

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:

Heather Rowland
364 Cedar Lake Dr.
Calera, AL 35040

GENERAL WARRANTY DEED

20211124000565020

11/24/2021 11:13:37 AM

DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Twenty Four Thousand Nine Hundred Dollars and No Cents (\$124,900.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Robert Christopher Godfrey, a married person, whose mailing address is:

1843 Sunnybrook Lane, Helena, AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Heather Rowland, whose mailing address is:

364 Cedar Lake Drive, Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 364 Cedar Lake Dr., Calera, AL 35040** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

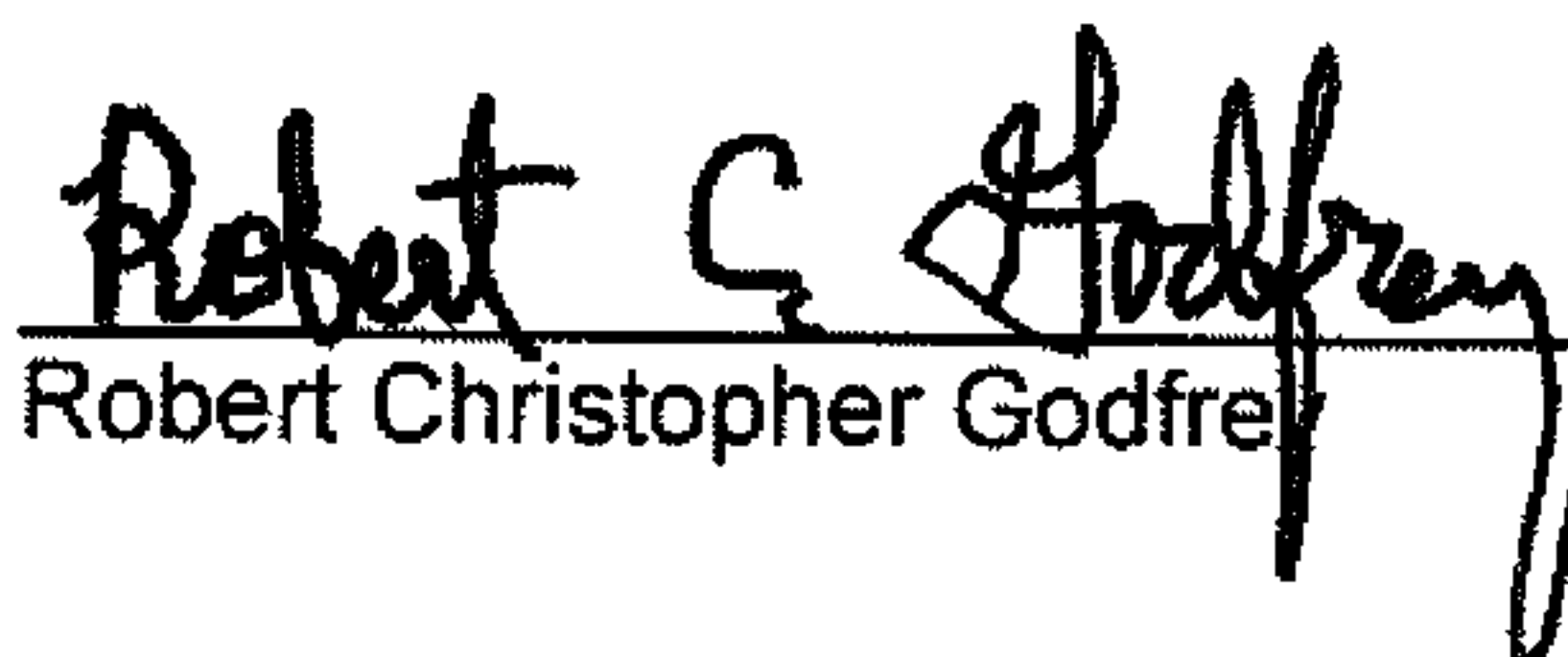
Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 19th day of November, 2021.


Robert Christopher Godfrey

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert Christopher Godfrey, 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of November, 2021.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

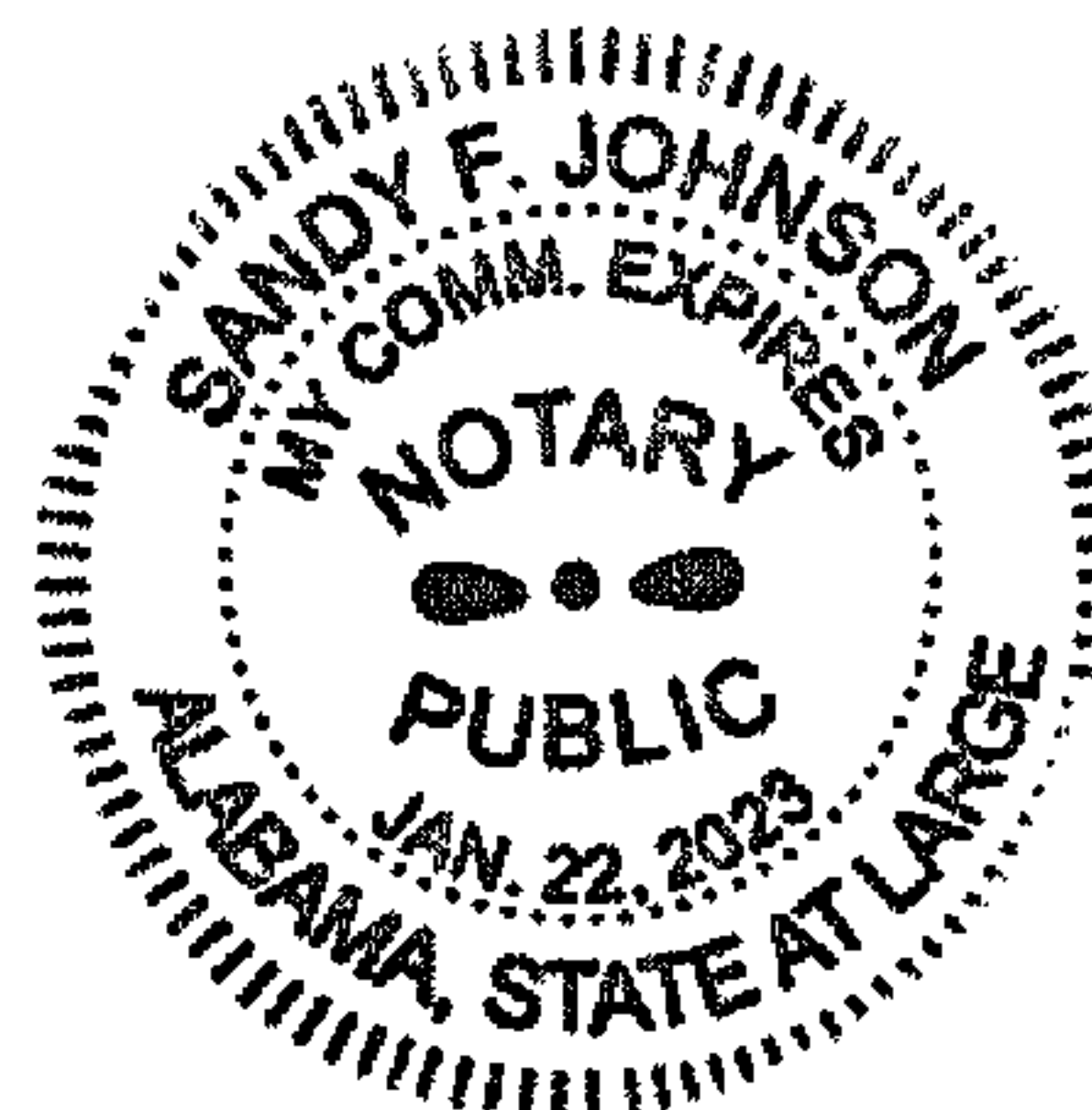


EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND BEING FURTHER DESCRIBED AS:

BEGINNING AT THE NORTHERN INTERSECTION OF TRACTS 458 AND 455, ACCORDING TO LLOYDS MAP WHICH CAN BE FURTHER DESCRIBED AS THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST; RUN THENCE SOUTH 01 DEGREE 28 MINUTES 34 SECONDS EAST FOR 337.87 FEET; RUN THENCE NORTH 89 DEGREES 52 MINUTES 44 SECONDS EAST FOR 1,380.82 FEET TO THE WESTERLY RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 63; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 63 ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF NORTH 53 DEGREES 35 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 597.36 FEET AND AN ARC LENGTH OF 598.40 FEET FOR A DISTANCE OF 400.27 FEET; RUN THENCE SOUTH 87 DEGREES 54 MINUTES 58 SECONDS WEST FOR 393.11 FEET; RUN THENCE NORTH 00 DEGREES 32 MINUTES 42 SECONDS EAST FOR 142.31 FEET; RUN THENCE SOUTH 89 DEGREES 52 MINUTES 44 SECONDS WEST FOR 666.07 FEET; RUN THENCE SOUTH 01 DEGREE 28 MINUTES 34 SECONDS EAST FOR 42.96 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT 20020819000393800:

PARCEL B:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 0 degrees 42 minutes 56 seconds West a distance of 42.94 feet; thence North 89 degrees 52 minutes 44 seconds East a distance of 484.22 feet to the POINT OF BEGINNING; thence South 7 degrees 47 minutes 18 seconds West a distance of 382.53 feet; thence North 89 degrees 37 minutes 21 seconds East a distance of 959.20 feet to the westerly right of way of Shelby County Hwy. 63 and a point on a curve to the left having a central angle of 07 degrees 51 minutes 21 seconds and a radius of 2919.06 feet, said curve subtended by a chord bearing North 51 degrees 40 minutes 16 seconds West and a chord distance of 399.92 feet; thence along the arc of said curve and along said right of way a distance of 400.23 feet; thence South 87 degrees 36 minutes 55 seconds West and leaving said right of way a distance of 394.04 feet; thence North 0 degrees 9 minutes 33 seconds West a distance of 142.21 feet; thence South 89 degrees 52 minutes 44 seconds West a distance of 198.95 feet to the POINT OF BEGINNING.

ALSO:

15' INGRESS, EGRESS AND UTILITY EASEMENT:

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 20, Township 22 South, Range 2 West, Shelby County, Alabama; thence North 0 degrees 42 minutes 56 seconds West a distance of 42.94 feet; thence North 89 degrees 52 minutes 44 seconds East a distance of 484.22 feet; thence South 7 degrees 47 minutes 18 seconds West a distance of 382.53 feet to the POINT OF BEGINNING of the southerly line of a 15' ingress, egress and utility easement lying 15' north and parallel to described line; thence North 89 degrees 37 minutes 21 seconds East a distance of 959.20 feet to the westerly right of way of Shelby County Hwy. 63 and the END of said line.

According to the survey of Rodney Shiflett, dated February 12, 2002.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2021 11:13:37 AM
\$150.00 MIST
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Allen S. Bayl