

20210921000460060
09/21/2021 12:26:22 PM
DEEDS 1/2

Send tax notice to:
William and Lindsey Ricketts
5295 Hwy 55
Wilsonville, AL 35186
CHL2100310

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 **Forty Five Thousand and 00/100 Dollars (\$45,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lynn Curren, a married woman**, whose mailing address is: 9579 Hwy 51, Westover, AL 35147 (hereinafter referred to as "Grantor"), by **William Ricketts and Lindsey Ricketts, 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:

Begin at the NW corner of the SE ¼ of the NE ¼ Section 17, Township 20 South, Range 1 East; thence run Easterly along the north line thereof for 234.15 feet to the westerly R/W of Shelby County Highway #55; thence 86 degrees 05 minutes 23 seconds right run Southerly along said R/W for 119.48 feet to a curve to the left (having a radius of 786.64 feet and a central angle of 29 degrees 32 minutes 46 seconds); thence run along said curve and R/W for 405.27 feet to tangent of said curve; thence along said tangent and R/W for 195.27 feet; thence 119 degrees 04 minutes 41 seconds right run Westerly 493.67 feet to the west line of said ¼ - ¼ section; thence 95 degrees 30 minutes 21 seconds right run Northerly 699.98 feet to the Point of Beginning.

Property Address: 52432 Hwy 55, Wilsonville, AL 35186

**This property is not the homestead of the Grantor or Grantor's spouse.

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.

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.

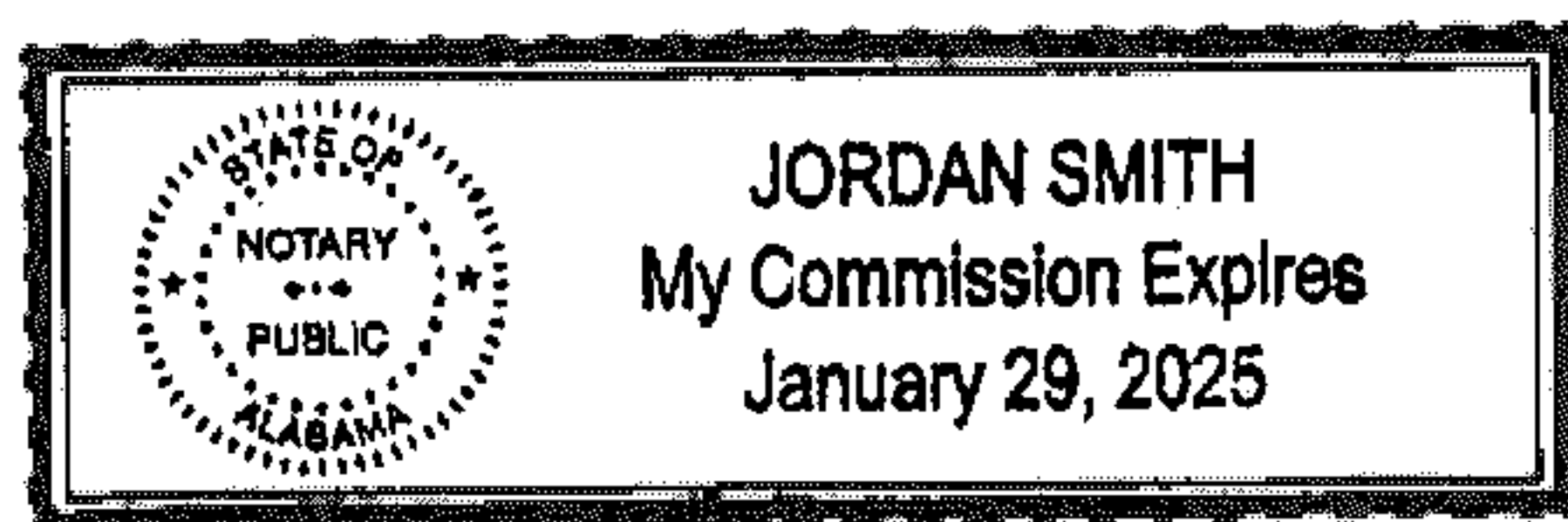
IN WITNESS WHEREOF, Grantor, **Lynn Curren, acting by and through her Attorney-in-Fact, Rickey Curren**, who has authorized to execute this conveyance, have caused this conveyance to be executed on this the 20th day of September, 2021.

Lynn Curren by Rickey Curren, Attorney.
Lynn Curren
By Rickey Curren, Attorney-in-Fact

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rickey Curren, whose name as Attorney-in-Fact for Lynn Curren, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, he, individually and in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 20th day of September, 2021.



[Signature]
Notary Public
Print Name: Jordan Smith
Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2021 12:26:22 PM
\$70.00 JOANN
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Allie S. Beyl