

Send tax notice to:
BRITTANY FANCHER
441 LAUREL CREEK DRIVE
LEEDS, AL, 35094

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2021339T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Forty Thousand and 00/100 Dollars (\$540,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **ALEX JAY WATLINGTON and JENNIFER M WATLINGTON, husband and wife**, whose mailing address is: 150 WEATHERTON TRAIL, HARPERSVILLE, AL 35078 (hereinafter referred to as "Grantors") by **BRITTANY FANCHER and JOHN FANCHER** whose property address is: **441 LAUREL CREEK DRIVE, LEEDS, AL, 35094** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot No. 1 of the Watlington's Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26 at Page 97.

PARCEL NO. 1: Commence at a 1 ½" open top pipe in place being the Southwest corner of the Southwest one-fourth of the Northeast one-fourth of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 36' 34" West along the West boundary of said quarter-quarter section for a distance of 689.73 feet; thence proceed South 86° 34' 29" East for a distance of 28.28 feet (set ½" rebar CA-0114-LS), said point being the point of beginning. From this beginning point proceed North 00° 41' 15" East for a distance of 231.60 feet (set ½" rebar CA-0114-LS); thence proceed North 85° 34' 50" East for a distance of 203.86 feet (set ½" rebar CA-0114-LS) ; thence proceed South 77° 14' 30" East for a distance of 30.37 feet to the Northwest corner of Lot No. 1 of the Watlington's Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26 at Page 97; thence proceed South 18° 14' 17" East along the Westerly boundary of said Lot No. 1 for a distance of 59.35 feet; thence proceed South 33° 35' 51" East along the Westerly boundary of said Lot No. 1 for a distance of 63.01 feet; thence proceed South 16° 44' 02" East along the Westerly boundary of said Lot No. 1 for a distance of 73.14 feet; thence proceed South 03° 22' 26" East along the Westerly boundary of said Lot No. 1 for a distance of 143.62 feet; thence proceed South 34° 07' 22" West along the Westerly boundary of said Lot No. 1 for a distance of 91.29 to a ½" rebar in place (Perry); thence proceed South 61° 13' 48" East along the Southerly boundary of said Lot No. 1 for a distance of 225.35 feet; thence proceed South 57° 13' 27" East along the Southerly boundary of said Lot No. 1 for a distance of 27.0 feet to the centerline of Shoal Creek; thence proceed South 55° 42' 29" West along the centerline of said creek for a distance of 27.30 feet; thence proceed South 89° 43' 15" West for a distance of 32.47 feet (set ½" rebar CA-0114-LS); thence continue South 89° 43' 15" West for a distance of 391.27 feet (set ½" rebar CA-0114-LS); thence proceed North 34° 23' 03" West for a distance of 36.23 feet (set ½" rebar CA-0114-LS); thence proceed North 04° 40' 27" West for a distance of 257.86 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama and contains 3.85 acres.

PARCEL NO. 2: Commence at a 1 ½" open top pipe in place being the Southwest corner of the Southwest one-fourth of the Northeast one-fourth of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama; thence proceed North 00° 36' 34" West along the West boundary of said quarter-quarter section for a distance of 689.73 feet; thence proceed South 86° 34' 29" East for a distance of 28.28 feet (set ½" rebar CA-0114-LS); thence proceed North 00° 41' 15" East for a distance of 231.60 feet (set ½" rebar CA-0114-LS); thence proceed North 85° 34' 50" East for a distance of 203.86 feet (set ½" rebar CA-0114-LS) ; thence proceed South 77° 14' 30" East for a distance of 30.37 feet to the Northwest corner of Lot No. 1 of the Watlington's Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26 at Page 97; thence proceed North 86° 54' 00: East for a distance of 31.08 feet said point being the point of beginning. From this beginning point proceed North 84° 18' 57" East for

a distance of 79.81 feet (set ½" rebar CA-0114-LS); thence proceed South 42° 59' 39" East for a distance of 397.36 feet (set ½" rebar CA-0114-LS); thence proceed South 23° 09' 41" West for a distance of 86.30 feet to the Northeast corner of said Lot No. 1 of the Watlington's Family Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 26 at Page 97; thence proceed North 53° 32' 10" West along the North boundary of said Lot No. 1 for a distance of 155.45 feet; thence proceed North 84° 18' 32" West for a distance of 116.27 feet; thence proceed North 01° 44' 49" West for a distance of 87.77 feet; thence proceed North 16° 44' 02" West for a distance of 81.10 feet; thence proceed North 33° 35' 51" West for a distance of 63.41 feet; thence proceed North 18° 14' 17" West for a distance of 47.19 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 8, Township 18 South, Range 1 East, Shelby County, Alabama and contains 1.17 acres.

Being the same property described in that certain boundary survey of property located at 441 Laurel Creek Drive, Leeds, AL 35094, as, prepared by James M. Ray, AL, Reg. No. 18383, dated April 12, 2021.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and Survey of Watlington's Family Subdivision, as recorded in Map Book 26, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Any matters of survey including easements, encroachments, or other issues as described on that certain boundary survey of property located at 441 Laurel Creek Drive, Leeds, AL 35094, as, prepared by James M. Ray, AL, Reg. No. 18383, dated April 12, 2021.

\$486,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 4th day of May, 2021.

Alex Jay Watlington
ALEX JAY WATLINGTON

Jennifer M Watlington
JENNIFER M WATLINGTON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALEX JAY WATLINGTON and JENNIFER M WATLINGTON 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.

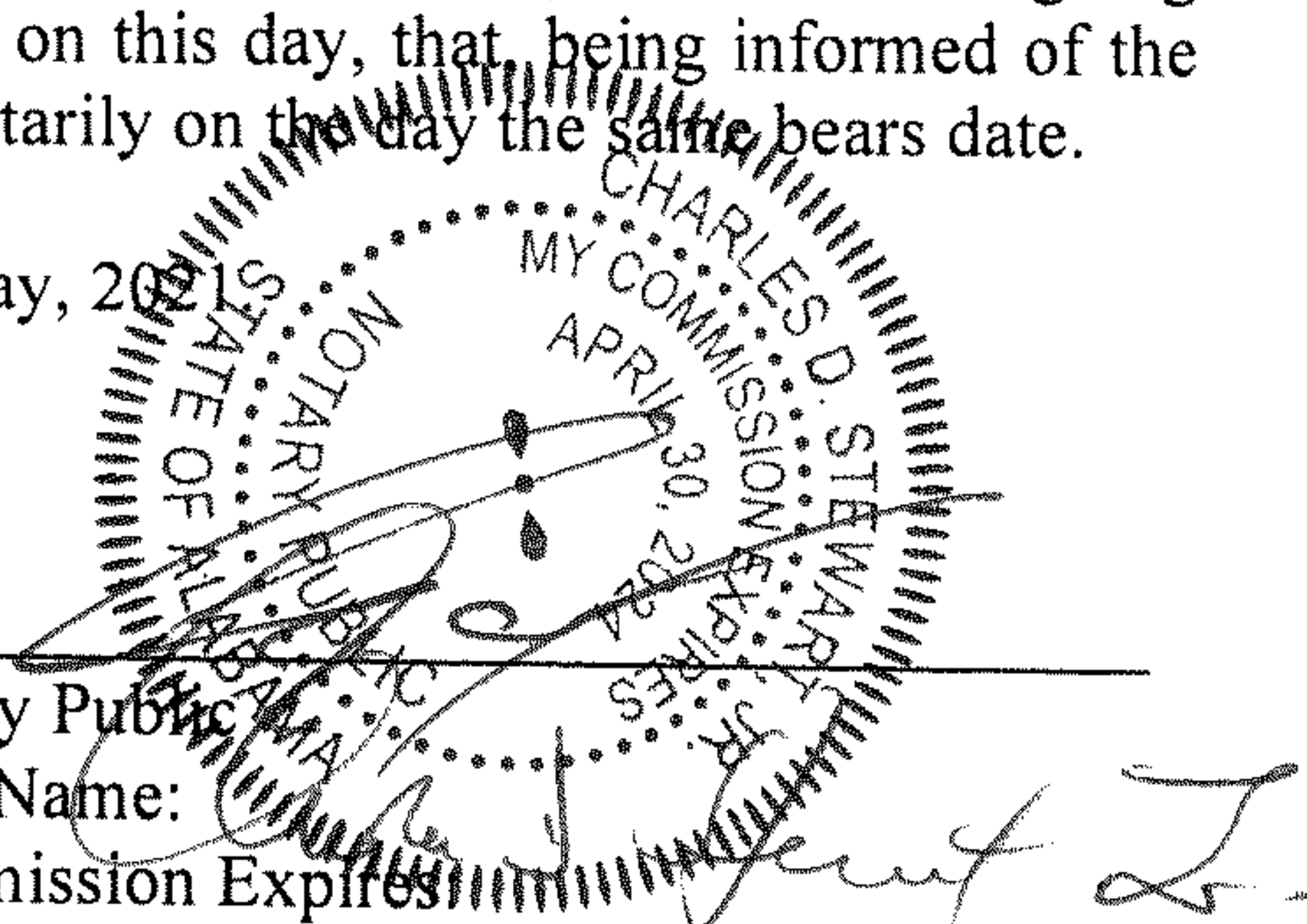
Given under my hand and official seal this the 4th day of May, 2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2021 11:36:38 AM
\$79.00 CHERRY
20210506000226120

Allen S. Bayl

Notary Public
Print Name:
Commission Expires



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