

20210115000026950
01/15/2021 04:06:04 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Alan Michael Goodin
8726 Highway 55
Harpersville, AL 35078

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001694

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Fifty Three Thousand Nine Hundred and 00/100 Dollars (\$253,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jesse Scott , an unmarried man**, whose address is 100 Blackstone Court, Chelsea, AL 35043 (hereinafter "Grantor", whether one or more), by **Alan Michael Goodin**, whose address is 8726 Highway 55, Harpersville, AL 35078 , (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 , the following described real estate situated in Shelby County, Alabama, **the address of which is 8726 Highway 55, Harpersville, AL 35078**, to-wit:

Commence at the southwest corner of the northwest 1/4 of the northeast 1/4 of Section 33, Township 19 S, Range 1 East, Shelby County, Alabama, and thence run in a northerly direction along the 1/4 line for a distance of 110.01 feet to the point of beginning of the property herein described; thence continue along last mentioned course for a distance of 688.06 feet to a #4 rebar on the southeast right-of-way of Shelby County Highway 55, thence turn an interior angle to the left of 149 degrees 53 minutes 53 seconds and run in a northeasterly direction for a distance of 85.44 feet to a #4, thence turn an interior angle to the left of 91 degrees 04 minutes 37 seconds and run in a southeasterly direction for a distance of 70.19 feet to a #4 rebar; thence turn an interior angle to the left of 149 degrees 53 minutes 57 seconds and run in a southeasterly direction for a distance of 57.99 feet to a #4 rebar; thence turn an interior angle to the right of 145 degrees 04 minutes 11 seconds and run in a southeasterly direction for a distance of 498.79 feet to a #4 rebar; thence turn an interior angle to the right of 100 degrees 25 minutes 07 seconds and run in a northeasterly direction for a distance of 101.47 feet to a spindle; thence turn an interior angle to the left of 89 degrees 55 minutes 08 seconds and run in a southeasterly direction for a distance of 850.10 feet to a #4 rebar; thence turn an interior angle to the left 124 degrees 19 minutes 51 seconds and run in a southeasterly direction for a distance of 117.95 feet to a #4 rebar; thence turn an interior angle to the left of 88 degrees 27 minutes 52 seconds and run in a westerly direction for a distance of 1345.49 feet, to the point of beginning.

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.

Subject to a third-party mortgage in the amount of \$256,464.00 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 15th day of January, 2021.

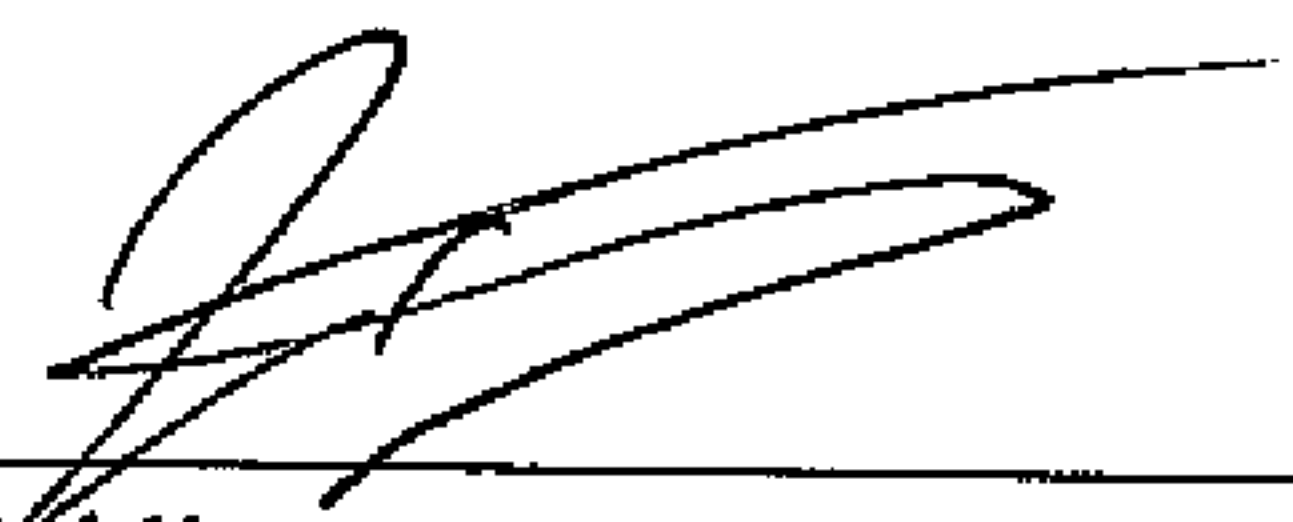


Jesse Scott

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Jesse Scott , an unmarried man, 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 15th day of January, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2021 04:06:04 PM
\$26.00 CHERRY
20210115000026950

Ann S. Byrd

