

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Kenneth Glenn McCool  
7020 Old Hwy 280  
Sterrett, AL 35147

**WARRANTY DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Thousand and No/00 Dollars.....(\$30,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles W. Egger and wife, Glenda W. Egger, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Kenneth Glenn McCool, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15<sup>th</sup> day of July, 2021.

Charles W. Egger  
Charles W. Egger

Glenda Walton Egger  
Glenda Walton Egger

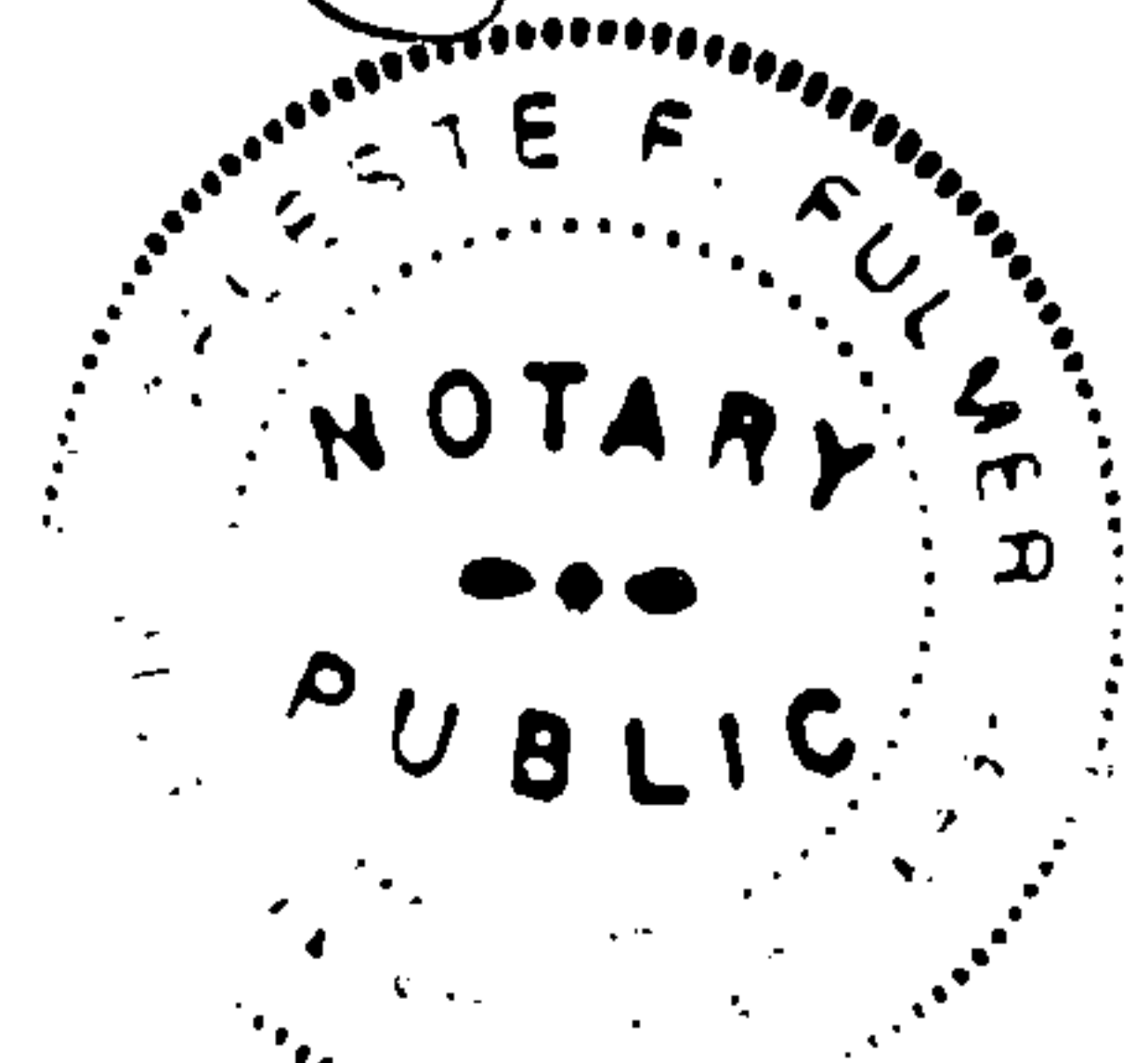
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles W. Egger and Glenda Walton Egger, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of July, 2021.

Justin Fulmer  
Notary Public

My Commission Expires: 10-9-24





20210715000344210 2/3 \$58.00  
Shelby Cnty Judge of Probate, AL  
07/15/2021 11:47:56 AM FILED/CERT

EXHIBIT "A"  
LEGAL DESCRIPTION

**PARCEL-1**

**Commence at the northeast corner of the southeast quarter of the northeast quarter of Section 5, Township 20 south, Range 1 east, Shelby County, Alabama and run thence S 89° 49' 21" W along the north line of said quarter-quarter section a distance of 241.17' to a found rebar corner and the point of beginning of the property being described; Thence continue last described course a distance of 313.20' to a found rebar corner; Thence run S 00° 23' 43" W a distance of 335.88' to a set rebar corner; Thence run N 72° 56' 24" E a distance of 141.80' to a set rebar corner; Thence run S 17° 03' 36" E a distance of 209.63' to a set rebar corner on the centerline of an existing chert driveway; Thence run N 76° 17' 10" E along said centerline of said driveway a distance of 85.94' to a set rebar corner; Thence run N 04° 12' 27" E a distance of 476.56' to the point of beginning, containing 2.65 acres, more or less. Property is subject to any and all agreements, easements, restrictions and / or limitations of probated record and / or applicable law.**

