

20210423000203340
04/23/2021 02:44:58 PM
DEEDS 1/2

Send tax notice to:
KELLY MCGUIRE
278 AMORE LANE
CHELSEA, AL 35043
PLC2100131

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 Seventy Thousand and 00/100 Dollars (\$170,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Jeffrey A. Glass and wife Amy D. Pearson Glass**, whose mailing address is: **375 N. River Road, Shelby, AL 35143** (hereinafter referred to as "Grantors"), by **Kelly McGuire**, whose mailing address is: **278 Amore Lane, Chelsea, AL 35043** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, **the property address known as: 278 Amore Lane, Chelsea, AL 35043** to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE RUN SOUTH 86 DEGREES 19 MINUTES 55 SECONDS WEST FOR 91.78 FEET; THENCE RUN NORTH 00 DEGREES 44 MINUTES 00 SECONDS WEST FOR 689.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID COURSE FOR 584.37 FEET; THENCE RUN NORTH 39 DEGREES 13 MINUTES WEST FOR 217.34 FEET; THENCE RUN SOUTH 63 DEGREES 00 MINUTES WEST FOR 299.52 FEET; THENCE RUN SOUTH 02 DEGREES 53 MINUTES EAST FOR 586.84 FEET; THENCE RUN SOUTH 85 DEGREES 25 MINUTES 06 SECONDS EAST FOR 383.47 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. THE SAME BEING ALSO KNOWN AS TRACT# 1 OF THE GERALD DAVIDSON FAMILY ESTATES AS RECORDED IN MAP BOOK 16 PAGE 134 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

ALSO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST, RUN THENCE NORTH 575.7 FEET TO A POINT; THENCE TURN 73 DEGREES 00 MINUTES RIGHT AND RUN 209.0 FEET; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN 10.0 FEET TO THE POINT OF BEGINNING; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN 222.49 FEET TO A POINT; THENCE TURN 106 DEGREES 54 MINUTES LEFT AND RUN 209.0 FEET TO A POINT; THENCE TURN 107 DEGREES 00 MINUTES RIGHT AND PARALLEL WITH THE WEST BOUNDARY LINE OF THE NE 1/4 OF THE SW 1/4, SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST FOR A DISTANCE OF 759.6 FEET TO THE POINT OF ENDING, BEING THE DESCRIPTION OF THE CENTERLINE OF A 20 FOOT WIDE EASEMENT; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO A 30 FOOT EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 1 WEST, RUN EAST FOR A DISTANCE OF 10.0 FEET TO THE POINT OF BEGINNING; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN 15.0 FEET; THENCE TURN 90 DEGREES 00 MINUTES LEFT AND RUN PARALLEL WITH THE SOUTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 103 FEET, MORE OR LESS, TO THE WEST PROPERTY LINE OF MIKE AND JOY KELLEY PROPERTY TO THE POINT OF ENDING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THE ABOVE-DESCRIBED REAL PROPERTY INCLUDES A 1995 FRANKLIN HOMES ROCKWOOD/51367328 MANUFACTURED HOME COMPRISED OF TWO SECTIONS AND BEARING VIN#'S ALFRA235-9019AB PERMANENTLY ATTACHED TO THE PROPERTY, WITH WHEELS AND AXLES REMOVED AND TO BE TAXED AND ASSESSED AS REALTY, THEREBY FORMING A PART OF THE REALTY.

SUBJECT TO:

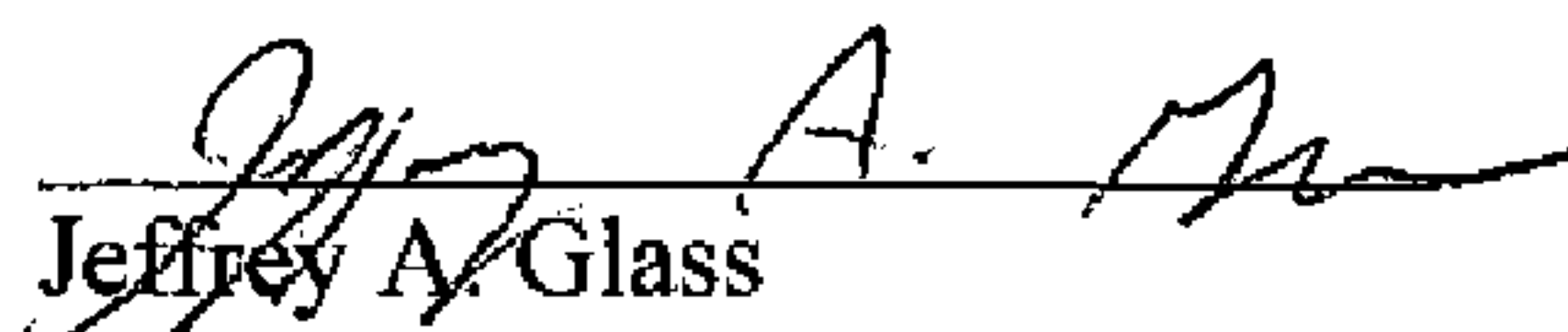
ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$130,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Jeffrey A. Glass and Amy D. Pearson Glass have hereunto set their signature(s) and seal(s) on this 15th day of April 2021



Jeffrey A. Glass


Amy D. Pearson Glass

STATE OF ALABAMA
COUNTY OF ST CLAIR

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey A. Glass and Amy D. Pearson Glass, whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of April 2021



Notary Public
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/23/2021 02:44:58 PM
\$65.00 CHERRY
20210423000203340

Allen S. Bayl

