

Send tax notice to:
SKLYER DONAHOO
37 JACKSON STREET
HARPERSVILLE, AL, 35078

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

2021881T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-One Thousand and 00/100 Dollars (\$181,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **LLOYD EMBRY DONAHOO, A MARRIED MAN** whose mailing address is: 132 Laughlin Way Pelham, AL 35124 (hereinafter referred to as "Grantors") by **SKYLER DONAHOO and DENNIS REECE DONAHOO** whose property address is: **37 JACKSON STREET, HARPERSVILLE, AL, 35078** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL 1:

Commence at the NE corner of the NE ¼ of the NW ¼, Section 33, Township 19 South, Range 2 East; thence run West along the North line of said Section a distance of 183.97 feet; thence turn a deflection angle of 90°00'00" to the left and run a distance of 348.43 feet to a point on the West margin of Old Coosa Valley Road; thence turn a deflection angle of 1°35'50" to the left and run along the West margin of said road a distance of 120.00 feet to the point of beginning; thence continue in the same direction along said road a distance of 59.00 feet; thence turn a deflection angle of 3°30'00" to the left and continue along the margin of said road a distance of 65.82 feet; thence turn a deflection angle of 92°00'10" to the left and run a distance of 162.51 feet to the West right-of-way line of Alabama Hwy. No. 25; thence turn a deflection angle of 104°08'00" to the right and run along said Hwy. ROW a distance of 265.25 feet; thence turn a deflection angle of 110°56'42" to the right and run a distance of 127.29 feet to the West margin of Old Coosa Valley Road; thence turn a deflection angle of 32°10'32" to the left and run a distance of 340.00 feet; thence turn a deflection angle of 93°03'00" to the right and run a distance of 334.38 feet; thence turn a deflection angle of 91°24'13" to the right and run a distance of 321.93 feet to the point of beginning. Situated in the NE ¼ of the NW ¼ of Section 33, Township 19 South, Range 2 East.

LESS AND EXCEPT any party of subject property lying within the driveway as shown by survey dated October 24, 1986, by Frank W. Wheeler, Ala Reg L.S. No. 3385.

PARCEL 2:

From the NE corner of the NE ¼ of the NW ¼, Section 33, Township 19 South, Range 2 East, proceed West, along the North line of said ¼ - ¼ Section a distance of 183.97 feet; thence turn a deflection angle of 90°00'00" to the left proceed a distance of 348.43 feet; thence turn a deflection angle of 01°35'50" to the left and proceed a distance of 179.00 feet; thence turn a deflection angle of 03°30'00" to the left and proceed a distance of 65.82 feet; thence turn a deflection angle of 92°10'00" to the left and proceed a distance of 22.82 feet, to the point of beginning; thence proceed in the same direction a distance of 139.69 feet, to the West ROW line of Alabama Highway No. 25; thence turn a deflection angle of 75°52'00" to the left, and proceed along said ROW line a distance of 85.00 feet; thence turn a deflection angle of 101°12'41" to the left and proceed a distance of 156.40 feet; thence turn a deflection angle of 90°13'19" to the left and proceed a distance of 90.50 feet, to the point of beginning. Situated in the NE ¼ of the NW ¼ and the NW ¼ of the NE ¼ of Section 33, Township 19 South, Range 2 East, Shelby County, Alabama, and containing 0.295 acres.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2021 which constitutes a lien but are not yet due and payable until October 1, 2022.
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

\$144,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

This property is not the homestead of the grantor nor that of his spouse.

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 they are 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

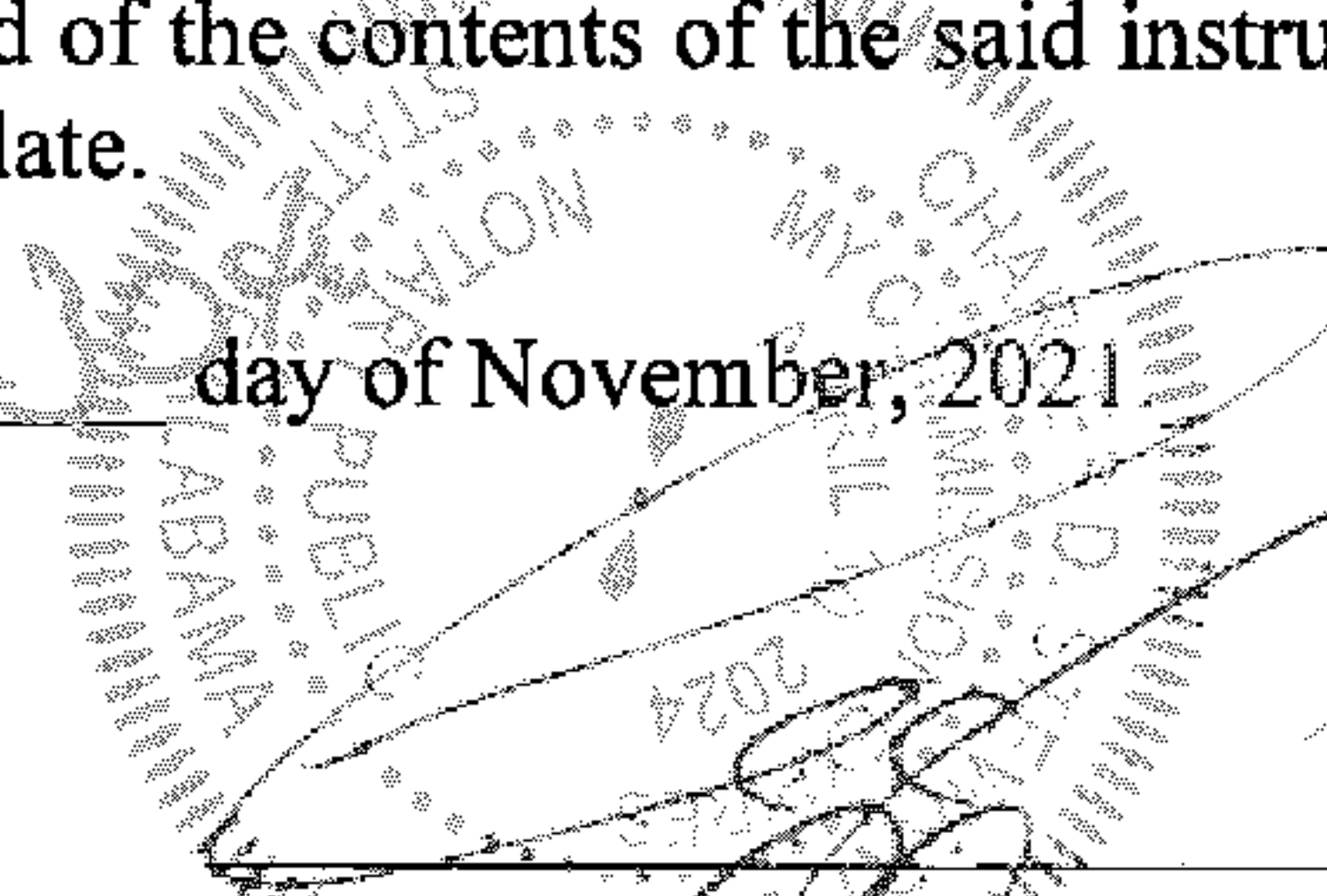
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 30th day of November, 2021.


LLOYD EMBRY DONAHOO

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LLOYD EMBRY DONAHOO whose name(s) is/are 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2021.


Notary Public

Print Name: Jack J. Donahoo

Commission Expires: 11/30/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 01:38:07 PM
\$61.50 JOANN
20211203000578520

Alli S. Bayl