

SEND TAX NOTICE TO:

Jonathan Womelsdorf and Valerie Womelsdorf
120 Albright Lane
Vincent, AL 35178

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100303

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **R. Gary Albright, a married man, whose address is 959 Hwy 231, Vincent, Alabama 35178, Connie Sue Strickland, a married woman, whose address is 3546 Burntleaf Lane Birmingham, AL 35226 and Royce W. Albright, a married man, whose address is 228 Pine Level Ridge Deatsville, AL 36022** (hereinafter "Grantor", whether one or more), by **Jonathan Womelsdorf and Valerie Womelsdorf**, whose address is 120 Albright Lane, Vincent, AL 35178, (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 **Jonathan Womelsdorf and Valerie Womelsdorf**, as **joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 120 Albright Ln., Vincent, AL 35178, to-wit:**


SEE ATTACHED EXHIBIT A – LEGAL DESCRIPTION

**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE
THE HOMESTEAD OF THE GRANTOR(S), NOR THAT OF HIS/HER SPOUSE.**

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.

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 31st day of March, 2021.


R. Gary Albright

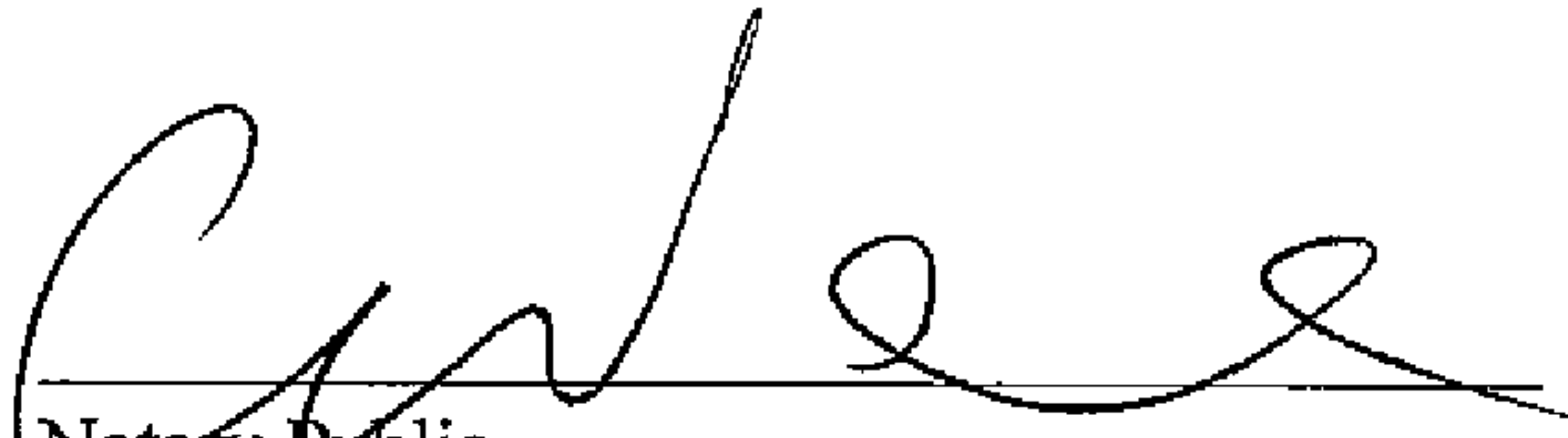

Connie Sue Strickland

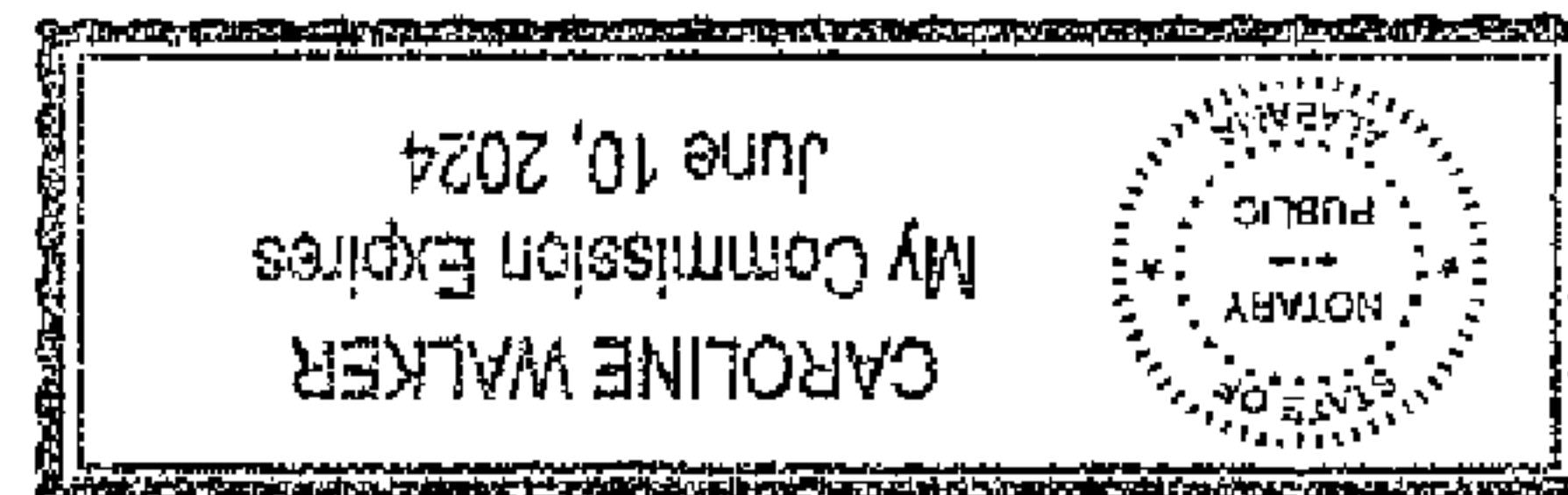

Royce W Albright

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **R. Gary Albright, Connie Sue Strickland AND Royce W Albright** 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 31st day of March, 2021.


Notary Public



Escrow File No.: BHM2100303

EXHIBIT "A"

Commence at the NW Corner of the NE ¼ of the NW ¼ of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama; thence S01°11'24"E a distance of 1635.53 feet to the POINT OF BEGINNING; thence continue S01°11'24"E a distance of 1105.93 feet to the SW Corner of the SE ¼ of the NW ¼ of above said Section 35; thence N89°42'32"E a distance of 1235.00 feet; thence N00°01'21"W a distance of 505.09 feet to the approximate centerline of Glade Branch, all further calls will be along said centerline until otherwise noted; thence N62°20'25"E a distance of 365.07 feet; thence N83°41'12"E a distance of 215.75 feet; thence N49°39'07"E a distance of 502.84 feet; thence S88°09'19"E and leaving said centerline of Glade Branch, a distance of 70.17 feet; thence N11°00'41"E a distance of 405.40 feet to the approximate centerline of Glade Branch; thence N12°00'41"E and along said centerline a distance of 202.56 feet; thence S89°34'30"W and leaving said centerline, a distance of 366.25 feet; thence S76°36'10"W a distance of 515.54 feet; thence S80°33'43"W a distance of 929.17 feet; thence S06°03'02"W a distance of 377.79 feet; thence N85°35'09"W a distance of 370.88 feet; thence N59°20'47"W a distance of 202.90' to the POINT OF BEGINNING.

ALSO AND INCLUDING a 12-foot Ingress/Egress Easement, and as recorded in Instrument No. 20171107000404810, in the Office of the Judge of Probate of Shelby County, Alabama, and lying 6-feet either side of and parallel to the following described centerline:

Commence at the SW Corner of the SE ¼ of the NW ¼ of Section 35, Township 18 South, Range 2 East, Shelby County, Alabama, thence N 89°42'32" E, a distance of 1235.00 feet; thence N 00°01' 21"W, a distance of 505.09 feet to the approximate centerline of Glade Branch, all further calls will be along said centerline until otherwise noted; thence N 62°20'25"E, a distance of 365.07 feet; thence N 83°41'12"E, a distance of 215.75 feet; thence N 49°39'07"E, a distance of 502.84 feet; thence S 88°09'19"E and leaving said centerline of Glade Branch, a distance of 70.17 feet; thence N 11°00'41"E, a distance of 353.58 feet to the approximate centerline of Glade Branch and the POINT OF BEGINNING OF SAID CENTERLINE; thence N 83°46'56"E and leaving said Glade Branch, a distance of 121.27 feet; thence N 79°58'12"E, a distance of 77.49 feet; thence N 75°35'23"E, a distance of 15.12 feet to the Westerly R.O.W. line of U.S. Highway 231, 100-foot R.O.W. and the POINT OF ENDING OF SAID CENTERLINE.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2021 09:03:31 AM
 \$378.00 CHERRY
 20210402000164060

Allen S. Bayl