

Send tax notice to:
Shana Clark
193 Merry Glen Lane
Chelsea, AL 35043
CHL2100028

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 **Eight Hundred Forty Thousand and 00/100 Dollars (\$840,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Erin D. Barrow, unmarried woman**, whose mailing address is: **1050 Somerset Lane, Birmingham AL 35242**

(hereinafter referred to as "Grantor"), by **Shana Clark** (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:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows: A parcel of land situated in the Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of above said Section, Township and Range; thence South 00 degrees 00 minutes 00 seconds East a distance of 843.91 feet; thence North 84 degrees 34 minutes 01 seconds West a distance of 259.92 feet to the point of beginning; thence continue along the last described course, a distance of 299.18 feet; thence North 30 degrees 53 minutes 32 seconds West a distance of 63.78 feet to a point, said point being the beginning of a curve to the left having a radius of 493.00 feet, a central angle of 17 degrees 08 minutes 44 seconds and subtended by a chord which bears North 39 degrees 27 minutes 53 seconds West and a chord distance of 146.98 feet; thence along the arc of said curve a distance of 147.53 feet; thence North 48 degrees 02 minutes 15 seconds West a distance of 165.20 feet; thence South 84 degrees 34 minutes 01 seconds East a distance of 549.31 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 254.98 feet to the point of beginning.

Also, a right of way road or easement being 30 feet in width and to be used for the purpose of ingress and egress and fully extending Northwesterly from the Carolyn Nivens 7.5 acre tract to the pavement of Shelby County Highway 39 and to be described as being 15 feet in uniform width on each side of the following centerline description: From the Southwest corner of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West Shelby County, Alabama, run North along the West 1/4-1/4 line 498.28 feet to an iron pin; thence turn right 91 degrees 15 minutes and run Easterly to an iron pin (Northwest corner of Nivens 7.5 acre tract); thence continue Easterly along last named course for 96.5 feet to the point of beginning of herein described centerline, thence turn left 130 degrees 15 minutes and run Northwesterly 227.5 feet; thence turn left 14 degrees 03 minutes and continue Northwesterly 263.3 feet; thence turn right 31 degrees 32 minutes and continue Northwesterly 175.1 feet; thence turn right 12 degrees 51 minutes and continue Northwesterly 95.6 feet; thence turn left 13 degrees 25 minutes and continue Northwesterly 263 feet to a point in the pavement of Shelby County Highway #39 and point of ending of the Southeast 1/4 of Southwest 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

Property Address: 193 Merry Glen Lane, Chelsea, AL 35043

** Erin D. Barrow is the surviving grantee of that deed recorded in Instrument No 20170807000284840 and re-recorded in Instrument No 20170906000324670 in the Probate Office of Shelby County, Alabama; the other grantee Josh Barrow, having died on or about the 14th day of April, 2021.

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.

\$548,250.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A 1ST MORTGAGE LOAN. \$175,000.00 OF CONSIDERATION PAID FROM PROCEEDS OF A 2ND 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.

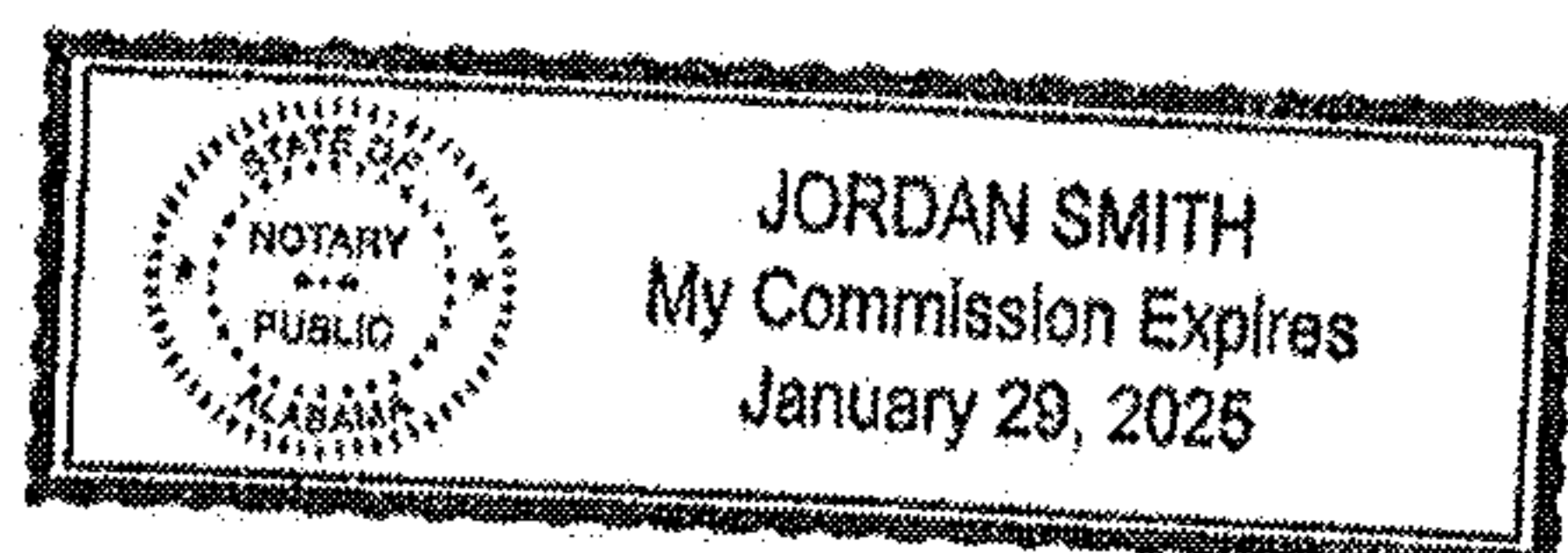
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 14 day of May, 2021.


Erin D. Barrow

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erin D. Barrow, 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 14 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
05/19/2021 11:50:05 AM
S317.00 CHERRY
20210519000246770

Allen S. Byrd