

20210602000268650
06/02/2021 10:07:48 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jesse B. Hyde II and Elizabeth Hyde
168 Country Manor Dr
Sterrett, AL 35147

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2100347

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Six Hundred Fifty Five Thousand and 00/100 Dollars (\$655,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael A. Gibbons and Mercedes J. Gibbons , a married couple**, whose address is 2408 Maury Drive, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Jesse B. Hyde II and Elizabeth Hyde**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jesse B. Hyde II and Elizabeth Hyde , as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **168 Country Manor Dr., Sterrett, AL 35147, to-wit:**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE NE CORNER OF THE NE ¼ OF SECTION 32, TOWNSHIP 19S, RANGE 1E, SHELBY COUNTY, ALABAMA, AND RUN SOUTH ALONG SAID ¼ ¼ SECTION LINE FOR A DISTANCE OF 626.27 FEET TO THE CENTERLINE OF COLONIAL PIPELINE COMPANY RIGHT OF WAY; THENCE TURN 69°06'12" RIGHT AND RUN SOUTHWESTERLY ALONG SAID CENTERLINE OF PIPELINE FOR A DISTANCE OF 1337.24 FEET TO THE POINT OF BEGINNING AND THE SW CORNER OF PROPERTY CONVEYED TO LEWIS EDWARD WOOLLEY AND WIFE, VIRGINIA F. WOOLLEY AS DESCRIBED IN REAL 23, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 301.23 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 107°49'29" AND RUN A DISTANCE OF 741.26 FEET TO THE CENTERLINE OF A PAVED ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 88°34'31" AND RUN ALONG SAID CENTERLINE OF ROAD A DISTANCE OF 272.23 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90°08'51" AND RUN 655.99 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

A NON-EXCLUSIVE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NE ¼ OF SECTION 34, TOWNSHIP 19S, RANGE 1E SHELBY COUNTY, ALABAMA AND RUN SOUTH 626.27 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 38 FEET NORTHWESTERLY OF THE SOUTH LINE OF A PIPELINE EASEMENT; THENCE AN ANGLE TO THE RIGHT OF 68°00' AND RUN SOUTHWESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID PIPELINE EASEMENT, 1345.31 FEET; THENCE AN ANGLE TO THE RIGHT OF 107°40'17" AND RUN NORTHERLY 635.56 FEET TO THE POINT OF BEGINNING OF SAID INGRESS AND EGRESS EASEMENT, SAID EASEMENT BEING 60.00 FEET WIDE, 30.00 FEET EACH SIDE OF A LINE DESCRIBED AS FOLLOWS: FROM SAID DESCRIBED POINT OF BEGINNING TURN LEFT FROM LAST DESCRIBED COURSE AN ANGLE OF 90°00' AND RUN WESTERLY 1045.00 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 51 TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

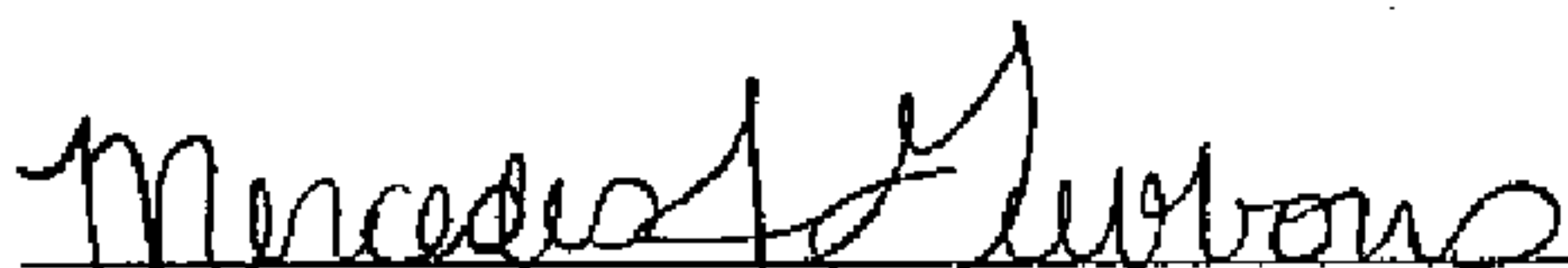
Subject to a third-party mortgage in the amount of \$524,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of May, 2021.



Michael A. Gibbons



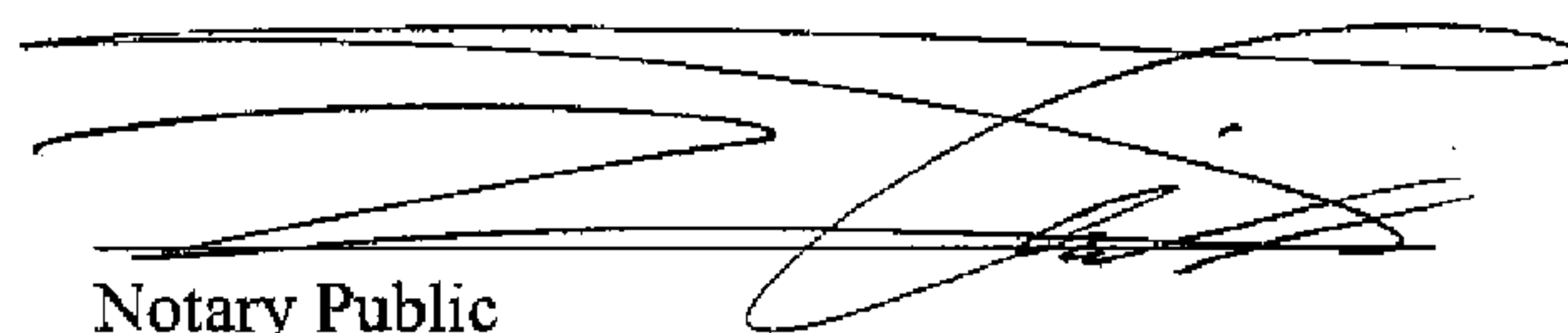
Mercedes J. Gibbons

State of Alabama

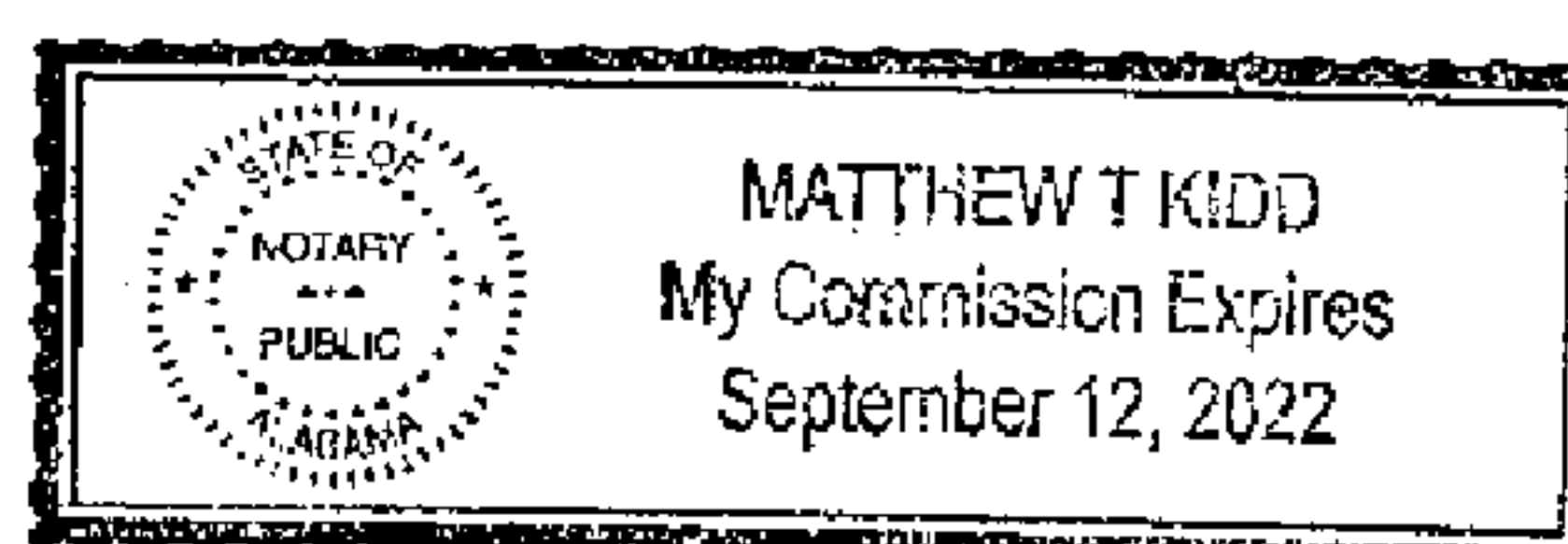
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Michael A. Gibbons and Mercedes J. Gibbons, a married couple, whose name(s) 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 on this 28th day of May, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2021 10:07:48 AM
\$156.00 BRITTANI
20210602000268650

Alvin S. Boyd