

Send tax notice to:

DAVID EDWARD NAHAY and JESSICA DANIELLE PIECZYNSKI
~~59169 HIGHWAY 25~~ 90 Mountain Crest Dr.
~~LEEDS, AL 35094~~ Lincoln, AL 35096

20210505000224000

05/05/2021 12:29:06 PM

DEEDS 1/3

WARRANTY DEED

JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Seventeen Thousand and 00/100 (\$417,000.00) and other valuable considerations to the undersigned GRANTOR(S), GLORIA JUNE WOODARD F/K/A G. CAHOON, A MARRIED INDIVIDUAL, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto DAVID EDWARD NAHAY and JESSICA DANIELLE PIECZYNSKI, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 32 and the NW 1/4 of the NW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" rebar at the NW corner of the NE 1/4 of the NE 1/4 of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama; thence N 89°39'15" E along the north line of said 1/4-1/4 section a distance of 1331.13 feet to a 3" capped pipe at the NE corner of said 1/4-1/4 section; thence S 00°02'44" E along the east line of said 1/4-1/4 section a distance of 110.32 feet to a 1/2" rebar capped EDG on the westerly right of way of Alabama Highway 25; thence S 28°55'51" W along said right of way a distance of 166.32 feet to a 1/2" rebar capped EDG; thence S 57°17'15" W a distance of 297.50 feet to a 1/2" rebar capped EDG; thence S 32°42'45" E along said right of way a distance of 15.00 feet to 1/2" rebar capped EDG at the point of a non-tangent curve to the left having a central angle of 134°06'49" and a radius of 90.56 feet, said curve subtended by a chord bearing S 09°55'35" E and a chord distance of 166.80 feet; thence along the arc of said curve and along said right of way a distance of 211.99 feet to a 1/2" rebar capped EDG; thence S 17°05'52" W along said right of way a distance of 15.00 feet to a 1/2" rebar capped EDG at the point of a non-tangent curve to the left having a central angle of 32°33'00" and a radius of 612.96 feet, said curve subtended by a chord bearing S 89°10'38" E and a chord distance of 343.56 feet; thence along the arc of said curve and along said right of way a distance of 348.22 feet to a 1/2" rebar capped EDG; thence N 74°32'52" E along said right of way a distance of 1194.27 feet to a 1/2" rebar capped EDG at the point of curve to the right having a central angle of 134°03'39" and a radius of 60.66 feet, said curve subtended by a chord bearing S 38°25'18" E and a chord distance of 111.70 feet; thence along the arc of said curve and along said right of way a distance of 141.93 feet to a concrete monument; thence S 28°36'32" W along said right of way a distance of 189.52 feet to a 1/2" rebar capped EDG at the point of curve to the right having a central angle of 04°26'04" and a radius of 2824.81 feet, said curve subtended by a chord bearing S 30°49'33" W and a chord distance of 218.57 feet; thence along the arc of said curve and along said right of way a distance of 218.63 feet to a 5/8" rebar; thence N 55°27'10" W leaving said right of way a distance of 209.94 feet to a 5/8" rebar; thence S 34°28'42" W a distance of 210.27 feet to a 1/2" rebar; thence S 55°32'21" E a distance of 209.80 feet to a 3/4" crimp on the westerly right of way of Alabama Highway 25; thence S 37°29'34" W along said right of way a distance of 533.07 feet to a 1/2" rebar on the south line of the NW 1/4 of the NW 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama; thence N 89°21'10" W along the south line of said 1/4-1/4 section a distance of 618.62 feet to a 1/2" rebar at the SE corner of the NE 1/4 of the NE 1/4 of Section 32, Township 17 South, Range 1 East, Shelby County, Alabama; thence S 89°58'26" W along the south line of said 1/4-1/4 section a distance of 1328.68 feet to a pine knot in a rock pile at the SW corner of said 1/4-1/4 section; thence N 00°09'04" W along the west line of said 1/4-1/4 section a distance of 1317.79 feet to the POINT OF BEGINNING. Said parcel of land contains 55.80 acres, more or less.

\$341,700.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT PROPERTY IS NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER SPOUSE.

GLORIA JUNE WOODARD IS ONE AND THE SAME PERSON AS G. CAHOON.

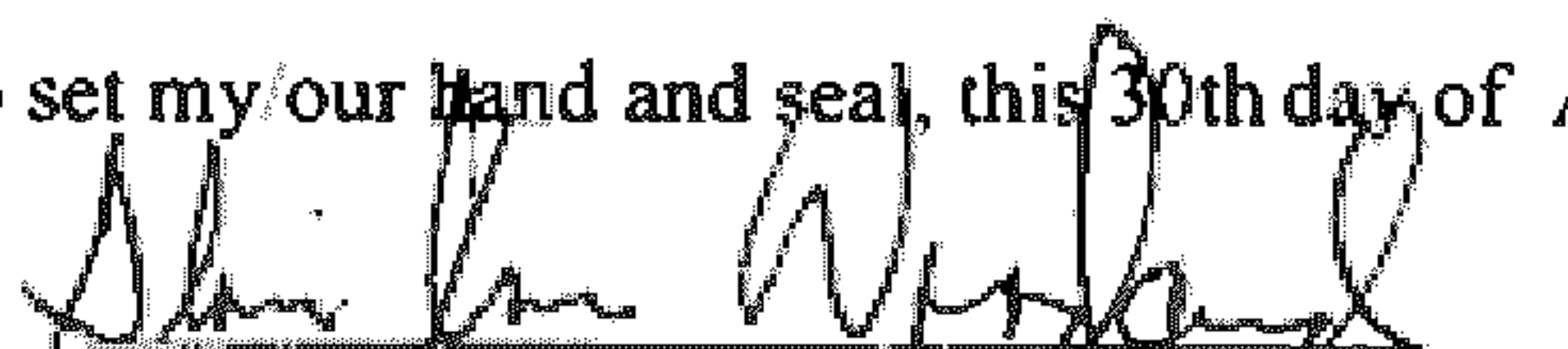
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 30th day of April, 2021.


GLORIA JUNE WOODARD
F/K/A G. CAHOON

STATE OF ALABAMA
COUNTY OF JEFFERSON

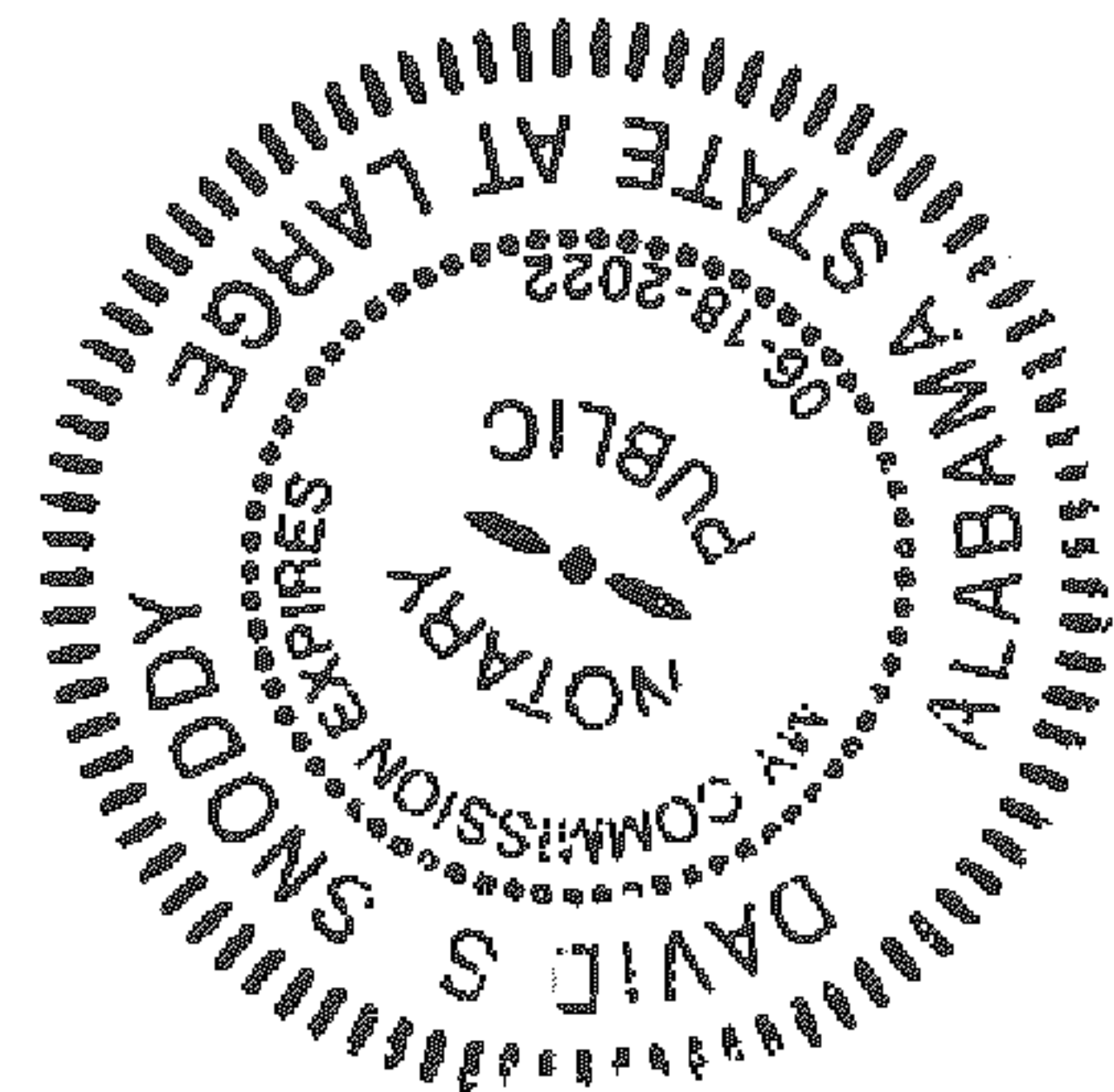
I, the undersigned, a Notary Public in and for said State and County, hereby certify that GLORIA JUNE WOODARD F/K/A G. CAHOON is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2021


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address:

Property Address

GLORIA JUNE WOODARD
1501 Shades Crest Rd
Leeds, AL
35226
59169 HIGHWAY 25
LEEDS, AL 35094

Grantee's Name
Mailing Address:

DAVID EDWARD NAHAY
59169 HIGHWAY 25
LEEDS, AL 35094

Date of Sale:

April 30, 2021

Total Purchaser Price

\$417,000.00

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

☐ Appraisal

☐ Sales Contract

☐ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

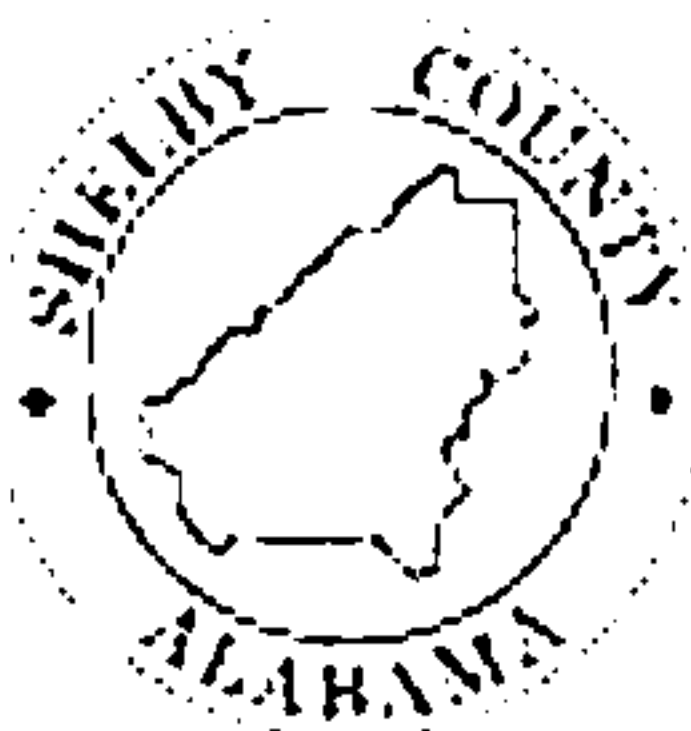
Unattested _____

(verified by)

Print Gloria June Woodard

Sign Gloria June Woodard

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2021 12:29:06 PM
\$445.00 CHERRY
20210505000224000

Allen S. Beyle