

Send tax notice to:
JOSHUA S STREHLE
10940 N MAIN STREET
WILSONVILLE, AL, 35186

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

2021735T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **STEPHEN M PARKS, A SINGLE INDIVIDUAL**, whose mailing address is **711 N HORTON ROAD, WILSONVILLE, ALABAMA 35186** (hereinafter referred to as "Grantor") by **JOSHUA S STREHLE** whose property address is: **10940 N MAIN STREET, WILSONVILLE, AL, 35186** 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:

A parcel of land lying in the SE ¼ of the NE ¼ of Section 36, Township 20 South, Range 1 East, described as follows: Commence at the SE corner of Section 36, Township 20 South, Range 1 East; thence run in a Northerly direction along the East boundary line of said section a distance of 3585.88 feet to the point of beginning of the parcel herein described; thence continue Northerly along the East line of said Section 36, a distance of 157.40 feet to a point; thence turn an angle of 92°00'36" to the left and run Westerly a distance of 352.77 feet to a point on the Easterly 40 foot ROW line of Shelby County Highway #61; thence turn an angle of 90°40'16" to the left and run Southerly along said ROW line of a distance of 157.32 feet to a point; thence turn an angle of 89°19'44" to the left and run Easterly leaving said ROW a distance of 345.41 feet to the point of beginning; being situated in Shelby County, Alabama.

Also, included is a 2007 Manufactured home bearing the Serial Number DSDAL50809 A & B; Make, Southern; Model SS9861; 76' x 32'; which is attached and permanently affixed to the land as real estate.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Less and except any portion of subject property lying in an existing road right of way.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas uranium, clay, rock, sand and gravel, in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records.

\$161,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, its heirs, executors, administrators and assigns forever against the lawful claims of all persons.

18 IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the day of October, 2021.

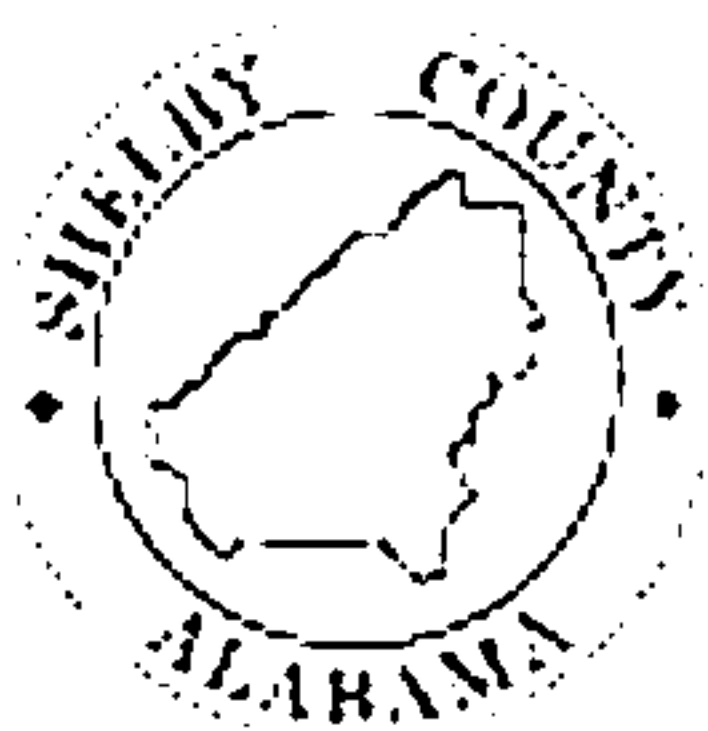
Stephen M Parks
STEPHEN M PARKS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEPHEN M PARKS whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 2021.

[Signature]
Notary Public
Print Name:
Commission Expires: 10/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/19/2021 03:18:08 PM
\$33.50 JOANN
20211019000508390

Allie S. Boyd