

20210107000012910

01/07/2021 03:50:00 PM

DEEDS 1/2

Send tax notice to:  
Stanley and Wendy Chapman  
5835 Hwy 51  
Wilsonville, AL 35186  
CHL2000479

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 **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Mary Jane Hogan fka Mary Jane Parker, an unmarried woman**, whose mailing address is: **250 Highway 414, Wilsonville, AL 35186** (hereinafter referred to as "Grantor"), by **Stanley Lee Chapman and Wendy Littrell Chapman, as joint tenants with rights of survivorship** (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:

Parcel 006.010

A parcel of land located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the SE corner of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section; thence run West along the South line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section, a distance of 225 feet to the point of beginning; thence continue West 209.92 feet; thence turn right 90 degrees a distance of 621.59 feet; thence turn right 89 degrees 29 minutes a distance of 209.92 feet; thence turn right 90 degrees 3 1 minutes a distance of 623.48 feet to the point of beginning.

Also, a non-exclusive 60-foot right of way, 30-foot on each side of the following described centerline:

Commence at the NW corner of the above-described parcel; thence run North a distance of 30 feet to the point of beginning; thence turn right 89 degrees 29 minutes, a distance of 283.29 feet; thence turn left 9 degrees 15 minutes 29 seconds a distance of 140 feet, more or less, to the Southwesterly right of way of Shelby County Highway #51.

Parcel 006.011

Begin at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 5, Township 20 South, Range 1 East; thence in a Northerly direction along the West boundary of said quarter-quarter section for 393.51 feet to the point of beginning; thence turning an angle of 89 degrees 25 minutes 13 seconds to the left in a Westerly direction 217.48 feet; thence turning an angle of 90 degrees 31 minutes to the right in a Northerly direction 232.00 feet to the South boundary of a 60.00 foot right of way; thence turning an angle of 89 degrees 29 minutes to the right in an Easterly direction along said South boundary 219.54 feet to intersection with the West boundary of right of way for Shelby County Highway 51, said intersection being in the arc of a curve turning to the left, having a radius of 1598.03 feet, being the subtended by central angle of 8 degrees 16 minutes 45 seconds and having a chord of 249.72 feet in length, said chord forming an angle of 68 degrees 16 minutes 47 seconds from said South boundary; thence in a

Southeasterly direction along said arv which is the West boundary of said County right of way 249.97 feet; thence turning an angle of 111 degrees 43 minutes 13 seconds to the right from said chord in a Westerly direction 96.57 feet to point of beginning.

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.

\$399,000.00 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.

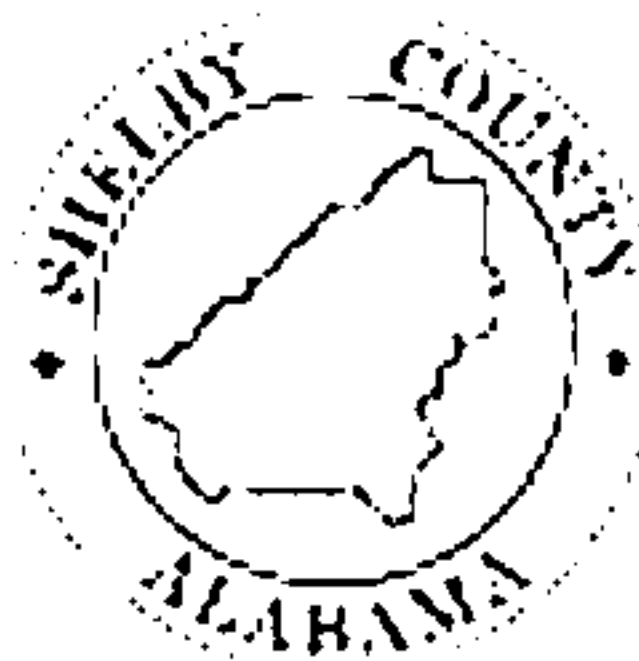
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 31<sup>st</sup> day of December, 2020.

  
Mary Jane Hogan fka Mary Jane Parker

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2021 03:50:00 PM  
\$46.00 JESSICA  
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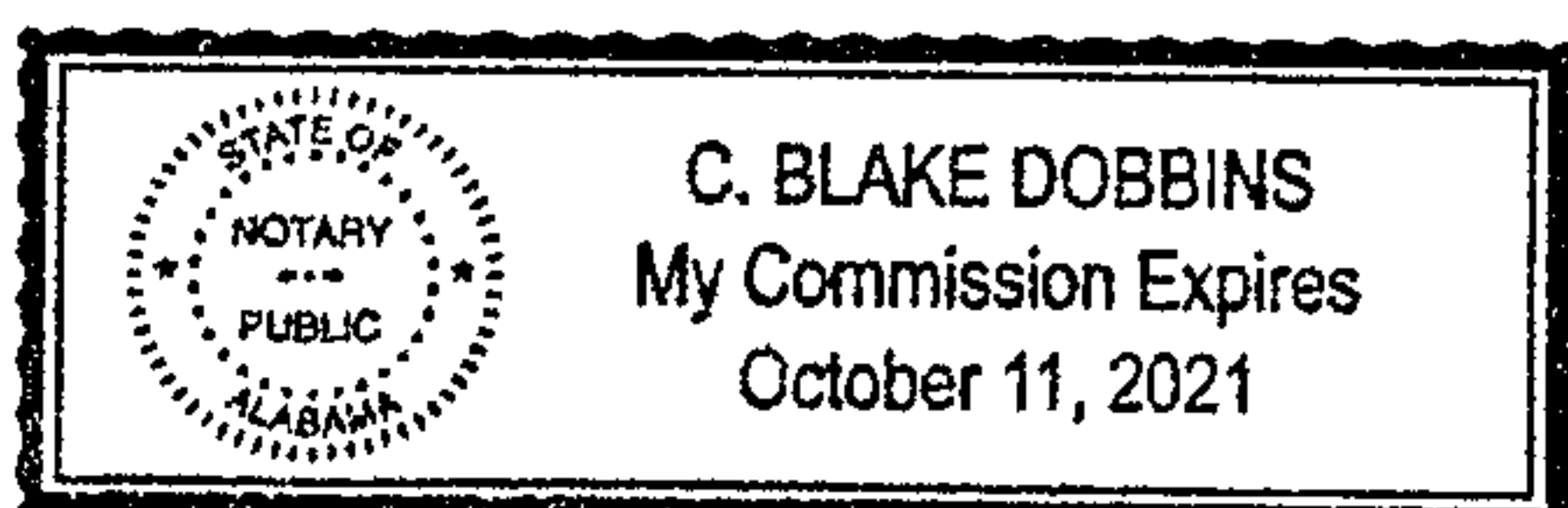
*Allen S. Bayl*

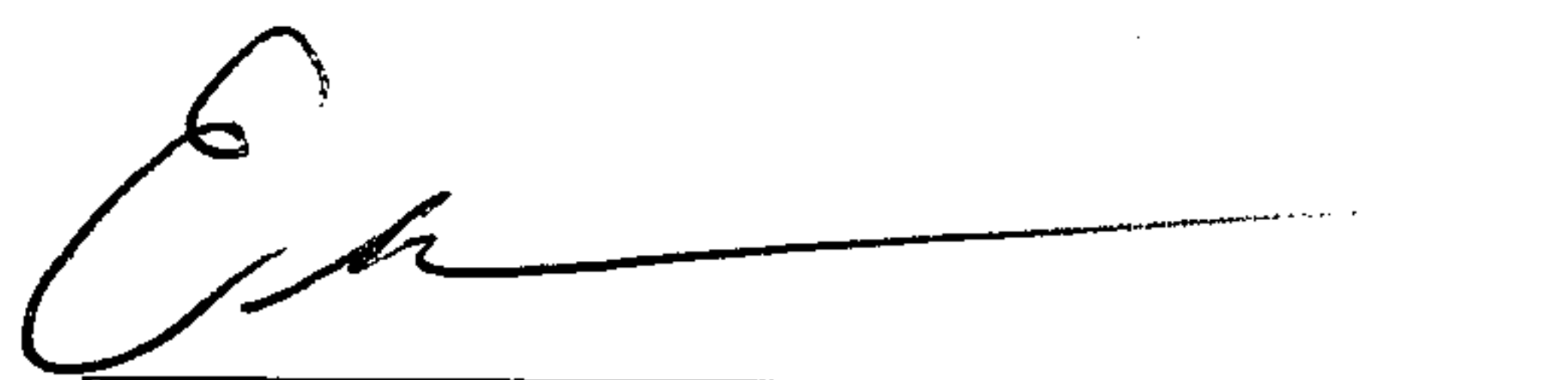
STATE OF ALABAMA  
COUNTY OF Shelby



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Jane Hogan fka Mary Jane Parker, 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 31<sup>st</sup> day of December, 2020.



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