

Send tax notice to:
David and Peggy McGlown
75 Lily Lane
Shelby, AL 35143
CHL2100195

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 **Three Hundred Ninety Five Thousand and 00/100 Dollars (\$395,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Rickey Curren and Lynn M. Curren, husband and wife**, whose mailing address is: 9579 Hwy 51, Westover, AL 35147 (hereinafter referred to as "Grantor"), by **David L. McGlown and Peggy M. McGlown, fka Peggy Brown Minyard, as joint tenants with rights of survivorship** (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:

A parcel of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 26 and the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the above 1/4 - 1/4; thence run East along the South line of said Section 25 for a distance of 875.14 feet to a point, said point being the Point of Beginning of the following described parcel; thence turn an angle right of 49°09'06" and run Southeasterly and along the top bank of Lay Lake and the mean sea level elevation of 397.0 to a point of; thence turn an angle left of 11°54'36" and run Southeasterly along said bank and elevation for a distance of 31.17 feet to a point; thence turn an angle left of 28°48'15" and run Southeasterly along said bank and elevation for a distance of 17.38 feet to a point; thence turn an angle left of 49°08'16" and run Northeasterly along said bank and elevation for a distance of 44.49 feet to a point; thence turn an angle left of 17°37'04" and run Northeasterly along said bank and elevation for a distance of 68.25 feet to a point; thence turn an angle right of 01°32'54" and run Northeasterly to an Iron pin found, said point lying 3.00 feet East of said bank and elevation; thence turn an angle left of 123°13'50" and run West for a distance of 272.54 feet to an iron pin found; said point lying 3.00 feet West of said bank and elevation; thence turn an angle left of 123°33'40" and run Southeasterly for a distance of 90.19 feet to a point, said point lying on the top bank and the mean sea elevation 397.0; thence turn an angle right of 02°47'48" and run Southeasterly along said bank and elevation for a distance of 46.42 feet to a point; thence turn an angle left of 10°05'02" and run Southeasterly for a distance of 6.96 feet along said bank and elevation to the Point of Beginning.

Property Address: 75 Lily Lane, Shelby, AL 35143

Ricky Curren is one and the same as Rickey Joe Curren
Lynn M. Curren is one and the same as Lynn Monaghan Curren

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS
OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A
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, **Rickey Curren and Lynn M. Curren, acting by
and through her Attorney-in-Fact, Rickey Curren**, who have authorized to execute this
conveyance, have caused this conveyance to be executed on this the 22 day of June, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2021 10:10:36 AM
\$120.00 CHERRY
20210624000307370

Allen S. Boyd

Rickey Curren
Rickey Curren

Lynn M. Curren
Lynn M. Curren
By Rickey Curren, Attorney-in-Fact
Rickey Curren
ATTORNEY IN FACT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Rickey Curren, whose name individually and as Attorney-in-Fact for Lynn M. Curren, is signed to
the foregoing instrument, and who is known to me, acknowledged before me on this day that,
being informed of the conveyance, he, individually and in his capacity as such Attorney-in-Fact,
and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 22 day of June, 2021.



Jordan Smith
Notary Public
Print Name: *Jordan Smith*
Commission Expires: *1/29/25*