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Prepared By:
Jane Bryant Powell
1605 Sims Street Northeast
Leeds AL 35094

Grantee's Address:
58504 Highway 25
Leeds, AL 35094

WARRANTY DEED

State of Alabama
County of Shelby



20210401000162430 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/01/2021 01:07:41 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIFTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$55,000.00), and other good and valuable consideration in hand paid to Jane Bryant Powell, a Single woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the Steve Colafrancesco (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Purchase money mortgage in the amount of \$348,000.00 closed simultaneously herewith.

Property does not constitute the homestead of grantor nor their spouse, if any.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

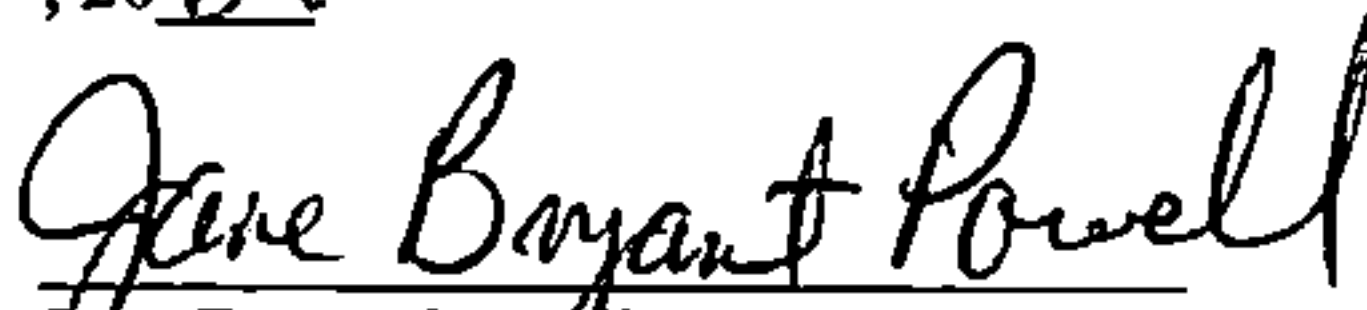
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 29th of March, 2021


Jane Bryant Powell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jane Bryant Powell whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2021


Notary Public
My Commission Expires:

DAVID EVANS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 08/06/24

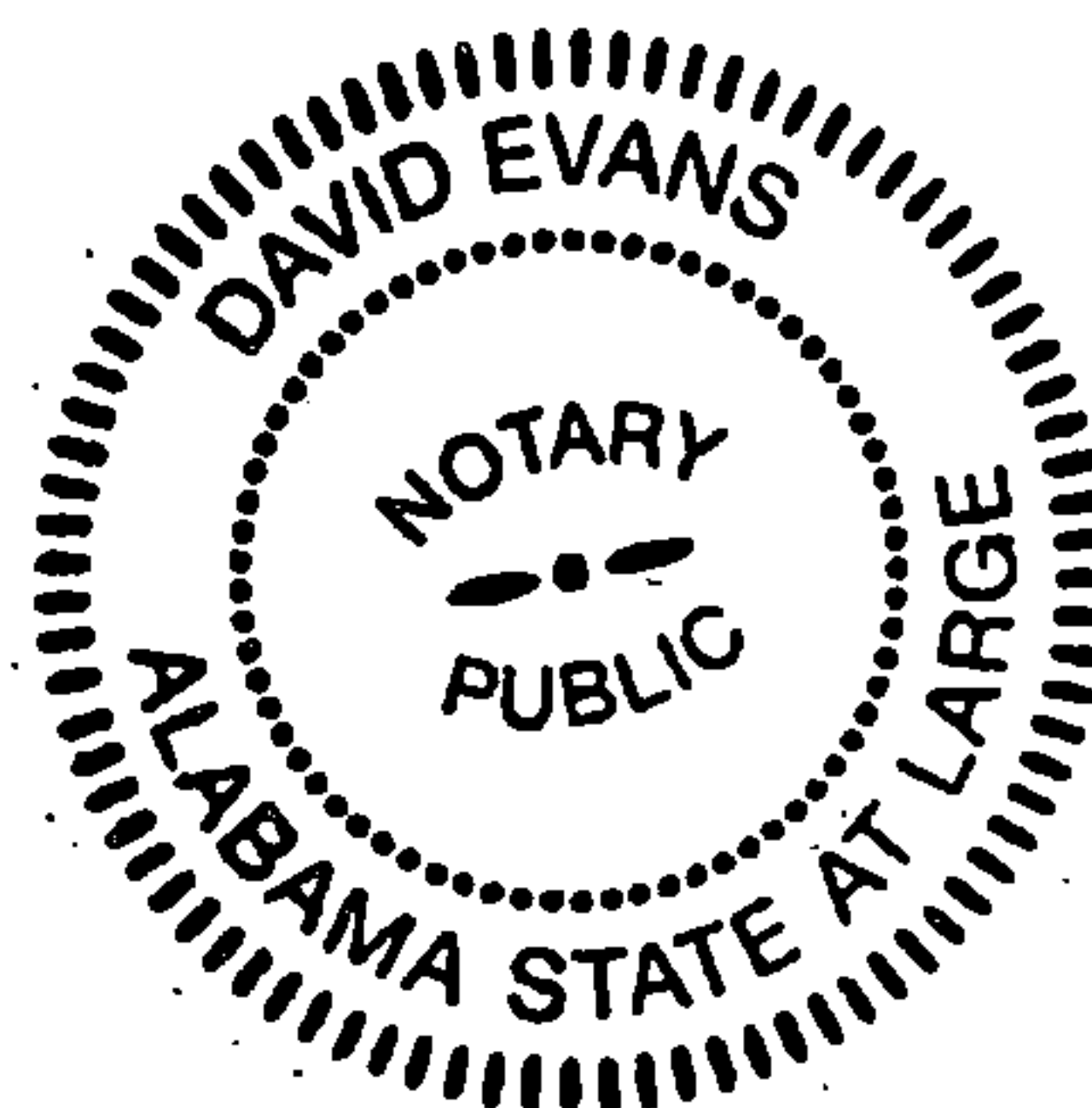


EXHIBIT "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON BAR FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE N 00°29'39" E FOR A DISTANCE OF 388.77 FEET TO A CAPPED 1/2 INCH REBAR SET IN THE EAST RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 25; THENCE N 30°57'00" E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 802.46 FEET TO A CAPPED 1/2 INCH REBAR SET; LEAVING SAID EAST RIGHT-OF-WAY LINE THENCE S 58°48'25" E FOR A DISTANCE OF 210.00 FEET TO A CAPPED 1/8 INCH REBAR SET THENCE N 31°12'55" E FOR A DISTANCE OF 210.00 FEET TO A CAPPED 1/2 INCH REBAR SET; THENCE N 58°47'05" W FOR A DISTANCE OF 210.00 FEET TO A CAPPED 1/2 INCH REBAR SET; ON THE EAST LINE OF ALABAMA HIGHWAY 25; THENCE N 31°31'41" E ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 175.38 FEET TO A CAPPED 1/2 INCH REBAR SET; LEAVING SAID EAST RIGHT-OF-WAY LINE THENCE S 39°17'18" E FOR A DISTANCE OF 630.19 FEET TO A RAILROAD RAIL FOUND ON THE WEST RIGHT-OF-WAY LINE OF CENTRAL OF GEORGIA RAILROAD THENCE S 48°41'20" W ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 996.00 FEET TO A CAPPED 1/2 INCH REBAR SET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 995.85 FEET, A CHORD BEARING OF S 39°06'36" W, AND A CHORD DISTANCE OF 335.88 FEET TO A CAPPED 1/2 INCH REBAR SET THENCE S 89°48'18" W FOR A DISTANCE OF 56.84 FEET BACK TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GPS GRID AL WEST ZONE 0102.

THIS PROPERTY IS SUBJECT TO RIGHT-OF-WAY EASEMENTS OF ALABAMA POWER COMPANY.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jane Bryant Powell
Mailing Address 1605 Sims Street Northeast
Leeds, AL 35094

Grantee's Name Steve Colafrancesco
Mailing Address 74 Amosisbell Road
Leeds, AL 35094

Property Address 58504 Highway 25
Leeds, AL 35094

Date of Sale March 29, 2021
Total Purchase Price \$55,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract

☐ Appraisal
☐ Other:

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/29/21 Print Jane Bryant Powell

☐ Unattested

(verified by)

Sign Jane Bryant Powell
(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1