

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB2632

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Twenty Thousan and 00/100 Dollars (\$520,000.00)** 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 where is acknowledged. I or we, **Donald Davis and Darlene Davis, a married couple** whose mailing address is: 205 Woodbridge Trl. Chelsea, AL 35043 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Melissa Dixon** whose mailing address 9074 Old Highway 280, CHELSEA, AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of 9074 Old Highway 280, Chelsea, AL 35043

A parcel of land located in the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 00 degrees 13 minutes 57 seconds East along the East line of said 1/4 1/4 section a distance of 383.33 feet to a point on the North right of way line of Old U.S. Highway No. 280 (80 foot right of way); thence run along said right of way line South 85 degrees 33 minutes 10 seconds West, 460.25 feet to an iron pin found; the Point of Beginning; thence continue along said right of way South 85 degrees 33 minutes 10 seconds West, 425.17 feet to an iron pin found; thence leaving said right of way run North 00 degrees 13 minutes 57 seconds West, 412.12 feet (passing over an iron pin found at 360.98 feet) to an iron pin set; thence run North 85 degrees 33 minutes 10 seconds East, 425.65 feet to an iron pin set; thence run South 00 degrees 09 minutes 57 seconds East, 412.15 feet (passing over an iron pin found at 51.14 feet) to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to a 60.0 feet wide access easement, the centerline of said easement being described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama; thence run South 00 degrees 13 minutes 57 seconds East along the East line of said 1/4 1/4 section a distance of 383.33 feet to a Point on the North right of way line of Old U.S. Highway No. 280 (80 foot right of way); thence run along said right of way line South 85 degrees 33 minutes 10 seconds West, 847.60 feet to the Point of Beginning of said easement centerline; thence run North 00 degrees 13 minutes 57 seconds West, 266.73 feet to a point; thence run North 00 decrees 27 minutes 54 seconds West, 145.35 feet to the Point of Ending of said easement.


\$494,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

20210913000443840 09/13/2021 09:39:08 AM DEEDS 2/2


Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 10 day of September, 2021.



Donald Davis



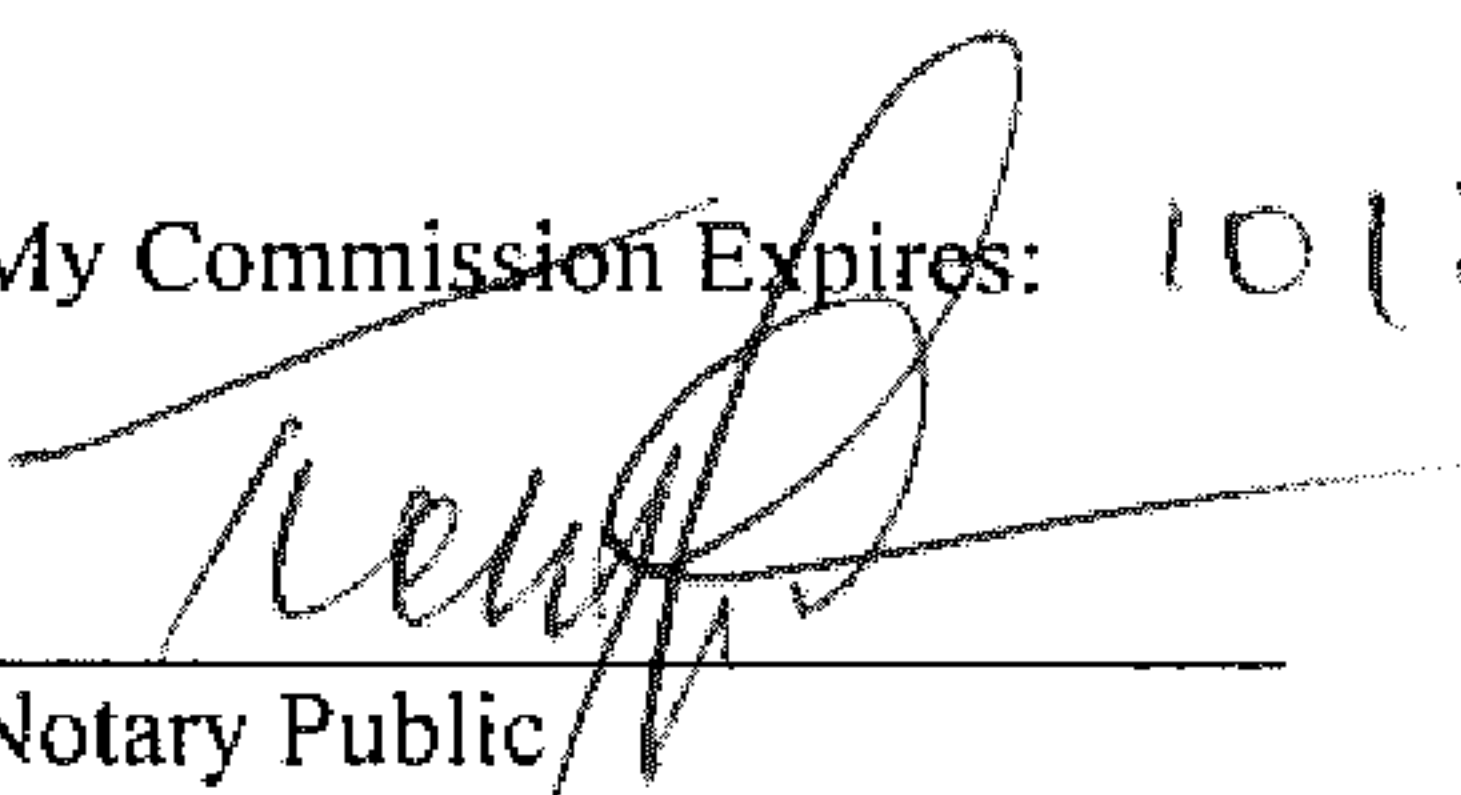
Darlene Davis

STATE OF ALABAMA

Tettersville County ss:

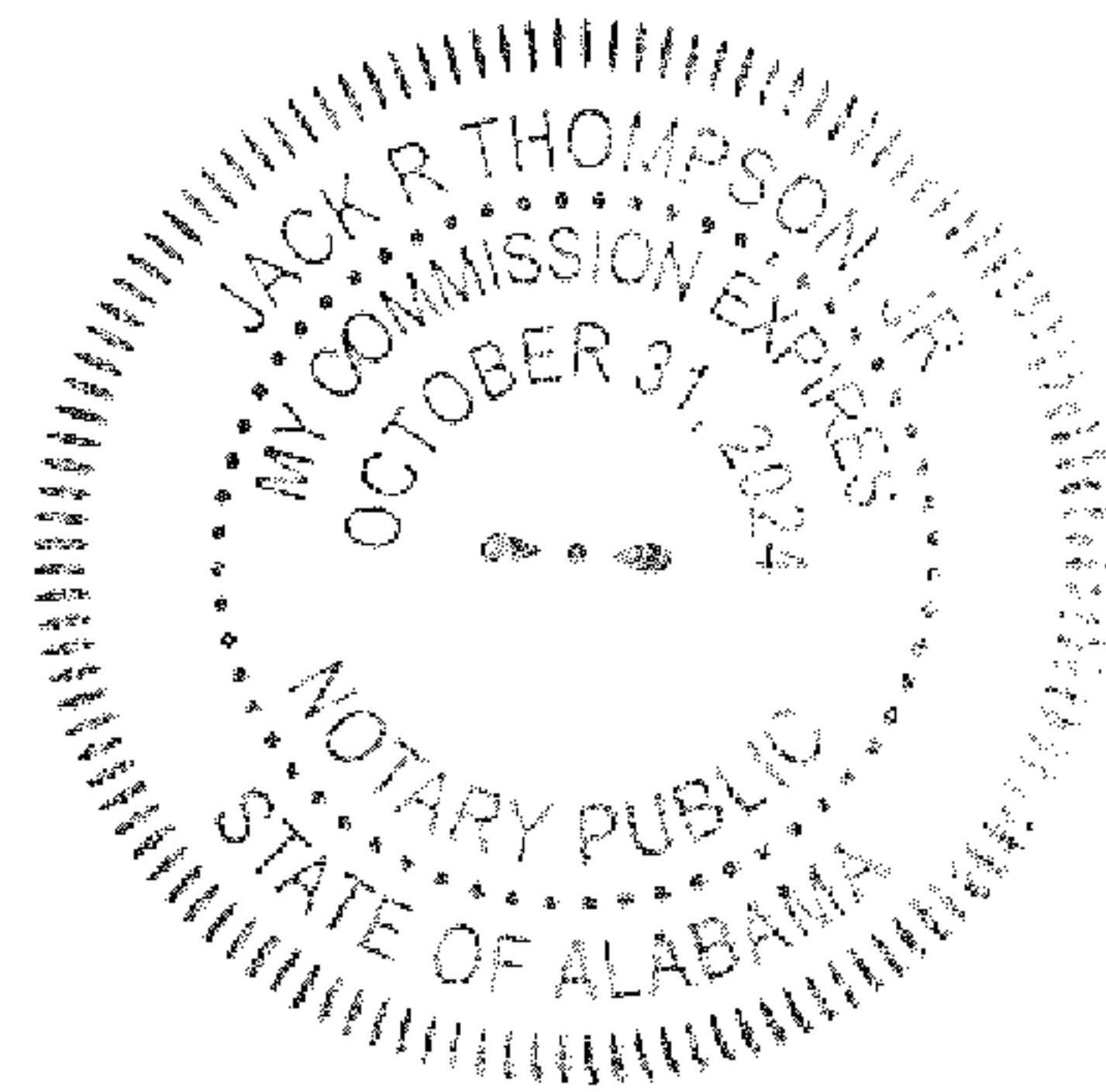
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Donald Davis and Darlene Davis** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 10th day of Sept, 2021

My Commission Expires: 10/31/2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2021 09:39:08 AM
\$51.00 JOANN
20210913000443840

Alvin S. Bayl