

Send tax notice to:
William and Kelley Palmieri
659 Hwy 48
Wilsonville, AL 35186
CHL2100111

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 **Six Hundred Five Thousand and 00/100 Dollars (\$605,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Jonathan G. Mack and Teri M. Mack aka Teri M. Lord, husband and wife**, whose mailing address is: **157 Willow Branch Lane, Wilsonville AL 35186** (hereinafter referred to as "Grantor"), by **William F. Palmieri and Kelley D. Palmieri, 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 SE corner of the SW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East; thence run Northerly along the East line thereof for 512.50 feet to the point of beginning; thence continue last described course for 834.56 feet to an iron pipe found; thence 91° 06' 33" left run Westerly along a fence for 1295.34 feet; thence 87° 20' 20" left run Southerly along a fence for 935.87 feet; thence 90° 48' 05" left run Easterly 361.50 feet; thence 90° 14' 32" right run Southerly 361.50 feet in an iron on the Northerly R/W of Shelby County Highway #48 and a curve concaved Northerly (having a radius of 1080.56 feet and a central angle of 14° 57' 41"); thence 92° 54' 25" left to chord of said curve, run Easterly along said curve and R/W for 282.16 feet; thence continue along said R/W and tangent to said curve for 340.32 feet to a curve to the right (having a radius of 2176.31 feet and a central angle of 4° 45' 46"); thence run along said curve and R/W for 180.91 feet to a point that is 170.00 feet West of the East line of said 1/4-1/4 section; thence 83° 15' 44" left from chord of last said curve, run Northerly 405.25 feet; thence 88° 50' 39" right run Easterly 170.19 feet to the point of beginning.

Less and except:

Begin at the NW corner of the SW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East; thence run Easterly along the North line thereof for 40.18 feet to a fence; thence 90° 34' 09" right run Southerly along said fence for 917.29 feet; thence 89° 11' 55" right run Westerly 12.20 feet to the West line of said 1/4-1/4 section; thence 89° 03' 14" right run Northerly 917.48 feet to the point of beginning.

Also less and except:

Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 33, Township 20 South, Range 1 East; thence run Northerly along the East line thereof for 65.62 feet to a fence; thence 91° 06' 33" left run Westerly along said fence for 1295.34 feet; thence 87° 20' 20" left run Southerly along a fence for 18.58 feet to the South line of said 1/4-1/4 Section; thence 90° 34' 09" left run Easterly 1295.79 feet to the point of beginning.

Property address 659 Hwy 48, Wilsonville, AL 35186

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

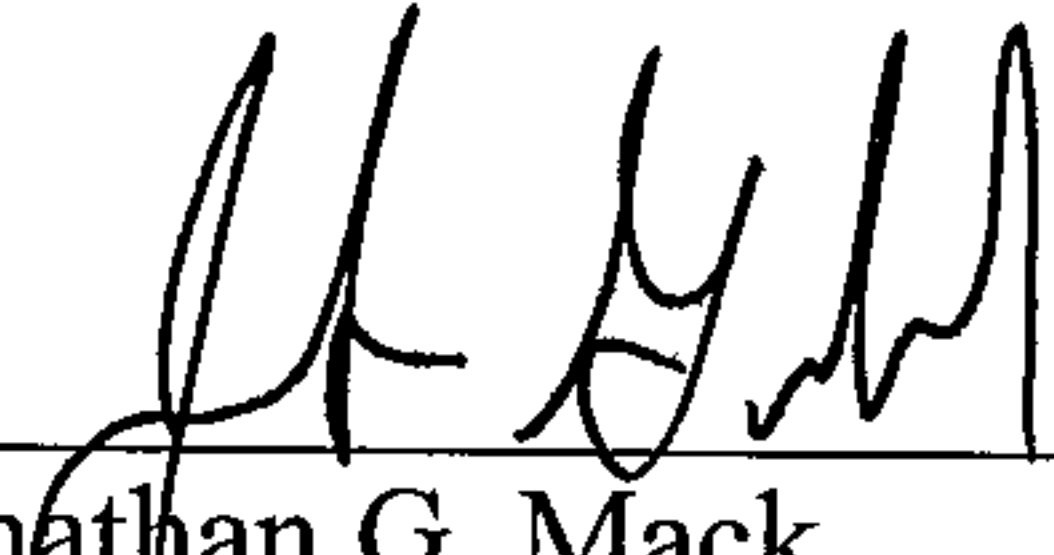
MINING AND MINERAL RIGHTS EXCEPTED.

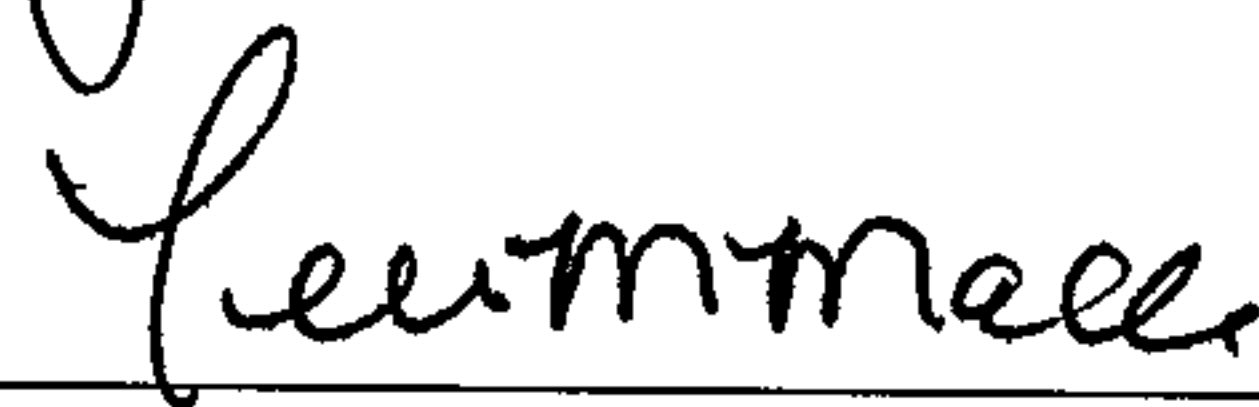
\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

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 3 day of May, 2021.

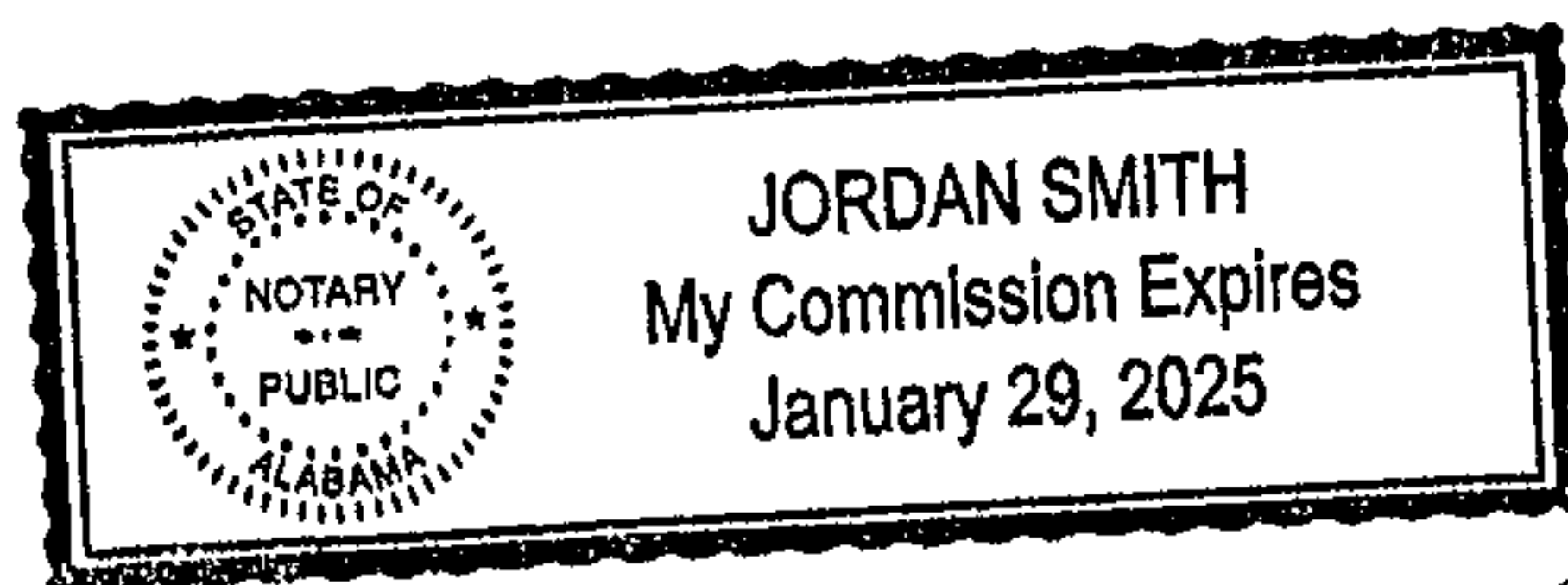

Jonathan G. Mack


Teri M. Mack

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan G. Mack and Teri M. Mack, 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 3 day of May, 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
05/03/2021 01:51:48 PM
\$431.00 CHERRY
20210503000218830

Allen S. Bayl