

20211223000606430
12/23/2021 11:47:39 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Joshua Evans and Erin Evans
1918 Deborah Dr.
Calera, AL 35040

This instrument prepared by:
Stewart & Associates, PC
3595 Grandview Parkway Suite 280
Birmingham, AL 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, William G. West and Carolyn West, a married couple, whose address is 5615 Oaklawn, RV 42159 (hereinafter "Grantor", whether one or more), by Joshua Evans and Erin Evans, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Joshua Evans and Erin Evans, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is 1918 Deborah Drive, Calera, AL 35040 to-wit:

Lot No.2 according to the Map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 13 and that part of Lot No.3 of said Farris Estates described as follows:

Commencing at the NW corner of said Lot No.3 and run thence Southerly along the West boundary of said Lot No.3 a distance of 72.33 feet to a point; thence Easterly to SE corner of said Lot No.3; thence Northerly along the East boundary of said Lot No.3 a distance of 66.74 feet to the NE corner of said Lot No.3; thence Westerly along the North boundary of said Lot No.3 a distance of 116.04 feet to the point of beginning; said map of Farris Estates originally having been recorded at Page 9 of Map Book 4, in the Probate Office of Shelby County, Alabama, and subsequently having been moved or re-recorded at Page 13 of said Map Book 4.

LESS AND EXCEPT:

A part of Lot 2 according to the Survey of the Farris Estates Subdivision the map or plat of which is recorded in Map Book 4, Page 13 in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commencing at the Southeast corner of said lot; thence Northwesterly along the Northeast line of said lot, a distance of 120 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to the centerline of Project No.S-44-10 and the point of beginning of the property herein to be conveyed; thence South 66°00'11"W, parallel with said centerline, a distance of 85 feet, more or less, to a point that is 35 feet Southeasterly of and at right angles to said centerline at Station 329+80; thence Southwesterly along a line, a distance of 50 feet, more or less, to a point on the present Northeast right of way line of Deborah Drive that is Northeasterly of and at rights angles to the traverse of said drive at Station 10+80; thence Northwesterly along said present Northeast right of way line, a distance of 55 feet, more or less, to the present Southeast right of way line of Alabama Highway No.25; thence Northeasterly along said present Southeast right of way line, a distance of 110 feet, more or less, to the Northeast line of said Lot 2; thence Southeasterly along said Northeast line, a distance of 10 feet, more or less, to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$200,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of December, 2021.

William G. West
William G. West

Carolyn West
Carolyn West

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William G. West and Carolyn West whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of December, 2021.

Madison Vacarella
Notary Public
My Commission Expires: 8/26/25

	MADISON VACARELLA My Commission Expires August 26, 2025
--	---



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2021 11:47:39 AM
\$26.00 JOANN
20211223000606430

Allie S. Bayl

Warranty Deed