

20210805000380760
08/05/2021 02:27:53 PM
DEEDS 1/2

Send tax notice to:
Ryan and Nicole Carroll
328 O'Hara Drive
Columbiana AL 35051
CHL2100207

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 **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Mt. Tabor Cemetery Association, Inc.**, whose mailing address is: 200 Hwy 453, Sterrett, AL 35147 (hereinafter referred to as "Grantor"), by **Ryan Carroll and Nicole Carroll, 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 Northeast 1/4 of the Northeast 1/4 of Section 28, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: (Parcel 3 on survey)

COMMENCE at the Northwest corner of said 1/4-1/4 section and thence South 01 degrees 17 minutes 51 seconds East along the West line of said 1/4-1/4 section for a distance Of 58.30 feet to a 1" rod found on the South right of way margin of Shelby County Highway 280 (80' right of way); thence South 87 degrees 46 minutes 42 seconds East along said right of way for a distance of 575.40 feet to a 1/2" capped rebar found stamped "SCS"; thence leaving said right Of way, South 03 degrees 22 minutes 47 seconds West for a distance Of 84.19 feet to a 1/2" capped rebar found stamped "SCS"; thence South 59 degrees 41 minutes 50 seconds West for a distance of 120.68 feet to a 1/2" capped rebar found stamped "SCS"; thence South 06 degrees 45 minutes 52 seconds East for a distance of 49.43 feet to the POINT OF BEGINNING of the parcel herein described; thence South 06 degrees 45 minutes 52 seconds East, continuing along the last stated course for a distance of 109.07 feet to a point; thence South 81 degrees 25 minutes 45 seconds West for a distance of 13.41 feet to a point; thence South 01 degrees 58 minutes 59 seconds West for a distance of 25.88 feet to a point; thence North 88 degrees 13 minutes 56 seconds West for a distance of 122.43 feet to a point; thence North 25 degrees 12 minutes 37 seconds East for a distance of 137.92 feet to a point; thence North 83 degrees 18 minutes 35 seconds East for a distance of 65.38 feet to the POINT OF BEGINNING.

EASEMENT 1: Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East; thence S 01°17'51" E, along the West line of said 1/4-1/4 line, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N 89°52'52" E along said right of way a distance of 599.04' to the POINT OF BEGINNING; thence S 3° 51'30" W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle of 43°58'22"; an subtended by a chord which bears S 25° 50'41" W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S 47°49'52" W a distance of 43.89'; thence S 47°49'52" W a distance of 65.87' to the POINT OF BEGINNING.

EASEMENT 2: Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 1 East; thence S01°17'51" E, along the West line of said 1/4-1/4 line, a distance of 58.30 feet, to a point on the southerly right of way line of Shelby County Highway 280 (80' ROW); thence N 89°52'52" E along said right of way a distance of 599.04'; thence S 3° 51 '30" W a distance of 65.63' to the point of a curve to the right having a radius of 100.00', a central angle

of 43° 58' 22"; an subtended by a chord which bears S 25° 50' 41" W, a chord distance of 74.88'; thence along said curve an arc distance of 76.75'; thence S 47° 49' 52" W a distance of 43.89' to the POINT OF BEGINNING; Thence N 69° 47' 39" a distance of 53.28' to the POINT OF ENDING.

Property address 4119 Westover Road, Westover, AL 35147

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.

\$120,000.00 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.

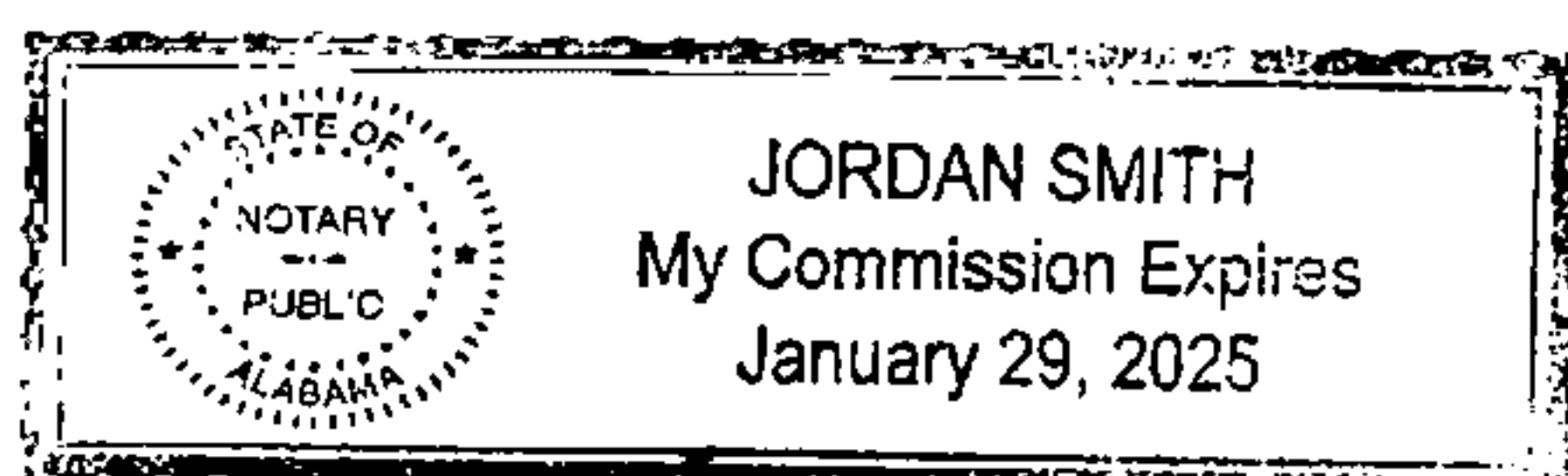
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 3rd
day of August, 2021.

R.A. Moore, Its President
Mt. Tabor Cemetery Association, Inc
By R.G. Moore, Its: President

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
R.G. Moore, as President of Mt. Tabor Cemetery Association, Inc, 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 3rd day of August, 2021.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2021 02:27:53 PM
\$175.00 JOANN
20210805000380760



Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25

Allen S. Byrd