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08/04/2021 02:19:49 PM
DEEDS 1/2

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

Send Tax Notice To: Vanessa Bell Maddox
103 Big Oak Cir.
Maylene, AL 35114

File No.: 211599

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, 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 whereof is acknowledged, I or we, **William J. Clapp, a single man, whose mailing address is 206 Huntley Dr. Pelham AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Vanessa Bell Maddox, whose mailing address is 103 Big Oak Circle, Maylene, AL 35114** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **103 Big Oak Cir., Maylene, AL 35114**; to wit;

Commence at the SE Corner of the SE 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 3 West, City of Alabaster, Shelby County, Alabama; Thence South 89 degrees 34 minutes 35 seconds West, a distance of 1,322.48 feet to the Point of Beginning; thence continue along the last described course, a distance of 268.35 feet; thence North 06 degrees 43 minutes 34 seconds East, a distance of 71.71 feet; thence N 19 degrees 10 minutes 31 seconds East, a distance of 665 .12 feet to the beginning of a curve to the left on the Southernly R.O.W. line of Big Oak Drive, said curve having a radius of 130.00, a central angle of 52 degrees 20 minutes 48 seconds; and subtended by a cord which bears South 54 degrees 02 minutes 25 seconds East, and a chord distance of 114.68 feet; thence along the arc of said curve and said R.O.W. line, a distance of 118.77 feet; thence South 04 degrees 39 minutes 32 seconds West and leaving said R.O.W. line, a distance of 632.20 feet to the Point of Beginning.


Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$313,390.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, 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 2nd day of August, 2021.


William J. Clapp

8-2-21

State of Alabama

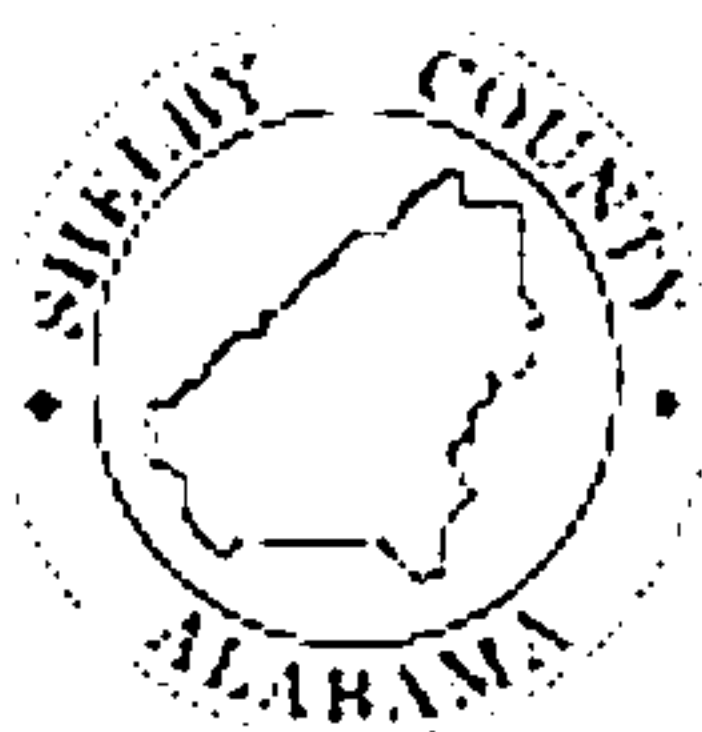
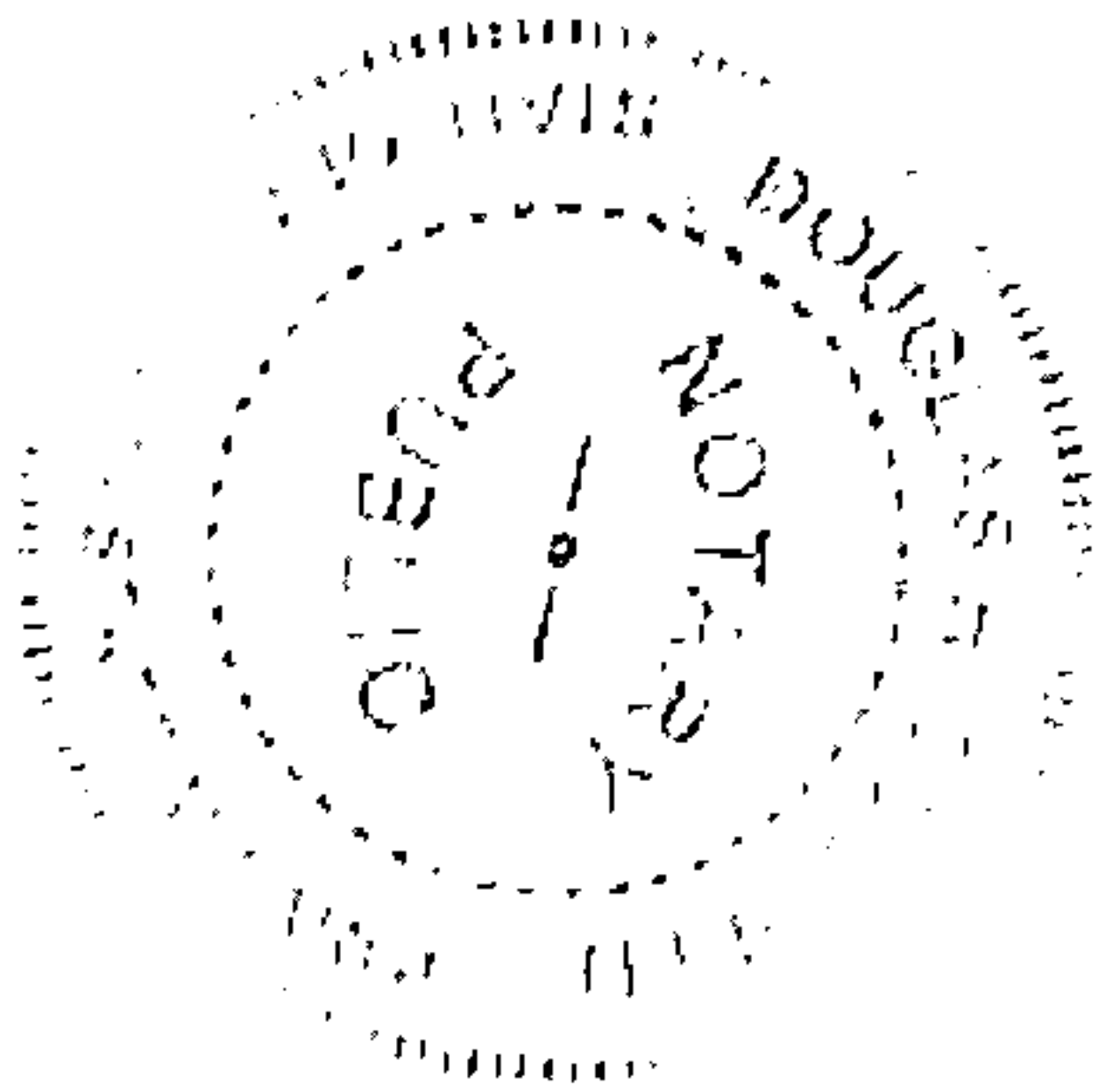
County of Jefferson

I, Douglas H. Sciffeld, a Notary Public in and for the said County in said State, hereby certify that William J. Clapp, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 2021.

[Signature]
Notary Public, State of Alabama

My Commission Expires: 9/26/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/04/2021 02:19:49 PM
\$97.00 JOANN
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Allie S. Bayl

[Signature]