

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2422A

336 Jonesboro Cir
Columbiana, AL 35051

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Russell McCartney, a single person** whose mailing address is: 1996 5th St. South Birmingham AL 35205 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shirley Ann Froberg** whose mailing address 336 Jonesboro Cir Columbiana, AL 35051 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **336 Jonesboro Cir, Columbiana, AL 35051**

A Parcel of land located in the SW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama described as follows:

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama and run North 0 degrees 17 minutes 23 seconds West along the West line of said 1/4-1/4 a distance of 704.03 feet; thence North 89 degrees 40 minutes 29 seconds East a distance of 210.13 feet to the POINT OF BEGINNING; thence continue North 89 degrees 40 minutes 29 seconds East a distance of 131.40 feet; thence North 33 degrees 16 minutes 59 seconds East a distance of 216.75 feet; thence North 0 degrees 07 minutes 48 seconds East a distance of 284.48 feet; thence North 89 degrees 53 minutes 12 seconds West a distance of 221.35 feet; thence South 0 degrees 10 minutes 03 seconds East a distance of 126.54 feet; thence North 89 degrees 53 minutes 12 seconds West a distance of 245.34 feet to the easterly right of way of Shelby County Highway #78; thence South 1 degree 22 minutes 33 seconds West along said right of way a distance of 30.01 feet; thence South 89 degrees 53 minutes 12 seconds East leaving said right of way a distance of 110.15 feet; thence South 0 degrees 10 minutes 03 seconds East a distance of 105.00 feet; thence South 89 degrees 53 minutes 12 seconds East a distance of 105.00 feet; thence South 0 degrees 10 minutes 03 seconds East a distance of 205.38 feet to the POINT OF BEGINNING.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$216000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2 day of June, 2021.

Russell McCartney
Russell McCartney

STATE OF ALABAMA

I, Jack R. Thompson Jr. Shelby County ss:
a Notary Public in and for said county in said state, hereby certify that **Russell McCartney** 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 this conveyance, he, she, they executed the same voluntarily.

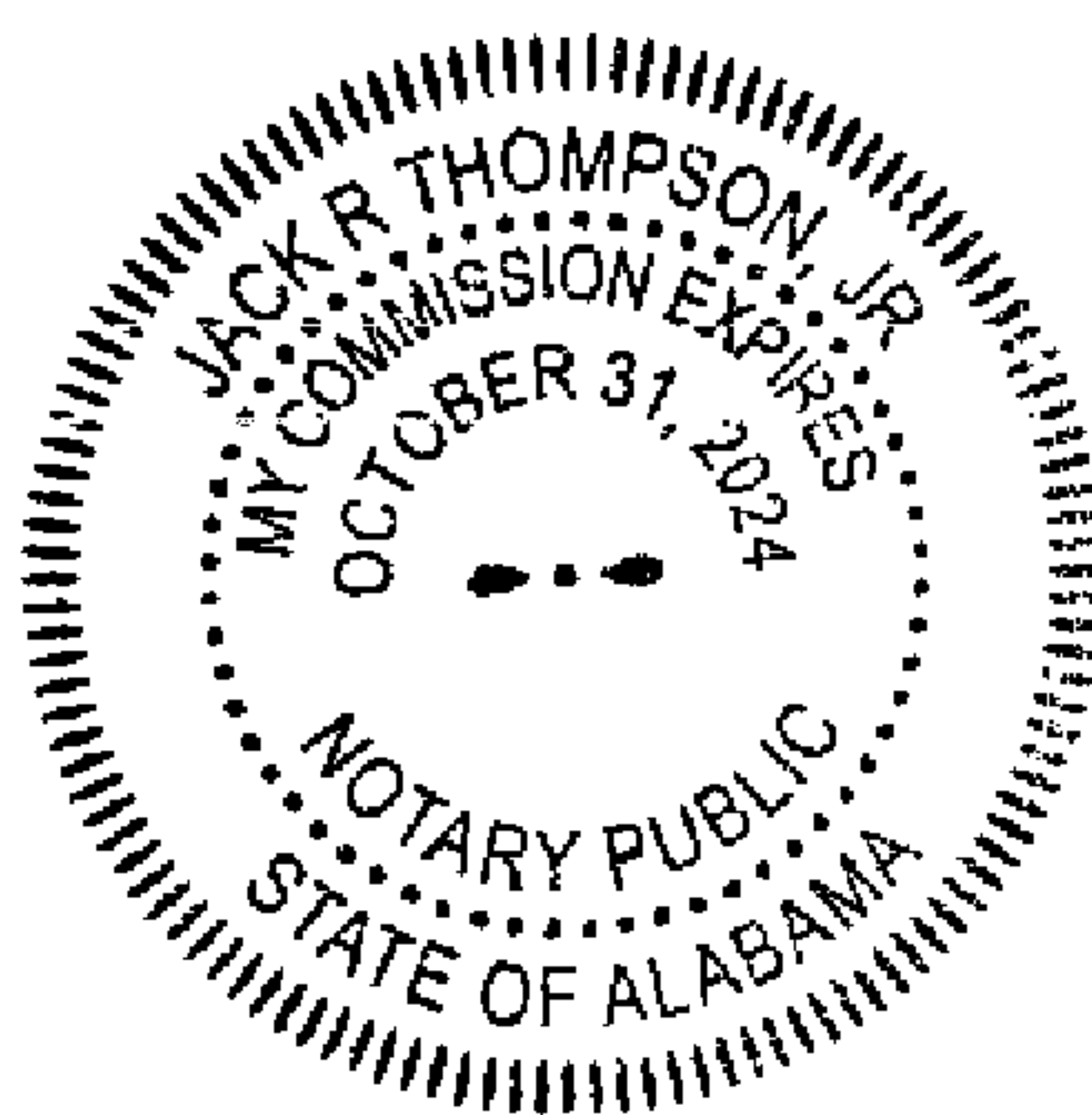
WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of June, 2021

My Commission Expires.

10/31/2024

Jack R. Thompson Jr.
Notary Public

(S E A L)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2021 09:25:28 AM
\$79.00 JOANN
20210604000273840

Allen S. Bayl