

20210726000360320
07/26/2021 01:50:15 PM
CORDEED 1/2

SEND TAX NOTICE TO:

James Lindsey and Nancy Lindsey
213 Carnoustie
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
BHM2001088

****This Deed being recorded to correct the legal on the
deed filed in Instrument No. 20090617000231990****

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Zero and 00/100 Dollars (\$0.00), in hand paid to the undersigned, **Thompson Realty Co. Inc. , a/an Alabama Incorporation**, whose address is, 3816 Forest Glen Dr, Birmingham, AL 35213 (hereinafter "Grantor", whether one or more), by **James Lindsey and Nancy Lindsey**, (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 **James Lindsey and Nancy Lindsey, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **213 Carnoustie, Birmingham, AL 35242**, to-wit:

All of Lot 145A and a portion of Lot 146A of A Resurvey of Shoal Creek as recorded in Map Book 26, Page 23 in the Office of the Judge of Probated for Shelby County, Alabama. Said lot being situated in the Northwest one-quarter of the Northwest one-quarter of Section 25, Township 18 South, Range 1 West. Said lot being more particularly described as follows: Being at a found 5/8 inch rebar marking the Southernmost corner of said Lot 145A and a point on the Northwesterly Right of Way of Carnoustie Road (Private Drive); thence leaving said Right of Way, run North 50 degrees 07 minutes 59 seconds West along the West line of said Lot 145A for a distance of 226.18 feet to a found capped rebar stamped (Weygand) marking the Northwest corner of Lot 145A and the Southwest corner of Lot 146A; thence leaving said West line, run North 44 degrees 54 minutes 33 seconds East for a distance of 350.49 feet to a found 5/8 inch rebar marking a point on the Northwesterly Right of Way of said Carnoustie Road; thence run South 37 degrees 38 minutes 01 seconds East along said Right of Way for a distance of 70.54 feet to a found capped rebar stamped (LDW), said point lying on a curve to the right with a radius of 190.00 feet a central angle of 86 degrees 25 minutes 20 seconds, a chord bearing of South 05 degrees 54 minutes 04 seconds West and a chord distance of 260.18 feet; thence run along the arc of said curve and said Right of Way for a distance of 286.59 feet to a found capped rebar stamped (Weygand); thence run South 48 degrees 56 minutes 23 seconds West along said Right of Way for a distance of 119.57 feet to the POINT OF BEGINNING.

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.

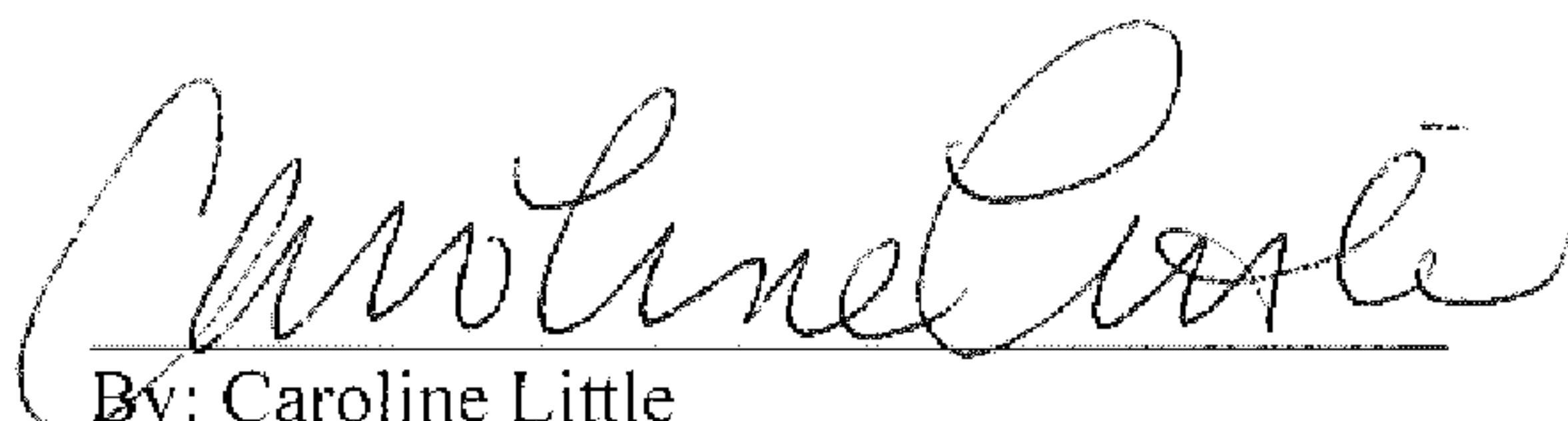
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

No title search was performed in preparing this deed. Legal description provided by Grantor. No warranties are given by preparer.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Thompson Realty Co., Inc. , by Caroline Little, as Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 22nd day of July, 2021.

Thompson Realty Co. Inc.

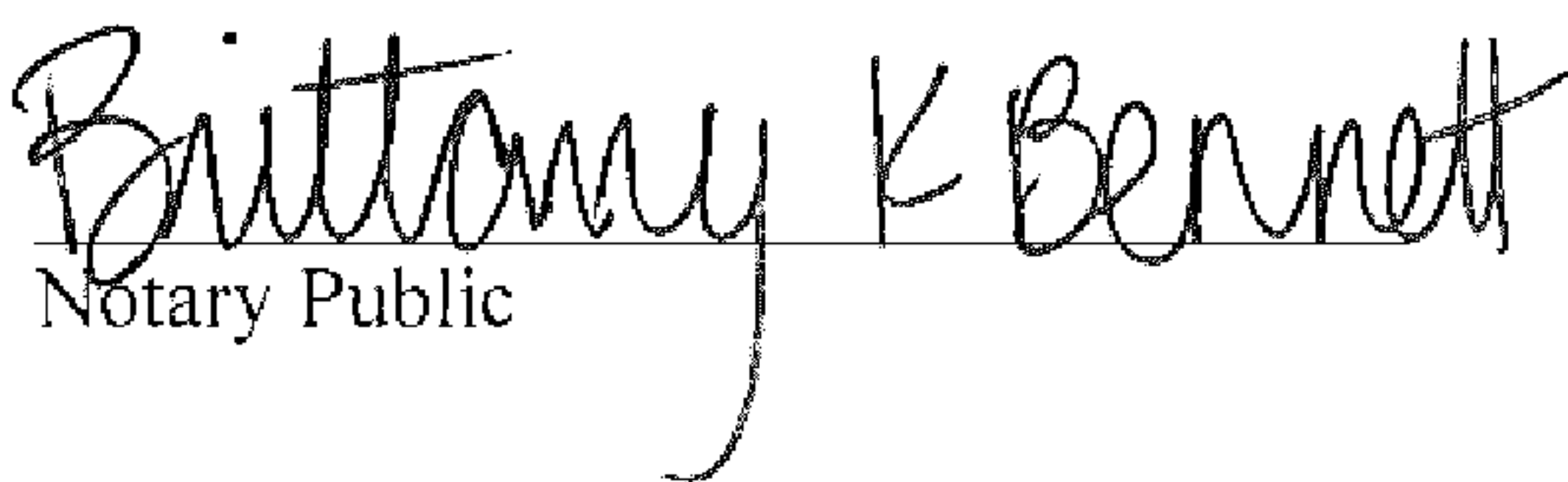


By: Caroline Little
Its: Member

State of Alabama
County of SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline Little, as Member of Thompson Realty Co. Inc., a/an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they, in his/her/their capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal on this 22nd day of July, 2021.



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2021 01:50:15 PM
\$26.00 CHERRY
20210726000360320

Allen S. Bayl