

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
John W. Woltersdorf III
24051 Highway 145
Columbiana, AL 35051

GENERAL WARRANTY DEED

20210601000267400
06/01/2021 03:46:17 PM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Michele M. Corser, a single woman, whose mailing address is:

24051 Highway 145, Columbiana, AL 35051

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

John W. Woltersdorf III, whose mailing address is: 3260 Yellow Hammer Dr., Birmingham, AL 35210

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 24051 Highway 145, Columbiana, AL 35051** to-wit:

A parcel of land situated in the NW 1/4 of NW 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County Alabama, and more particularly described as follows: Commence at the NW corner of said section, and run East along the North line thereof for a distance of 933.37 feet to the point of beginning; thence continue in a East direction along said North line for a distance of 302.34 feet to the Northeast corner of the NW 1/4 of NW 1/4 of said section; thence an angle to the right of 88 degrees 10 minutes 17 seconds and run South along the East line of said 1/4-1/4 section for a distance of 709.54 feet to a point on the Northwest right of way line of Highway No 146; thence an angle to the right of 17 degrees 12 minutes 01 seconds and run in a Southwesterly direction along said right of way line for a distance of 400.00 foot to a point, thence an angle to the right of 72 degrees 52 minutes 51 seconds and run in a Westerly direction for a distance of 275.44 feet to a point; thence an angle to the right of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 1103.09 feet to the point of beginning.

Subject to: All easements, restrictions and rights of way of record.

\$217,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and 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, I (we) have hereunto set my/our hand(s) and seal(s) this the 21 day of May, 2021.

Michele M Corser

Michele M. Corser

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Michele M. Corser, whose name 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 has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of May, 2021.

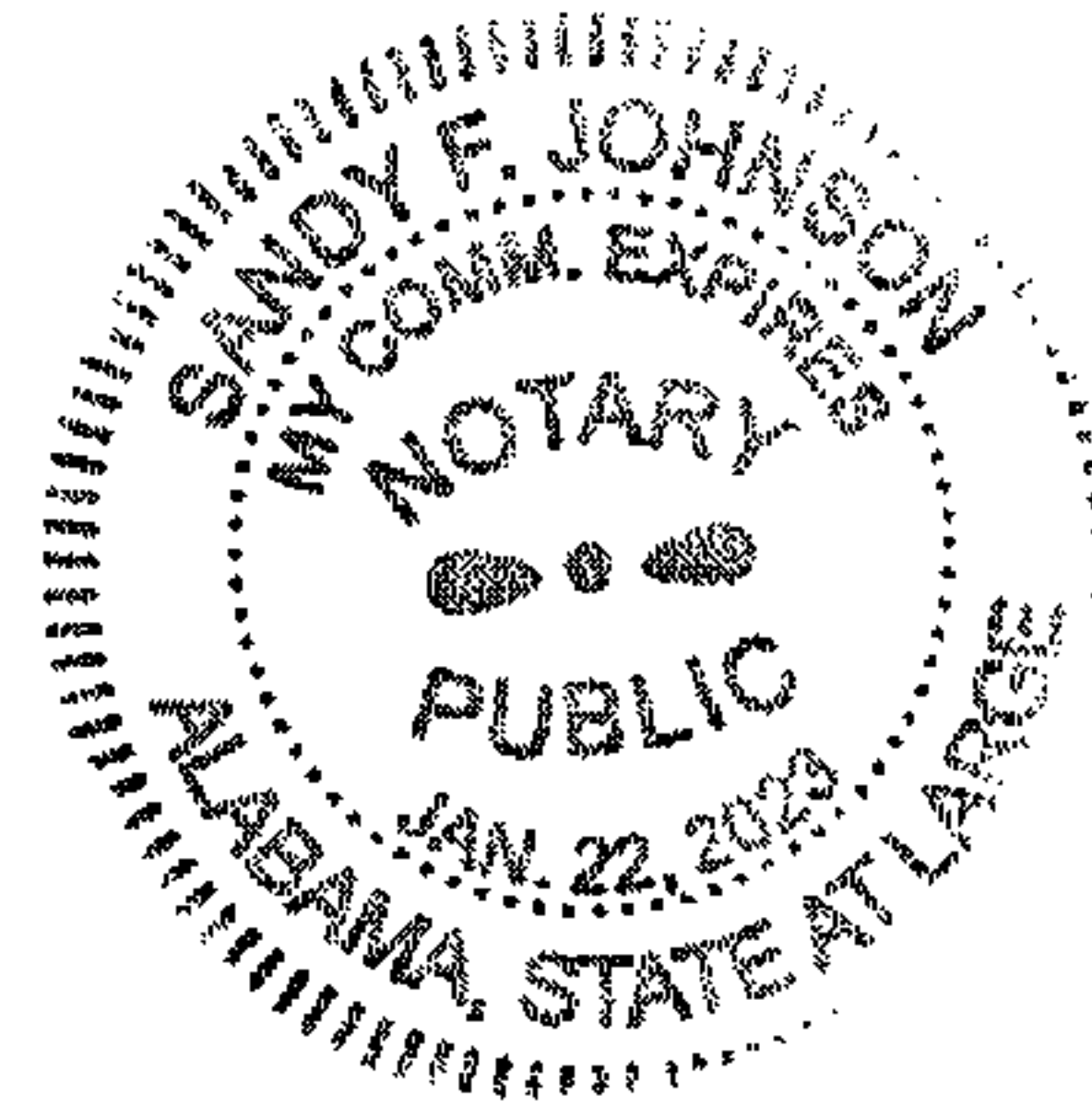
Sandy F. Johnson

Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 03:46:17 PM
\$118.00 CHARITY
20210601000267400

Allie S. Bezel