

20-4739
202010190004741907
10/19/2020 02:27:02 PM
DEEDS 1/4

Send tax notice to: Mark A. Correll & Tiffany L. Correll, 5840 Cahaba Valley Road, Birmingham, AL 35242

This instrument was prepared by:

Nedra M. Garrett, Attorney

McClinton Garrett & Associates, LLC

1401 Doug Baker Boulevard

Suite 107-122

Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Ninety Thousand and No/100 (\$490,000.00) Dollars, 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 whereof is acknowledged I or we

William Casson Hansford, Jr., a single man, whose mailing address is:

5257 Woodlens Pkwy Birmingham AL 35242
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Mark A. Correll and Tiffany L. Correll, whose mailing address is:

5840 Cahaba Valley Rd., Birmingham, AL 35242
(herein referred to as grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, **the address of which is: 5840 Cahaba Valley Road, Birmingham, AL 35242 to-wit**

See Exhibit A

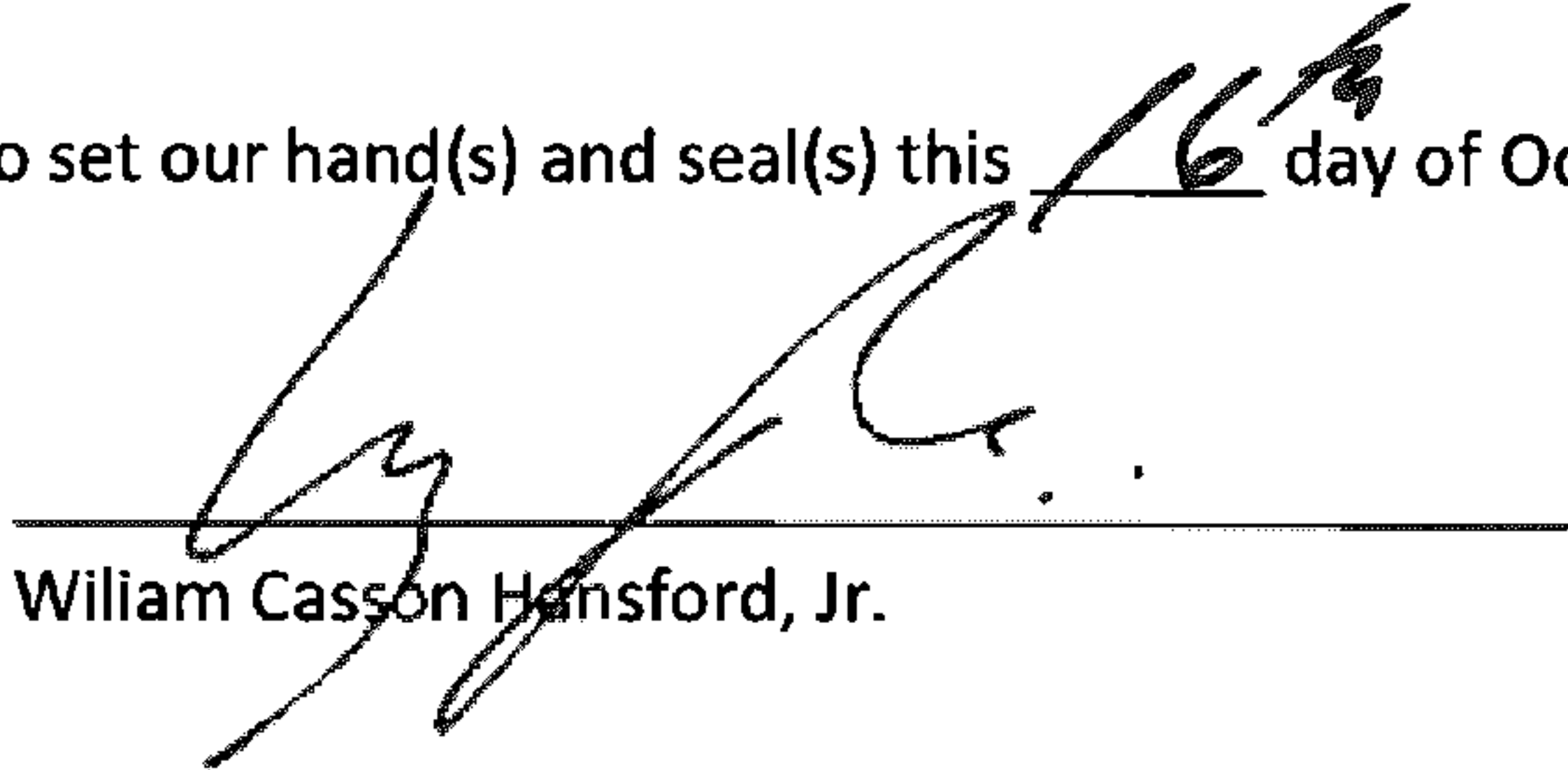
Subject to: All easements, restrictions and rights of way of record.

\$392,000.00 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 Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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 we have hereunto set our hand(s) and seal(s) this 16th day of October 2020.

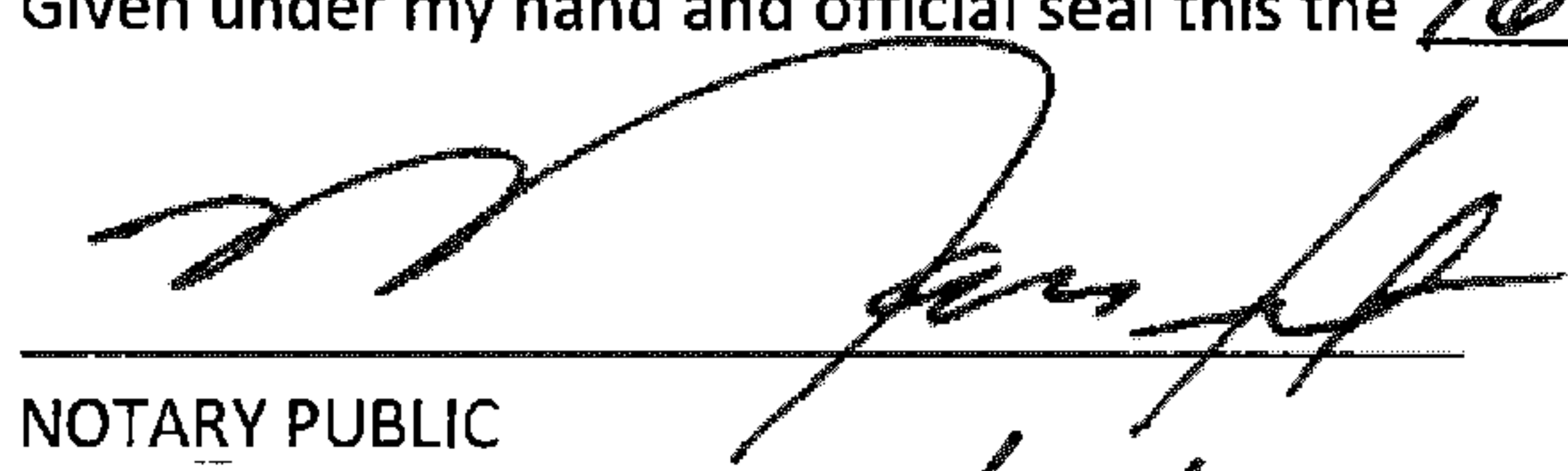


William Casson Hansford, Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Casson Hansford, Jr., a single man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of this conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of October 2020.



NOTARY PUBLIC

My Commission expires: 5/12/21



EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20-4729

Parcel I

All that part of the S 1/2 of the S 1/2 of the SE 1/4 of NW 1/4, lying West of Cahaba Valley Road in Section 13, Township 19 South, Range 2 West, Shelby County, Alabama.

Parcel II

Begin at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 13, Township 19 South, Range West, Shelby County; run thence North along the East line of said 1/4-1/4 Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; thence turn an angle to the left and run in a Southwesterly direction along the Southeast property lines of Lots 2, 3, 4, 5, Wagon Trace subdivision to the South line of said 1/4-1/4 Section to the Point of Beginning.

Parcel III

Begin at the Southeast corner of the SW 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama; run thence North along the East line of said 1/4-1/4 Section to the Southwest corner of Lot 1, Wagon Trace Subdivision as recorded in Map Book 6, Page 140, Shelby County, Alabama; run thence East along the south line of Lot 1, Wagon Trace Subdivision 47 feet to the Point of Beginning of the parcel herein described. The aforementioned South property line of Lot 1, Wagon Trace is a common boundary with the North property line of the property of Virgil M. Sims and Susan Marie Sims as recorded in Deed Book 234, Page 162, in Shelby County, Alabama. Run thence in an Easterly direction along the North line of the Sims Property to the Westerly right of way line of Alabama Highway 119; turn an angle to the left and run in a Northeasterly direction along the Westerly right of way line of State Highway 119 to the South right of way line of Surrey Lane; thence turn an angle to the left and run along the meandering South right of way line of Surrey Lane to the Northeast corner of Lot 1, Wagon Trace Subdivision; turn an angle to the left and run South along the East property line of Lot 1, Wagon Trace to the Southeast corner of Lot 1, Wagon Trace, said corner being the Point of Beginning.

Less and Except the following property:

Part of a part of the S 1/2 of S 1/2 of the SE 1/4 of NW 1/4 of Section 13, Township 19 South, Range 2 West and described as follows: Commence at the SW corner of said 1/4-1/4 Section; thence North along West line of Same 334.69 feet to the North line of said S 1/2 of S 1/2; thence 92°22'10 1/4" to the right East 618.88 feet to the Point of Beginning; thence continue along the last named course 125.00 feet; thence 93°46' to the right Southwest 150.25 feet; thence 102°39' to the right Northwest 1`20.02 feet; thence 73°35' right North 116.00 to the Point of Beginning.

Less and except the following property:

Part of the S 1/2 of the S 1/2 of the SE 1/4 of NW 1/4 of Section 13, Township 19 South, Range 2 West and described as follows: Commence at the SW corner of said 1/4-1/4 Section; thence North along the

West line of same 334.69 feet to the North line of said S 1/2 of the S 1/2 of the SE 1/4 of NW 1/4 of Section 13; thence 92°22'10 1/4" to the right East 743.88 feet to the Point of Beginning; thence continue along the last named course 160.00 feet to the Westerly right of way line of State Highway No. 119, said point being on a curve to the right having an angle of 1°40' a Radius of 6538 .11 feet; thence 122°28' to the right of the chord of said curve along the arc 200.00 feet; thence 73°57' to the right of the chord of curve Northwest 64.65 feet; thence 77°29' to the right Northeast 150.25 feet to the Point of Beginning.

Subject to all easements, restrictions and rights of way of record.

The proceeds from this loan have been applied to the purchase price of the property conveyed herein to mortgagors simultaneously herewith.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2020 02:27:02 PM
\$129.00 JESSICA
20201019000474190

Alexis S. Bayl