

20211129000567970
11/29/2021 12:30:01 PM
DEEDS 1/2

Send tax notice to:

Alec Wasserman
230 Bearden Rd
Pelham AL, 35124
CHL2100399

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 **One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Joseph S. Smith, married man**, whose mailing address is: **8939 Hwy 51, Sterrett, AL 35043** (hereinafter referred to as "Grantor"), by **Alec Wasserman** (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:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 29, Township 19 South, Range 1 West, Shelby County, Alabama; thence southerly along the East line of said quarter-quarter 448.75 feet to the point of beginning of the property being described course 85.65 feet to a point on the North right of way line of Shelby County Highway No. 11; thence 55 degrees 48 minutes right and southwesterly along said right of wayline 137.44 feet to a point in the centerline of Shelby County Highway No. 377; thence 107 degrees 54 minutes right 156.17 feet to a point; thence 101 degrees 36 minutes right 157.97 feet to the point of beginning.
Less and except prescriptive rights for Highway No. 377.

Property address: 635 Mountain Crest Road, Chelsea, AL 35043, aka
635 County Road 377, Chelsea, AL 35043

****Property is not the homestead of the Grantor or Grantor Spouse**

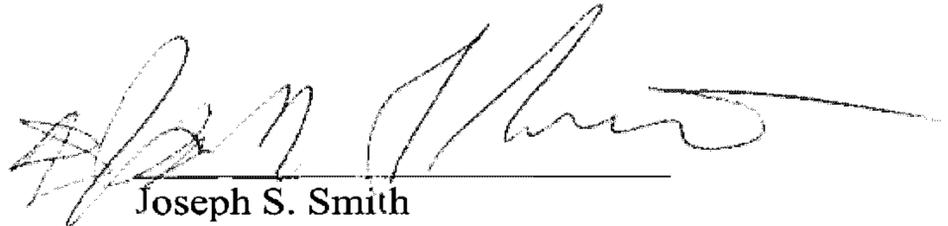
SUBJECT TO:

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.

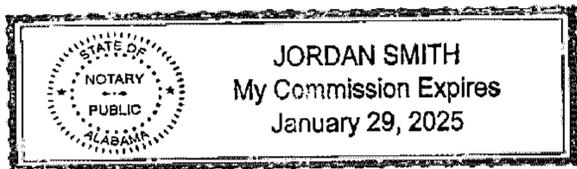
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 16th day of November, 2021.


Joseph S. Smith

STATE OF ALABAMA
COUNTY OF Shelby

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

Given under my hand and official seal this, the 16th day of November, 2021.




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
11/29/2021 12:30:01 PM
\$190.00 BRITTANI
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Allie S. Bayl