follows: to find the point of beginning start at the Southwest corner of the NW 1/4; thence run in a North 0 deg. East along the West boundary of said Section 35, for a distance of 349.40 feet to a point; thence run North 27 deg. 32 min. East 252.92 feet to the point of beginning; thence run South 50 deg. 01 min. East 436.27 feet; thence run North 40 deg. 35 min. East 125.00 feet; thence run North 52 deg. 54 min. West 444.57 feet; thence run South 36 deg. 24 min. West 102.89 feet to the point of beginning.

Parcel II:

Lot No. 6, according to the Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Jerry Vandegrift, a prior trustee is now deceased, having died on or about the 21 day of October, 2016.

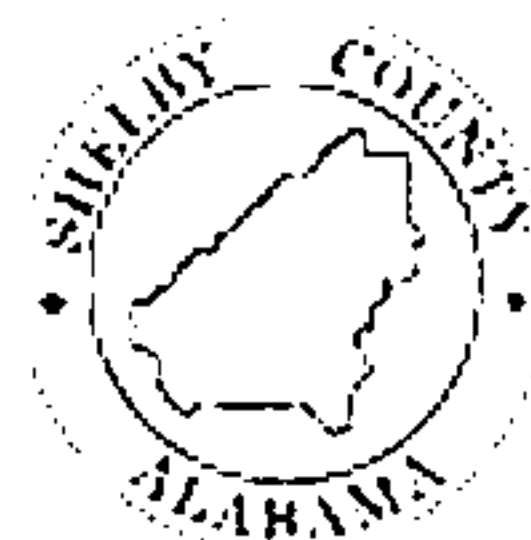
Subject to a third-party mortgage in the amount of \$166,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 30th day of September, 2020.

Jerry Vandegrift and Willa Dean Glass Vandegrift, Co-Trustees of the Vandegrift Living Trust dated July 20, 2007

*Willa Dean Glass Vandegrift*  
By Willa Dean Glass Vandegrift, Co-Trustee  
of the Vandegrift Living Trust dated July 20, 2007



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/09/2020 12:16:09 PM  
\$151.50 CHERRY  
20201009000459080

*Allen S. Boyd*

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jerry Vandegrift and Willa Dean Glass Vandegrift, Co-Trustees of the Vandegrift Living Trust dated July 20, 2007, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 30th day of September, 2020.

*[Signature]*  
\_\_\_\_\_  
Notary Public

