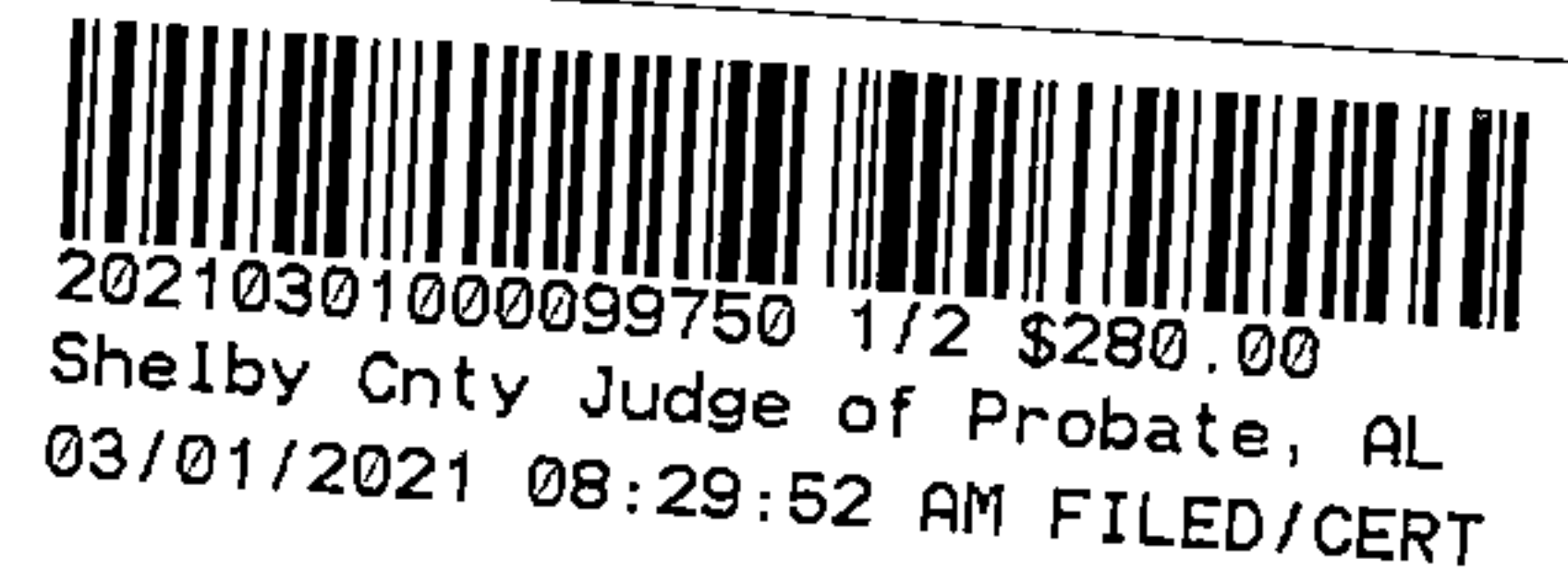


THIS INSTRUMENT PREPARED BY:
GRANT H. HOWARD, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Christopher Mundy and Amanda Mundy
6429 Highway 39
Chelsea, AL 35043



STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Fifty-Five Thousand and 00/100 (\$255,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **City of Chelsea, a municipality** (hereinafter referred to as GRANTOR), whose address is P. O. Box 111, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Christopher Mundy and Amanda Mundy**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Exhibit A for Legal Description.

Property Address: 6429 Highway 39, Chelsea, AL 35043

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


\$216,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 26th day of February, 2021.

City of Chelsea

By: 
Tony Picklesimer, Mayor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tony Picklesimer, whose name as Mayor of City of Chelsea, a municipality, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said municipality on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of February, 2021.


NOTARY PUBLIC

My Commission Expires: 2-10-25

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situated in Shelby County, Alabama, to-wit: From a 1 inch square bar at the NW corner of Section 17, Township 20 South, Range 1 West, sighting South 5317.25 feet on a 4 inch x 4 inch concrete monument at the SW corner of said Section 17, turn thence 00 deg. 39 min. 02 sec. left and run 1336.73 feet to 1.5 inch pipe accepted as the NW corner of the SW - NW of said Section 17; thence turn 89 deg. 43 min. 35 sec. left and run 1298.23 feet along the accepted North boundary of said SW - NW of said Section 17 to a 1.5 inch pipe accepted as the NE corner of said SW - NW ; thence turn 90 deg. 50 min. 22 sec. right and run 1352.86 feet along the accepted East boundary of said SW - NW to a 1.5 inch pipe accepted as the SE corner of said SW - NW ; thence turn 89 deg. 51 min. 07 sec. right and run 456.63 feet along the accepted South boundary of said SW - NW and along a fence line to a 1/2 inch rebar that is 815.00 feet East of a 1/2 inch rebar accepted as the SW corner of said SW - NW ; thence turn 81 deg. 25 min. 18 sec. right and run 311.75 feet along a fence line to a 1/2 inch rebar; thence turn 76 deg. 40 min. 49 sec. left and run 108.59 feet along a fence line to a 1/2 inch rebar; thence turn 72 deg. 19 min. 50 sec. right and run 62.93 feet along a fence line to a 1/2 inch rebar; thence turn 28 deg. 10 min. 07 sec. left and run 56.82 feet along a fence line to a 1/2 inch rebar; thence turn 41 deg. 11 min. 58 sec. right and run 87.25 feet along a fence line to a 1/2 inch rebar; thence turn 91 deg. 11 min. 44 sec. left and run 117.66 feet along a fence line to a 1/2 inch rebar; thence turn 90 deg. 06 min. 26 sec. right and run 529.06 feet to a 1/2 inch rebar; thence turn 90 deg. 00 min. 00 sec. left and run 439.90 feet to a 1/2 rebar on the fence line; thence turn 105 deg. 28 min. 23 sec. right and run 57.00 feet along a fence line to a 1/2 inch rebar; thence turn 18 deg. 49 min. 04 sec. left and run 79.81 feet along a fence line to a 1/2 inch rebar; thence turn 16 deg. 22 min. 26 sec. left and run 119.81 feet along a fence line to a 1/2 inch rebar; thence turn 26 deg. 51 min. 10 sec. left and run 25.55 feet along a fence line to a 1/2 inch rebar; thence turn 49 deg. 46 min. 23 sec. left and run 673.63 feet along a fence line to a 1/2 inch rebar; thence turn 20 deg. 48 min. 20 sec. left and run 143.28 feet to a 1/2 inch rebar; thence turn 13 deg. 51 min. 48 sec. right and run 49.24 feet to a 1/2 inch rebar; thence turn 26 deg. 19 min. 56 sec. right and run 67.71 feet to a 1/2 inch rebar; thence turn 18 deg. 52 min. 53 sec. left and run 112.00 feet to a 1/2 inch rebar; thence turn 07 deg. 33 min. 01 sec. left and run 89.90 feet to a 1/2 inch rebar; thence turn 08 deg. 36 min. 04 sec. right and run 65.30 feet to a 1/2 inch rebar; thence turn 22 deg. 28 min. 24 sec. right and run 50.52 feet to a 1/2 inch rebar on the Easterly boundary of Shelby County Road #39 (80 foot Right of Way); thence turn 95 deg. 43 min. 47 sec. right and run 60.00 feet along said road boundary to a 1/2 inch rebar; thence turn 00 deg. 47 min. 40 sec. right and run 102.95 feet along said road boundary to a 1/2 inch rebar; thence turn 07 deg. 08 min. 04 sec. right and run 100.30 feet along said road boundary to a 3/4 inch crimped pipe on accepted segment of the North boundary of the SE - NE of Section 18, Township 20 South, Range 1 West; thence turn 60 deg. 16 min. 31 sec. right and run 1093.48 feet along an accepted segment of the North boundary of said SE - NE to the point of beginning of herein described parcel of land, situated in the SW - NW of Section 17, Township 20 South, Range 1 West and the SE - NE of Section 18, Township 20 South Range 1 West, Shelby County, Alabama.



20210301000099750 2/2 \$280.00
Shelby Cnty Judge of Probate, AL
03/01/2021 08:29:52 AM FILED/CERT

Shelby County, AL 03/01/2021
State of Alabama
Deed Tax:\$255.00