

Send tax notice to:

Jonathan and Shelby Rutledge

4208 Groover Dr
Bham AL 35213

CHL2100003

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 **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Charlie Nesbitt and Jane Nesbitt, husband and wife**, whose mailing address is:

2130 Hwy 109 Wilsonville, AL 35186
(hereinafter referred to as "Grantor"), by **Jonathan Rutledge and Shelby Rutledge**, 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 1

Commence at the NE corner of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 42 minutes 51 seconds West a distance of 636.80 feet to the point of beginning; thence continue North 89 degrees 42 minutes 51 seconds West a distance of 660.80 feet; thence South 00 degrees 19 minutes 48 seconds East a distance of 1307.21 feet; thence South 89 degrees 05 minutes 43 seconds East a distance of 669.13 feet; thence North 00 degrees 41 minutes 17 seconds West a distance of 1314.55 feet to the point of beginning.

Subject to a 30' wide ingress/egress easement, lying 15' either side of and parallel to the following described centerline:

Commence at the Ne corner of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 42 minutes 51 seconds West a distance of 1297.60 feet; thence South 00 degrees 19 minutes 48 seconds East a distance of 258.08 feet; thence North 89 degrees 40 minutes 12 seconds East a distance of 15.00 feet to the point of beginning of said centerline; thence South 00 degrees 19 minutes 48 seconds East a distance of 1049.45 feet to the point of beginning.

Parcel 2

Begin at the NE corner of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 89 degrees 42 minutes 51 seconds West a distance of 636.80 feet; thence South 00 degrees 41 minutes 17 seconds East a distance of 1314.55 feet; thence South 89 degrees 05 minutes 43 seconds East a distance of 967.08 feet; thence North 00 degrees 41 minutes 17 seconds West a distance of 1319.01 feet; thence North 88 degrees 40 minutes 30 seconds West a distance of 330.20 feet to the point of beginning.

****This property is not the homestead of the Grantor or Grantor's Spouse**

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.

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 15th
day of February, 2021.


Charlie Nesbitt


Jane Nesbitt

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Charlie Nesbitt and Jane Nesbitt, 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 15th day of February, 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
03/25/2021 12:04:29 PM
\$175.00 CHERRY
20210325000150010

Allen S. Boyd