

WARRANTY DEED TO TENANTS IN COMMON



20210819000406530 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
08/19/2021 03:55:03 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Kimberly Hinds Balzli Warren **AND** Matthew Wayne Warren, the receipt in full and sufficiency whereof is acknowledged, I, Carrie Sue Hinds, a widow, (herein referred to as **GRANTOR**) do hereby grant, bargain, sell and convey unto Carrie Sue Hinds **AND** Kimberly Hinds Balzli Warren **AND** Matthew Wayne Warren (herein referred to as grantees) as Tenants in Common, the following described real estate situated in Shelby County, Alabama to-wit:

METES AND BOUNDS: BEG INT BUCK CREEK & S LN NE1/4; NLY & ELY ALG CREEK TO E LN NE1/4 N TO C/L CREEK NW ALG CREEK 430(S) SWLY 320(S) NW45(S) SW78(S) NE215(S) SW40(S) SE408(S) SW266(S) SE162(S) S133(S) SW717(S) E TO POB. LESS: PORTION OF COTTAGES AT STONEHAVEN 2ND ADD PH 1 IN NE1/4; MB23 PG87.

WARRANTY DEED TO TENANTS IN COMMON

STATE OF ALABAMA
COUNTY OF SHELBY

20210818000403690 1/3 \$515.00
Shelby Cnty Judge of Probate, AL
08/18/2021 02:21:22 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Kimberly Hinds Balzli Warren **AND** Matthew Wayne Warren, the receipt in full and sufficiency whereof is acknowledged, I, Carrie Sue Hinds, a widow, (herein referred to as **GRANTOR**) do hereby grant, bargain, sell and convey unto Carrie Sue Hinds **AND** Kimberly Hinds Balzli Warren **AND** Matthew Wayne Warren (herein referred to as grantees) as Tenants in Common, the following described real estate situated in Shelby County, Alabama to-wit:

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Begin at the southeast corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 23, Township 20 South, Range 3 West and run south along east line of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 20 South, Range 3 West, 535 feet; thence turn an angle of 90 deg. to right and run 1836.3 feet; thence turn an angle of 90 deg. to right and run 3069.5 feet; thence turn an angle of 76 deg. 09 min. to right and run 2698.65 feet to the center of a dirt road; thence turn an angle of 90 deg. to left and run 154.8 feet; thence turn an angle of 90 deg. to right and run 100 feet; thence turn an angle of 90 deg. to right and run 50 feet; thence turn an angle of 90 deg. to left and run 307 feet to center line of Buck Creek; thence along the center line of said creek with its meanderings in a southerly direction to a slough in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 23; thence southerly along west side of said slough to the point where it again intersects Buck Creek; thence southerly up the center of Buck Creek with its meanderings to the point where it crosses the south line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 23; thence along the south line of said forty acres, run west 535 feet to point of beginning, subject to and including all rights in and to a 20 foot easement across west side of above property; also subject to easements to Colonial Pipe Line Company and to the Alabama Power Company.

There is EXCEPTED from the above the following described lot owned by Martha H. Ward and Kenneth Ward, to-wit: Commence at the northeast corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 26, Township 20 Range 3 West and run south along the east line of said $\frac{1}{4}$ a distance of 535 feet; thence turn an angle of 90 deg. to the right and run in a westerly direction 1836.3 feet to a point; thence turn an angle of 90 deg. to the right and run north 3069.5 feet to the point of beginning of the lot herein described; thence turn an angle to the right of 76 deg. and run in an easterly direction a distance of 210 feet; thence run south 210 feet to a point; thence run in a westerly direction to a point which is 210 feet south of the point of beginning; thence run north 210 feet to the point of beginning; being situated in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20, Range 3 West.

Grantor(s) and Grantee(s) decline the use of an official survey and all descriptions of said property originate and are directly derived from the Shelby County Assessment and deed records.

Property address: 128 Hinds Street, Pelham, AL 35124

Parcel ID: 136231001017.000 11 ACRES/479160 SQ FT.

Tax Assessor's Market Value: \$539,880

$90\% = \$485,892.00$

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TO HAVE AND TO HOLD Unto the said GRANTEES and GRANTORS as

Tenants in Common, their heirs, successors and assigns in fee simple, forever.

In the event one Grantor or Grantee survives another, the entire interest in fee simple shall be owned by the surviving Grantee(s), and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

The above property constitutes a portion of the homestead of the Grantor, who will share in common said property with Grantees in fee simple in the following provisional percentages to constitute the full parcel:

Kimberly Hinds Balzli Warren 45%

Matthew Wayne Warren 45%

Carrie Sue Hinds (Grantor and Grantee) 10%

And I, Carrie Sue Hinds, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all known encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on

August 17, 2021.

Carrie Sue Hinds

Carrie Sue Hinds/Grantor



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State of Alabama

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Carrie Sue Hinds, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August, A.D., 2021.



Notary Public

Commission expires: 8/13/2025

This instrument was Prepared By:

HONEA LAW, LLC

W. Jeff Honea, Sr., Attorney

16712 US Hwy 280 STE D

Chelsea, Al 35043

Send Tax Notice to:

**Kimberly WARREN
Matthew WARREN
Carrie Sue Hinds**

**122 A Hinds Street
Pelham, Al 35124**