

WARRANTY DEED

20210825000413260
08/25/2021 08:11:22 AM
DEEDS 1/2

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Four Hundred Twenty-Five Thousand and 00/100 (\$425,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we STEVEN ANDREW HANNA and CARA C. HANNA, HUSBAND AND WIFE herein referred to as Grantor(s), do hereby GRANT, BARGAIN, SELL AND CONVEY unto KAYCI SPRINGFIELD, referred to as Grantee(s), his/her/their heirs and assigns, the following described real estate, situated in Shelby County, State of Alabama, to wit:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 26.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 191.39 FEET TO LAY RESERVOIR CONTOUR LINE ELEVATION 397.00; THENCE TURN AN ANGLE OF 66 DEGREES 40 MINUTES 45 SECONDS TO THE RIGHT AND RUN ALONG SAID CONTOUR LINE A DISTANCE OF 199.27 FEET; THENCE TURN AN ANGLE OF 29 DEGREES 12 MINUTES 16 SECONDS TO THE RIGHT AND CONTINUE ALONG SAID CONTOUR LINE A DISTANCE OF 59.80 FEET; THENCE TURN AN ANGLE OF 85 DEGREES 07 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 145.49 FEET; THENCE TURN AN ANGLE OF 63 DEGREES 00 MINUTES 00 SECONDS TO THE RIGHT AND RUN A DISTANCE OF 270.69 FEET TO THE POINT OF BEGINNING. SITUATED IN THE NW ¼ OF THE NW ¼, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

EASEMENT FOR ROAD:

BEGIN AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 2 EAST; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SECTION 17 A DISTANCE OF 26.00 FEET; THENCE TURN AN ANGLE OF 63 DEGREES 00 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 33.68 FEET; THENCE TURN AN ANGLE OF 117 DEGREES 00 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 566.27 FEET TO THE SOUTHEAST RIGHT OF WAY OF SMITH CAMP ROAD; THENCE TURN AN ANGLE OF 136 DEGREES 04 MINUTES 30 SECONDS TO THE RIGHT AND RUN ALONG SAID SMITH CAMP ROAD A DISTANCE OF 43.25 FEET TO THE NORTH LINE OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST; THENCE TURN AN ANGLE OF 43 DEGREES 55 MINUTES 30 SECONDS TO THE RIGHT AND RUN ALONG SAID NORTH LINE OF SECTION 18 A DISTANCE OF 483.84 FEET TO THE POINT OF BEGINNING. SITUATED IN SECTION 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.


\$361,250.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

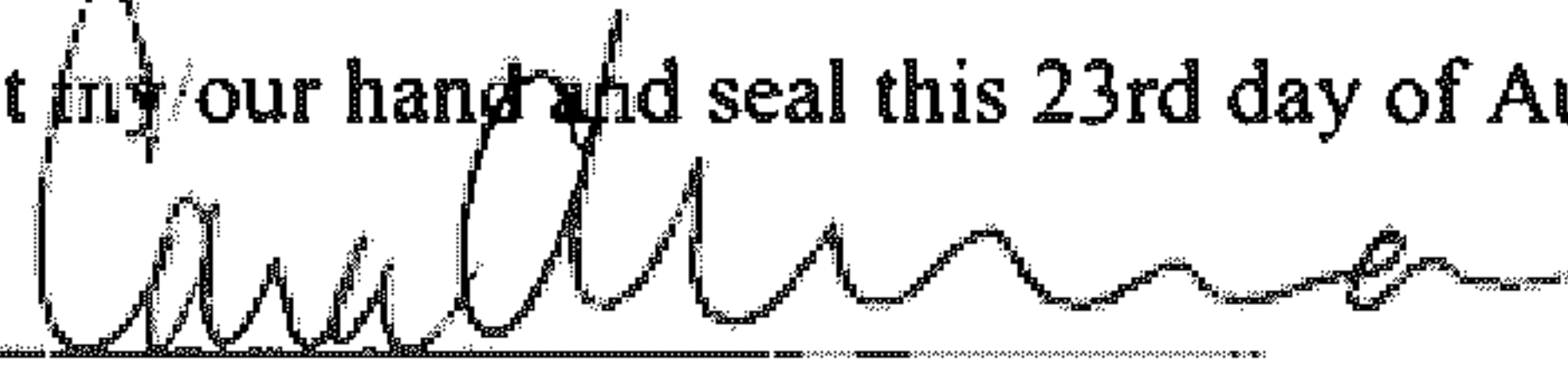
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), his/her/their heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), his/her/their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), his/her/their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), his/her/their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 23rd day of August, 2021.

STEVEN ANDREW HANNA



CARA C. HANNA

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County and State hereby certify that STEVEN ANDREW HANNA and CARA C. HANNA 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.

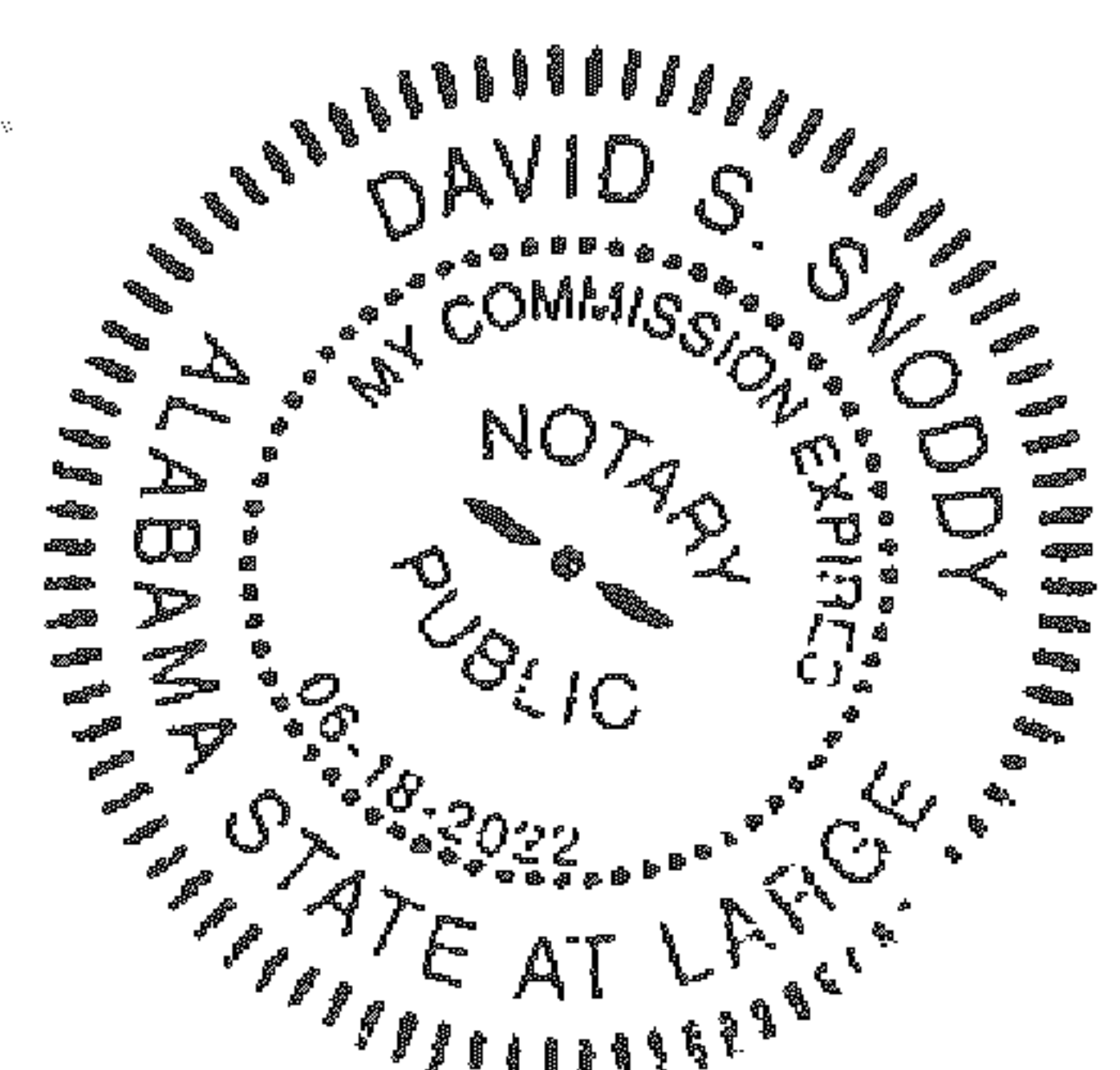
GIVEN under my hand and seal this 23rd day of August, 2021.

My Commission Exp:


Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:
KAYCI SPRINGFIELD
2500 HEBB ROAD
WILSONVILLE, AL 35186



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name STEVEN ANDREW HANNA
 Mailing Address: 4914 Windwood Cir.
 Birmingham, AL 35242

Grantee's Name KAYCI SPRINGFIELD
 Mailing Address: 2500 HEBB ROAD
 WILSONVILLE, AL 35186

Property Address 2500 HEBB ROAD
 WILSONVILLE, AL 35186

Date of Sale August 23, 2021

Total Purchaser Price \$425,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

(Recordation of documentary evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☐ Other _____☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date of which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Sec. 40-22-1 (h).

Date _____

Print

Steven Hanna

Unattested _____

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2021 08:11:22 AM
 \$89.00 CHERRY
 20210825000413260

Alli S. Bayl