

20211007000488900
10/07/2021 08:16:51 AM
DEEDS 1/2

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice To:
Cynthia D Gann
Terry W Gann
2424 Highway 83
Vincent, AL 35178

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

William M Acker, III and spouse, Pamela K Agee

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Cynthia D Gann and Terry W Gann

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

SEE ATTACHED EXHIBIT A

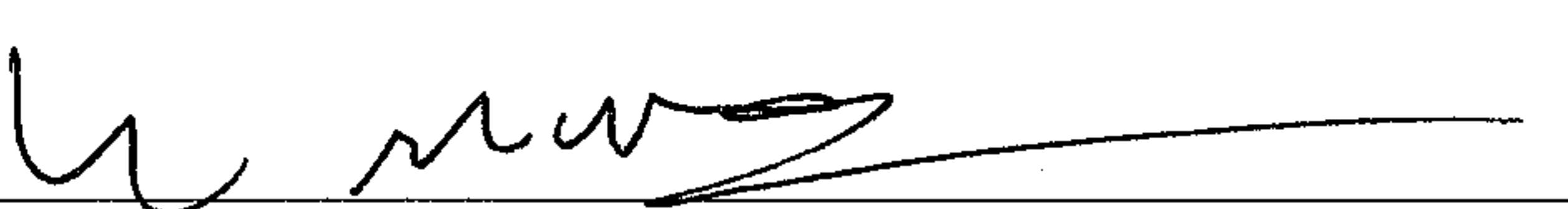
\$394,250.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

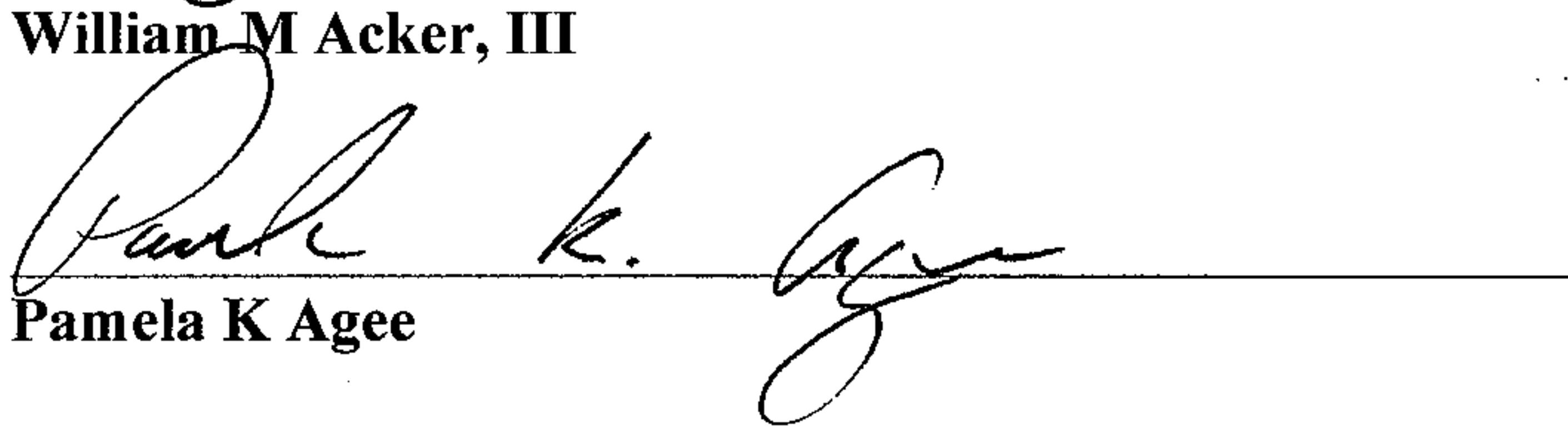
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 30th day of September, 2021.


William M Acker, III


Pamela K Agee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **William M Acker, III and Pamela K Agee** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this September 30, 2021.

My Commission Expires:

Grantor's Address: 6204 Nails Creek Rd. Seymour, TN 37865

Property Address: 2424 Highway 83 Vincent, AL 35178


Notary Public

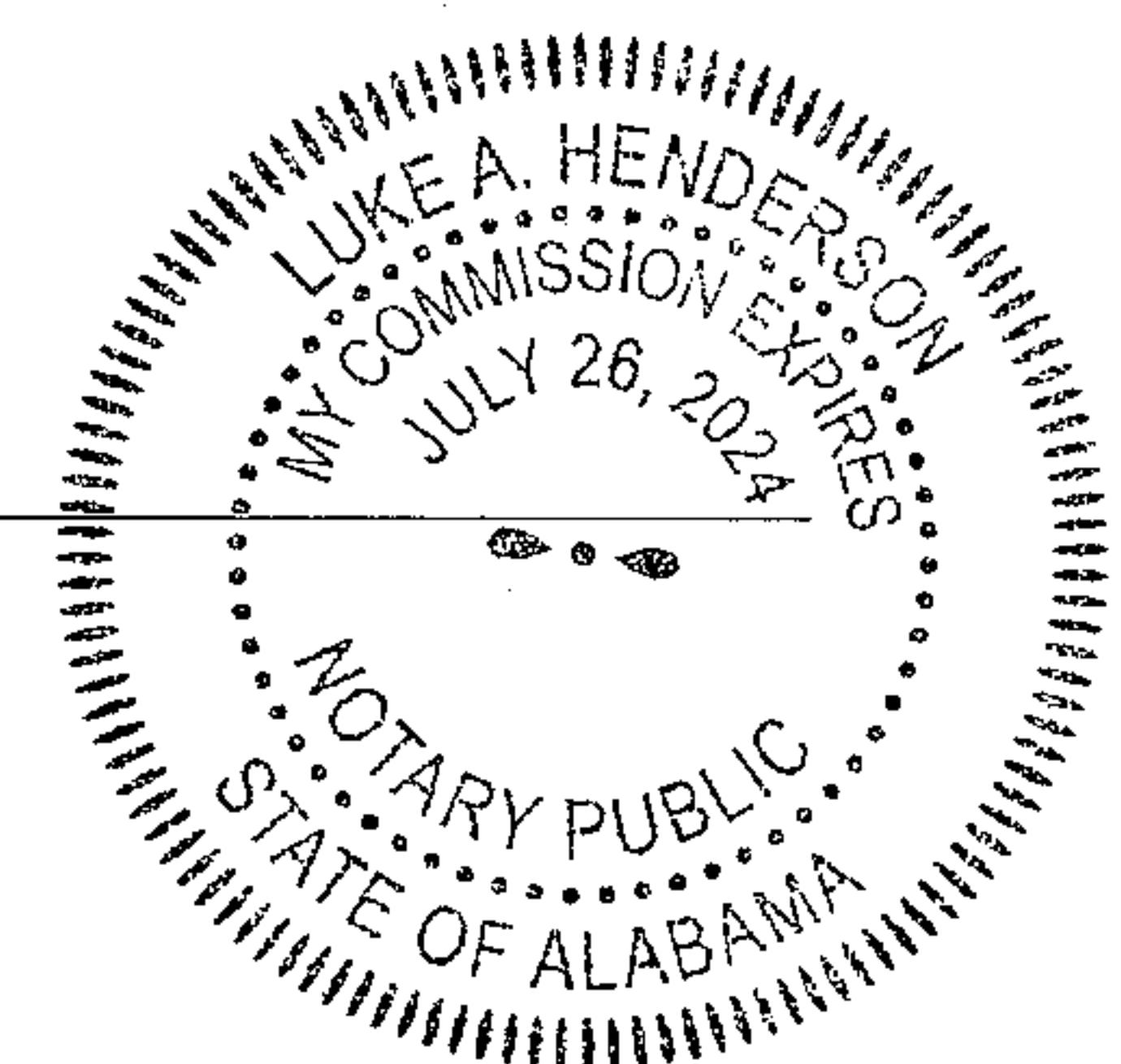


EXHIBIT A

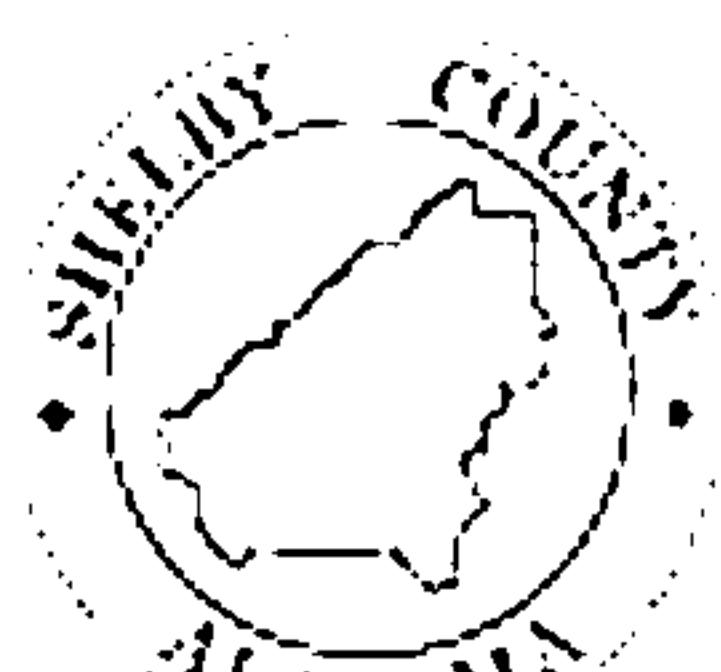
LEGAL DESCRIPTION

Begin at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 17, Township 19 South, Range 2 East, Shelby County; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 992.01 feet; thence 89 degrees 44 minutes right run South 1339.94 feet to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 90 degrees 30 minutes 54 seconds right run West for 989.90 feet to the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 89 degrees 58 minutes 30 seconds right run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 844.68 feet; thence 80 degrees 02 minutes left run 114.85 feet; thence 3 degrees 33 minutes 10 seconds left run 145.30 feet; thence 84 degrees 45 minutes right run Northerly for 208.4 feet; thence 5 degrees 33 minutes 10 seconds left run 179.77 feet to the Southerly right of way of Shelby Co. Highway 83; thence 74 degrees 02 minutes right run Northeasterly along said right of way a chord distance of 192.0 feet to the North line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section; thence 20 degrees 24 minutes 30 seconds right run 75.7 feet to the point of beginning.

Together with easement described as follows:

A certain parcel or tract of land located in the Southeast quarter of the Southeast quarter of Section 8, Township 19 South, Range 2 East, Shelby County, to be used as a road by the Grantee, said easement is to include all land seven and one-half (7-1/2) feet either side of, perpendicular from and parallel to the following described centerline:

Begin at a point on the south side of the SW $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 8, Township 19 South, Range 2 East, where Shelby County Highway 83 crosses said point; proceed in an easterly direction along the centerline of Highway 83 for 562 feet to a point; thence South 8 degrees east for 30 feet to the point of beginning of said easement; thence south 30 degrees West for 97 feet to a point; thence South 26 degrees West for 33 feet to a point on the South boundary of the SE $\frac{1}{4}$ - of the SE $\frac{1}{4}$ of Section 8, Township 19 South, Range 2 East.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2021 08:16:51 AM
\$46.00 JOANN
20211007000488900

Allie S. Bayl