

20211201000571490
12/01/2021 08:10:49 AM
DEEDS 1/2

Send tax notice to:
Carlos & Anabel Diaz
445 Hwy 335
Chelsea, AL 35043
CHL2100366

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 **Three Hundred Sixty Thousand and 00/100 Dollars (\$360,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **David Keith Shirley aka Keith Shirley and Heather C. Shirley aka Heather Shirley, husband and wife** whose mailing address is: **1302 Hwy 69, Chelsea AL 35043** (hereinafter referred to as "Grantor"), by **Carlos Diaz and Anabel Diaz, 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:

Parcel 1: A parcel of land located in the Southeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of the Thurman parcel a distance of 210.00 feet; thence left 88 degrees 29 minutes 52 seconds Southerly along the West line of the Thurman parcel 210.00 feet to the point of beginning; thence continue Southerly along the same course 210.00 feet; thence left 91 degrees 35 minutes 34 seconds Easterly a distance of 50.00 feet; thence left 101 degrees 52 minutes 59 seconds Northwesterly a distance of 214.52 feet to the point of beginning.

Parcel 2: A parcel of land located in the Southeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County; more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence run West along the North line of the Thurman parcel a distance of 210.00 feet; thence left 88 degrees 29 minutes 52 seconds Southerly along the West line of the Thurman parcel a distance of 210.00 feet to the point of beginning; thence right 88 degrees 24 minutes 26 seconds Westerly a distance of 203.47 feet to the Easterly right of way of Shelby County Road No. 335; thence left 109 degrees 02 minutes 46 seconds Southeasterly along said right of way a distance of 205.22 feet to the P.C. of a curve to the right, concave Southwesterly, with a radius of 3,768.48 feet and a central angle of 1 degree 44 minutes; thence run along the arc of said curve 114.01 feet; thence left 88 degrees 05 minutes 42 seconds from the chord Northeasterly a distance of 149.51 feet; thence left 72 degrees 00 minutes 05 seconds Northerly a distance of 50.00 feet; thence left 13 degrees 25 minutes 29 seconds Northwesterly a distance of 214.52 feet to the point of beginning.

Also: Begin at the Northeast corner of Southeast 1/4 of Southeast 1/4 of Section 4, Township 20, Range 1 West and run West along the North line of said forty 70 yards; thence South and parallel with the North line of said forty 140 yards; thence East and parallel with said North line of said forty 70 yards to the East line of said forty; thence North along the East line of said forty 140 yards to the point of beginning of the land being described. Situated in Shelby County, Alabama.

Also: A part of the SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Southeast 1/4 of Southeast 1/4 of Section 4, Township 20

South, Range 1 West and run West along the North line of said forty 40, 70 yards; thence South and parallel with the North Line of said forty 40, 140 yards; thence East and parallel with said North line of said forty, 70 yards to the East Line of said forty; thence North along the East line of said forty 40, 140 yards to the Point of Beginning of the land being described.

Less and except: A part of the SE 1/4 of the SE 1/4 of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Begin at the NE corner of the SE 1/4 of the SE 1/4 of said Section 4, thence South 00 degrees, 00 minutes, 00 seconds East along the East line of said 1/4-1/4 section a distance of 166.00 feet; thence South 76 degrees, 39 minutes, 40 seconds West a distance of 215.86 feet; thence North 00 degrees, 01 minutes, 00 seconds East a distance of 209.51 feet to a point on the North line of said 1/4-1/4 section; thence North 88 degrees, 17 minutes, 04 seconds East along said North line a distance of 210.07 feet to the Point of Beginning.

Property address: 445 Hwy 335, Chelsea AL 35043

SUBJECT TO:

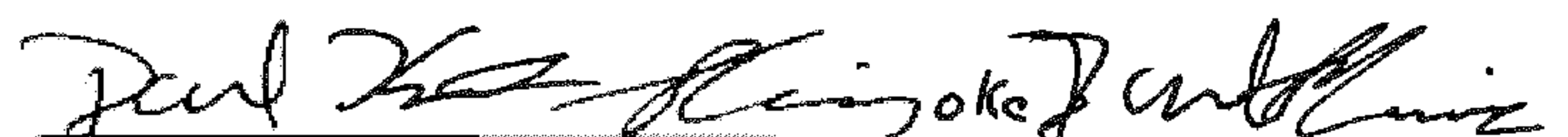
ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

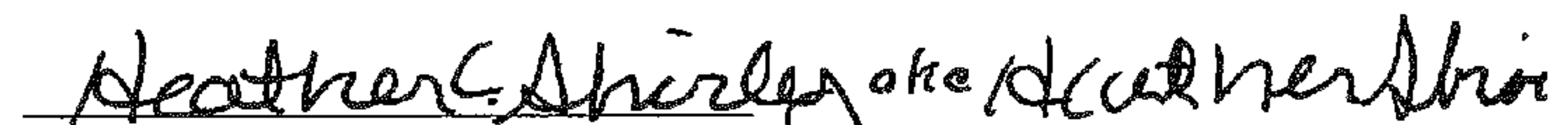
\$323,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 17th day of November, 2021.

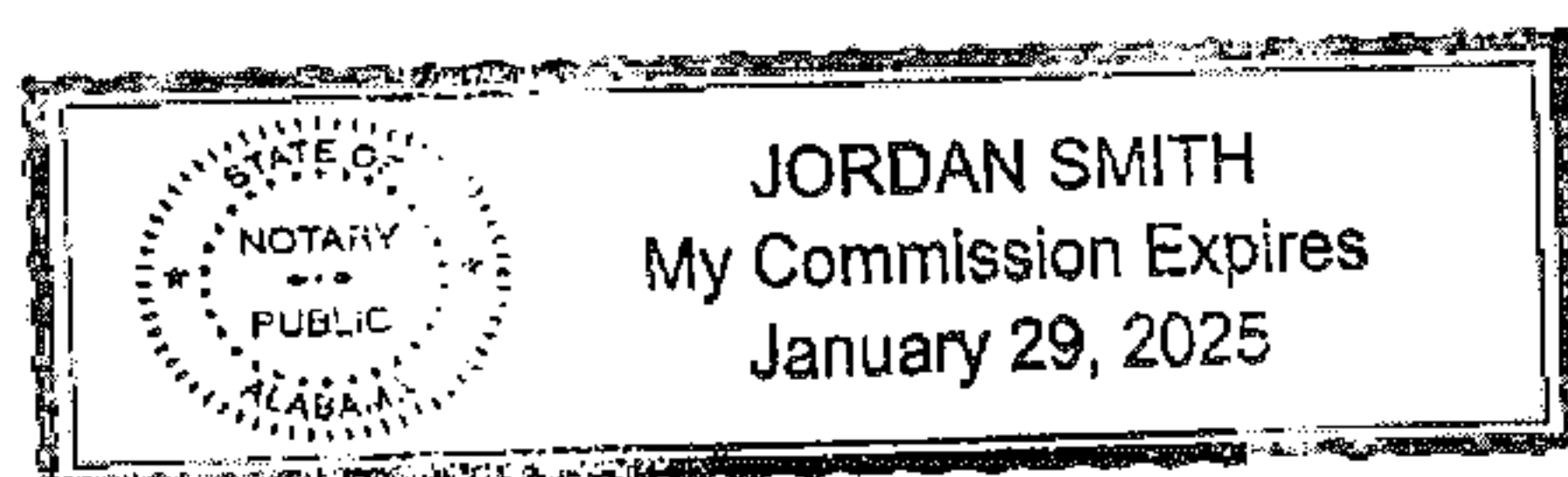

David Keith Shirley aka Keith Shirley


Heather C. Shirley aka Heather Shirley

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Keith Shirley aka Keith Shirley and Heather C. Shirley aka Heather Shirley, 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 17th 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
12/01/2021 08:10:49 AM
\$64.00 JOANN
20211201000571490

Allen S. Bayl