

20210308000113580

03/08/2021 11:22:19 AM

DEEDS 1/2

Send tax notice to:
Ken and Lisa Riddle
4330 Chelsea Road
Columbiana, AL 35051
CHL2100030

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 **Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Cody John Bass and Makenzie R. Bass, husband and wife**, whose mailing address is: **4467 Coosa County Road 41, Weogufka, AL 35183** (hereinafter referred to as "Grantor"), to **Kenneth W. Riddle and Lisa A. Riddle, 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:

Commence at the Southwest corner of Section 35, Township 20 South, Range 1 West, Shelby County, Alabama, and proceed North along the West boundary of said Section 35 for 1898.88 feet to a point on the North right of way boundary of Chelsea Road (R/W 80 feet - Shelby County Highway 47), said point being the point of beginning of herein described parcel of land; thence from said point of beginning, continue along said course North 210.00 feet; thence North 89 deg. 29 min. 00 sec. East 439.30 feet to a point on the West bank of a creek; thence South 14 deg. 33 min. 53 sec. East along creek for 118.48 feet; thence South 13 deg. 12 min. 43 sec. West along Creek for 19.77 feet; thence South 51 deg. 31 min. 01 sec. West 387.73 feet to a point on the aforementioned Chelsea Road; thence North 44 deg. 57 min. 59 sec. West along said road boundary for 227.89 feet back to the point of beginning. The above described parcel of land is located in the Northwest 1/4 of the Southwest 1/4 of section 35, Township 20 South, Range 1 West, Shelby County, Alabama.


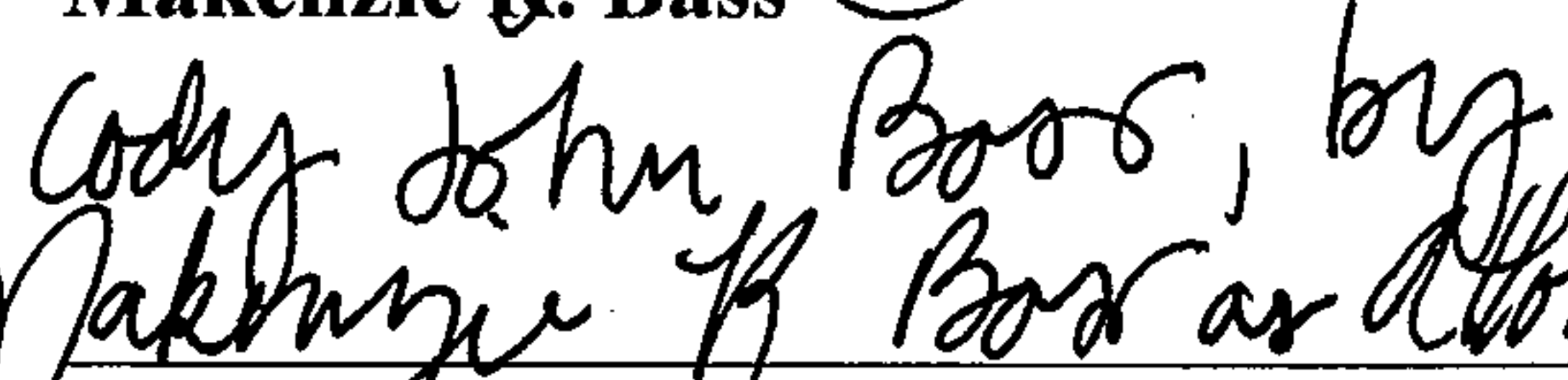
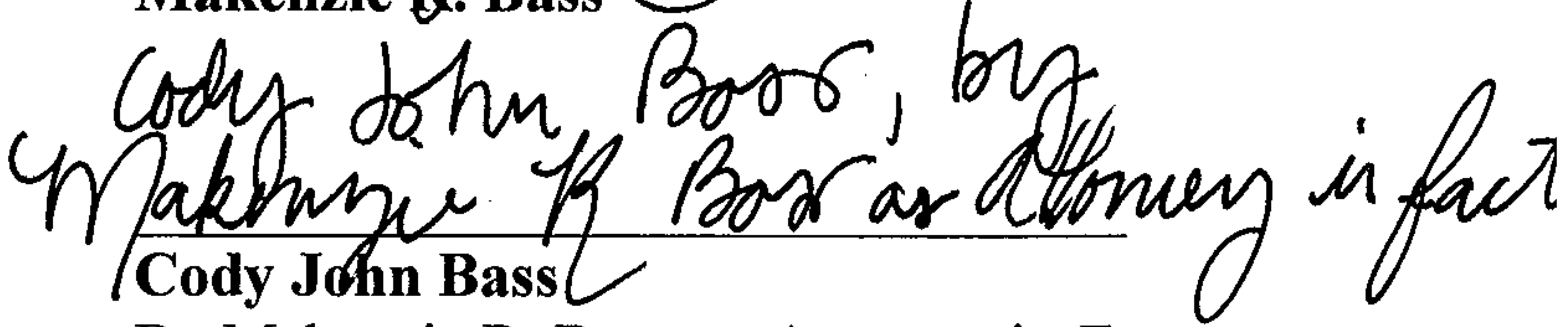
SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$244,000.00 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 itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, his/her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, **Cody John Bass and Makenzie R. Bass**, who have authorized to execute this conveyance, have caused this conveyance to be executed on this the 5th day of March, 2021.


Makenzie R. Bass

Cody John Bass

By Makenzie R. Bass, as Attorney-in-Fact

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Makenzie R. Bass, whose name individually and as Attorney-in-Fact for Cody John Bass, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, individually and in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 5th day of March 2021.


Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2021 11:22:19 AM
\$86.00 CHERRY
20210308000113580

Allie S. Bayl

