

20210630000317260
06/30/2021 12:53:56 PM
DEEDS 1/2

Send tax notice to:
Sarah and Jerry Dyess
5482 Hwy 26
Columbiana, AL 35051
CHL2100232

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 **Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Sandra K. Brown, a single woman**, whose mailing address is: **5162 Lake Crest Circle, Hoover AL 35226** (hereinafter referred to as "Grantor"), by **Sarah Brewster Dyess and Jerry William Dyess Sr., 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:

Parcel 1- (1.001)

The West 730 feet of the following described property: the Northeast ¼ of the Northeast ¼ of Section 24, Township 21 South, Range 2 West, and all of the Southeast ¼ of the Southeast ¼ of Section 13, Township 21 South, Range 2 West, lying South of Shelby County Highway #26, Shelby County, Alabama.

LESS AND EXCEPT the following described parcel of land: Commence at the Northwest corner of the SE¼ of the SE¼ of said Section 13; thence run in a Southerly direction along the west boundary of said ¼-¼ Section 386.60 feet, more or less, to the southeast right-of-way of said Highway #26, said point being the point of beginning; thence continue a Southerly direction along the west boundary of said ¼ - ¼ Section and along the West boundary of the NE ¼ of the NE¼ of said Section 24, Township 21 South, Range 2 West, a distance of 1120 feet to a point; thence turn 100 deg. 49 min. to the left and run northeasterly direction 630 feet to a point; thence turn 79 deg. 11 min. to the left and run in a northerly direction 1120 feet to a point, said point beginning on the south right-of-way of Shelby County Highway #26; thence turn 100 deg. 49 min. to the left and run in a Southwesterly direction along said highway right of way 630 feet to the point of beginning.

Parcel 2 - (8.001)

Commence at the SE corner of the NE ¼ of the NE ¼ of Section 24, Township 21 South, Range 2 West; thence run West along said ¼ - ¼ line a distance of 567.06 feet to the point of beginning; thence continue along last described course a distance of 35.00 feet; thence turn an angle of 88 deg. 90 min. 30 sec. right and run a distance of 1317.91 feet; thence turn an angle of 178 deg. 28 min. 53 sec. right and run a distance of 1319.59 feet to the point of beginning.

Less and except:

Commence at the northwest corner of the southeast quarter of the southeast quarter of Section 13, Township 21 south, Range 2 west, Shelby County, Alabama and run thence S 00° 43' 52" W along said quarter-quarter line a distance of 386.60' to a point; Thence run N 79° 54' 48" E distance of 210.00' to a point; Thence run N 79° 54' 48" E distance of 210.01' to a property corner: Thence run N 77° 00' 08" E distance of 209.57' to a rebar property corner and the point of

beginning of the property being described; Thence run S 00° 46' 00" E distance of 283.77' to a rebar corner; Thence run N 04° 46' 46" E distance of 146.06' to a rebar corner; Thence run N 06° 35' 26" W a distance of 139.11' to the point of beginning.

Property Address: 5482 Hwy 26, Columbiana, AL 35051

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.

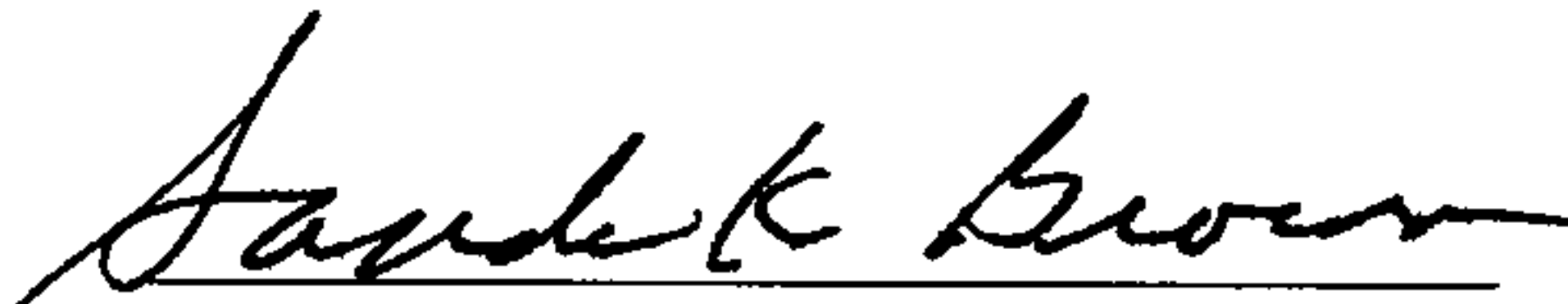
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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.

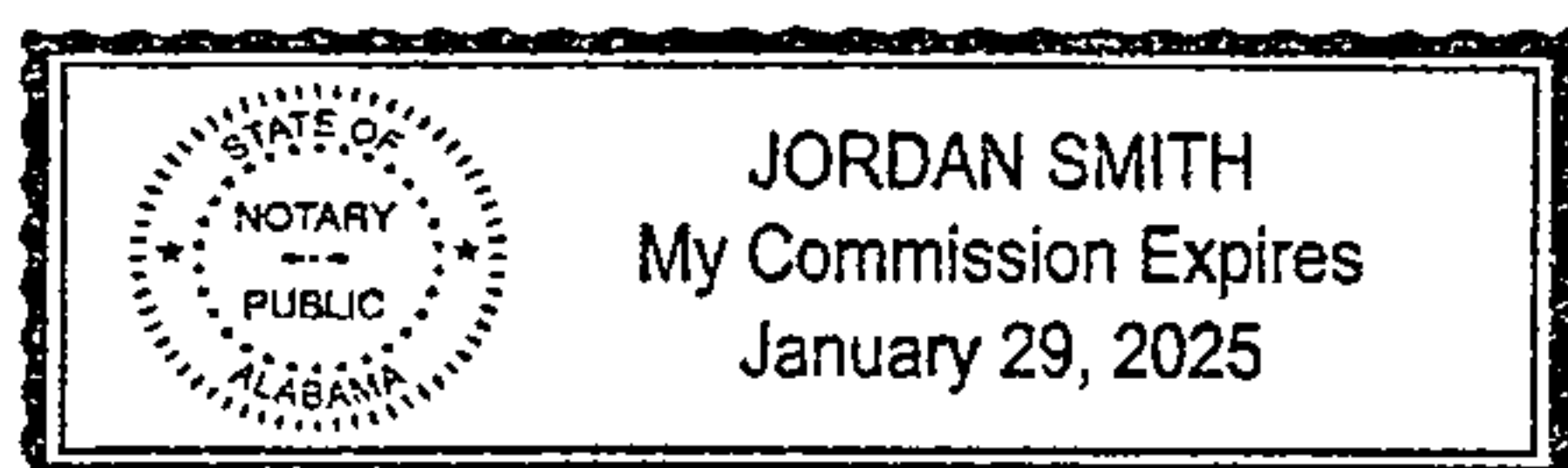
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 25th day of June, 2021.

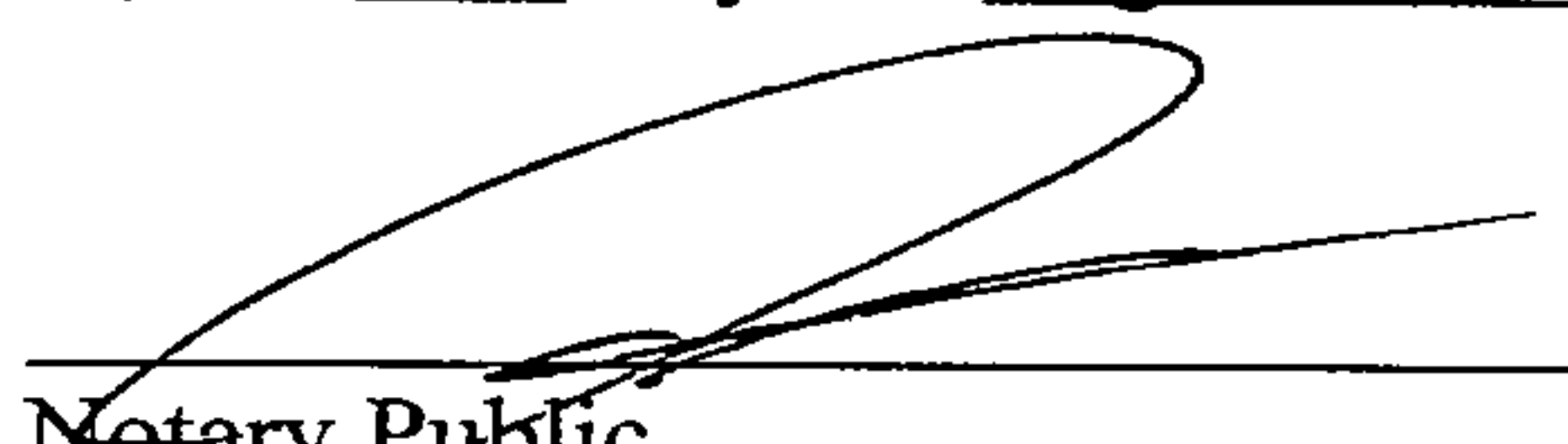

Sandra K. Brown

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra K. Brown, 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 25th day of June, 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
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