

20211201000571580
12/01/2021 08:22:51 AM
DEEDS 1/2

Send tax notice to:
Shirley and Brett Hall
9215 Bear Creek Road
Sterrett, AL 35147
CHL2100362

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 **Eight Hundred Thousand and 00/100 Dollars (\$800,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Cynthia Dianne Young, a single woman**, whose mailing address is: PO Box 530231, Birmingham, AL 35253 (hereinafter referred to as "Grantor"), by **Shirley Ines Hall and William B. Hall, 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:

Commencing at the SW corner of Section 21, Township 18 South, Range 1 East, the point of beginning of the herein described property; thence northerly along the west boundary of said Section 21 a distance of 2,661.24 feet to a point; thence South 87 degrees 32 minutes East, a distance of 1,338.72 feet to a point, thence southerly a distance of 1,436.80 feet to a point on the North right of way line of Shelby County Road No. 43; thence southwesterly along said right of way a distance of 1,514.63 feet to a point thence North 87 degrees 32 minutes West a distance of 371.65 feet to the point of beginning. Said land being situated in the West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$; Section 21, Township 18 South, Range 1 East, Shelby County, Alabama.

LESS AND EXCEPT:

Part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Beginning at the Southwest corner of said Section 21, being marked by an existing hub in a rockpile, run in a northerly direction along the west line of said section for a distance of 1,160.0 feet, thence turn an angle to the right of 90 degrees 46 minutes 13 seconds and run in an easterly direction for a distance of 1,269.63 feet, more or less, to a point on the northwest right of way of Shelby County Highway No. 43, thence turn an angle to the right of 127 degrees 19 minutes 17 seconds and run in a southwesterly direction along the northwest right of way line of said Shelby County Highway No. 43 for a distance of 1,458.54 feet to an existing iron rebar being at a point of intersection with the south line of said section, thence turn an angle to the right of 52 degrees 40 minutes 43 seconds and run in a westerly direction along the south line of said section for a distance of 369.74 feet, more or less, to the point of beginning.

Property address: 9215 Bear Creek Road, Sterrett, AL 35147

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.

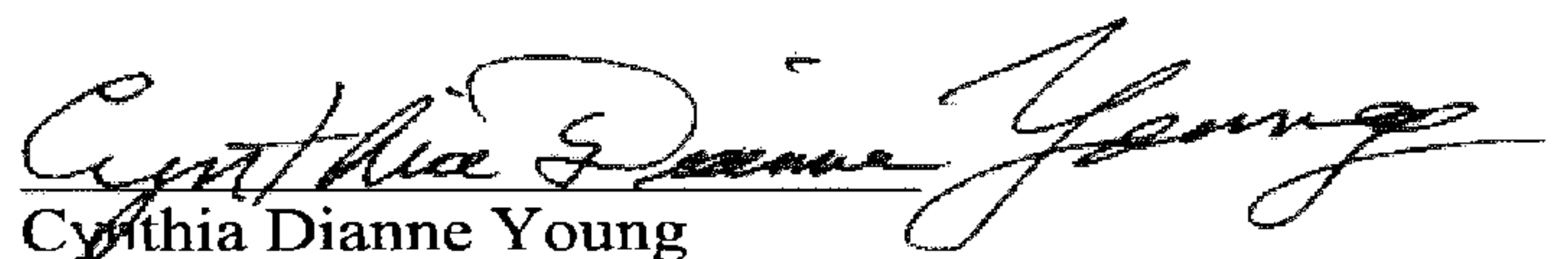
\$625,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 8th day of November, 2021.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2021 08:22:51 AM
\$200.00 JOANN
20211201000571580

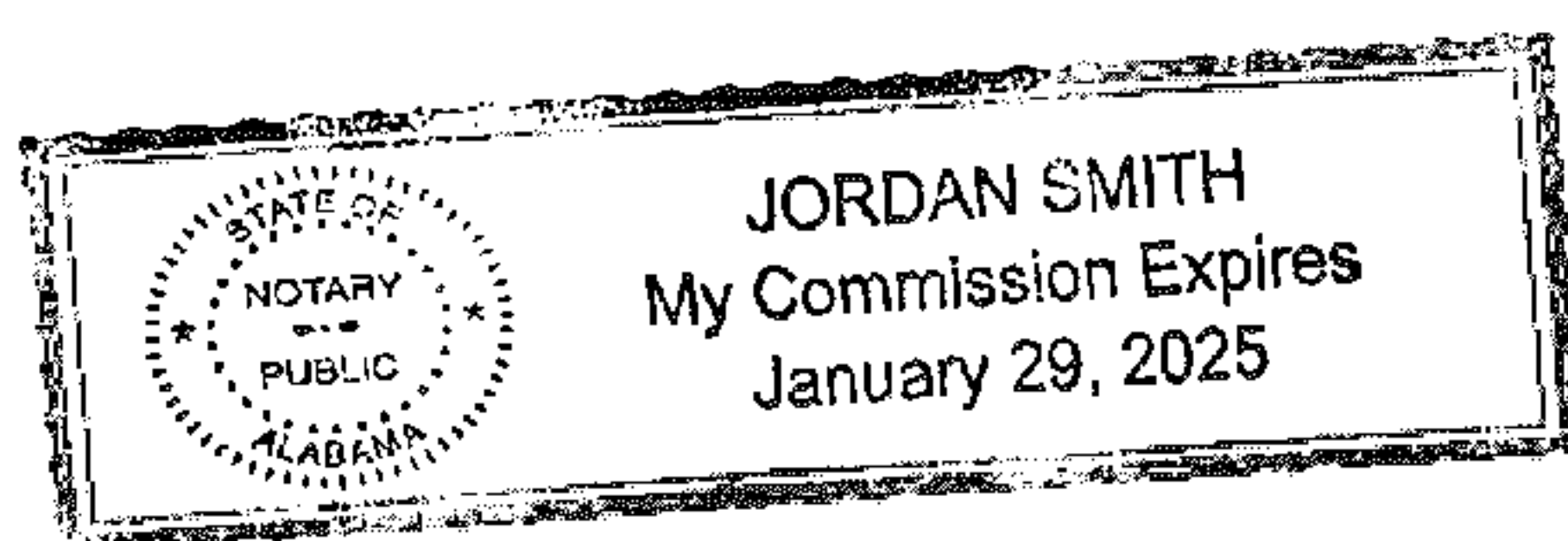

Cynthia Dianne Young

Allie S. Bayl

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Dianne Young, 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 8th day of November, 2021.



Notary Public

Print Name: Jordan Smith

Commission Expires: 1/29/25