

Send tax notice to:  
Shirley and Brett Hall

5974 Old hwy. 280  
Sterrett, AL 35147  
CHL2100055

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 **Two Hundred Forty Five Thousand and 00/100 Dollars (\$245,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Russell F. DuLaney, a married man**, whose mailing address is: 402 N. Main Street, Columbiana, AL 35051 (hereinafter referred to as "Grantor"), by **Shirley I Hall and Brett Hall, 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 SW corner of the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West; thence run East along the South line of said 1/4 - 1/4 section a distance of 42.78 feet to the point of beginning; thence turn an angle of 91 deg. 27 min. 03 sec. to the left and run a distance of 87.23 feet to the South R.O.W. line of a paved county Hwy; thence turn angle of 59 deg. 44 min. 40 sec. to the right and run along said R.O.W. line a distance of 398.50 feet; thence turn an angle of 3 deg. 32 min. 21 sec. to the left and run along said R.O.W. a distance of 219.77 feet to the West R.O.W. line of a county unpaved road; thence turn an angle of 126 deg. 30 min. 34 sec. to the right and run along the West line of said county unpaved road a distance of 423.57 feet to the South line of the SE 1/4 of the NW 1/4; thence turn an angle of 88 deg. 44 min. 10 sec. to the right and run West along the South line of said 1/4 - 1/4 section a distance of 506.96 feet to the point of beginning. Situated in the SE 1/4 of the NW 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama.

**\*\*This property is not the homestead of seller or seller'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.

**\$208,250.00 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.

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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 31 day of March, 2021.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/02/2021 12:13:45 PM  
\$62.00 CHERRY  
20210402000165050

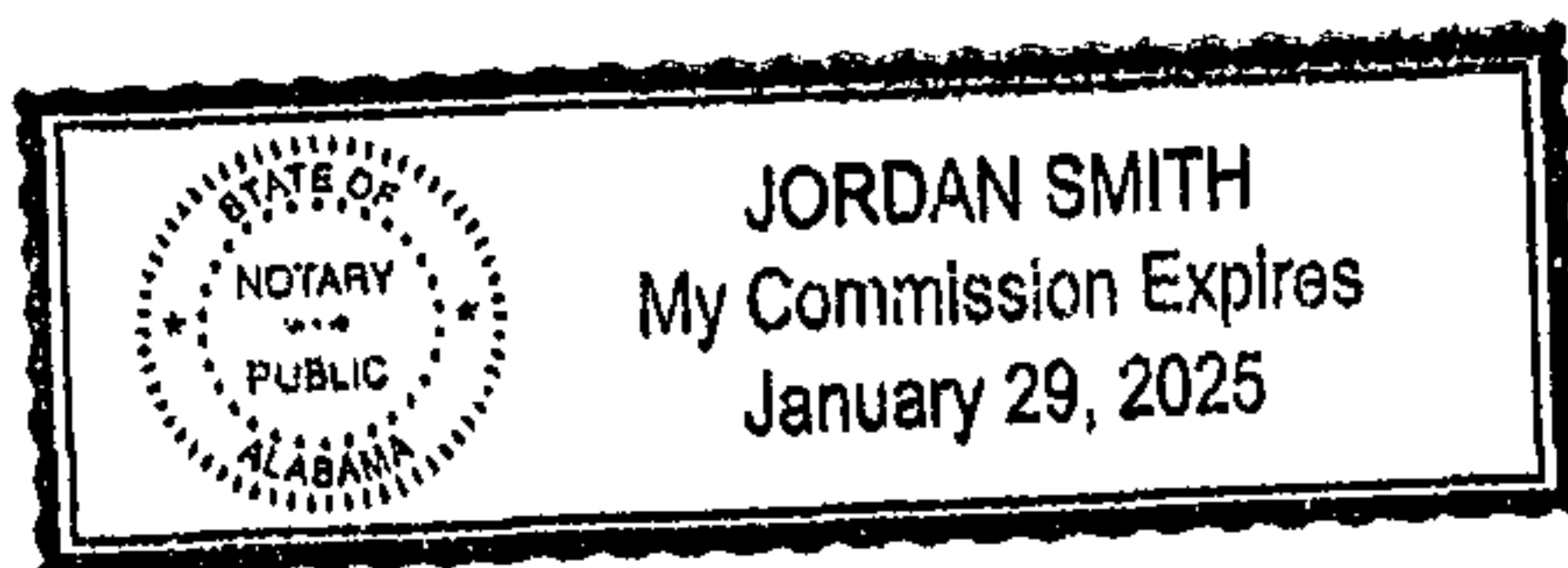
*Allen S. Bayl*

*Russell F. DuLaney*  
Russell F. DuLaney

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell F. DuLaney, 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 31 day of March, 2021.



*[Signature]*  
Notary Public  
Print Name: Jordan Smith  
Commission Expires: 1/29/25