

20211230000613200
12/30/2021 09:56:42 AM
DEEDS 1/3

Send tax notice to:

Matthew Hogan

115 Perry Place
Shelby Creek, AL 35242

CHL2100393

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 Eighty Nine Thousand and 00/100 Dollars (\$389,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Hearthstone Properties LLC**, whose mailing address is: 460 Hwy 48, Wilsonville, AL 35186 (hereinafter referred to as "Grantor"), by **Matthew Hogan** (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 026.000

From a pine knot in a rock pile accepted as the N.W. corner of Section 11, T18S, R1E, being the point of beginning of herein described parcel of land, run thence East along the accepted North boundary of said Section 11 a distance of 525.10 feet to a channel iron that is 791.20 feet West of a ½" rebar accepted as the N.E. corner of the N.W. ¼ - N.W. ¼ of said Section 11; thence turn 89 degrees 49 minutes 52 seconds right and run 1330.85 feet along an accepted property line to a 3" round monument; thence turn 90 degrees 51 minutes 51 seconds left and run 376.77 feet along an accepted line to a 2.5" pipe on the Northerly boundary of Shelby County Road #480 (80' R.O.W.), said point being on a curve concave left, having a delta angle of 33 degrees 14 minutes 47 seconds and tangents of 332.48 feet; thence turn 154 degrees 06 minutes 39 seconds right and run a chord distance of 273.63 feet to a ½" rebar at the P.T.; thence turn 07 degrees 03 minutes 27 seconds left and run 181.64 feet along said road boundary to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 19 degrees 43 minutes 19 seconds and tangents of 342.95 feet; thence turn 08 degrees 09 minutes 33 seconds right and run a chord distance of 560.01 feet to a ½" rebar on said curve boundary, said point being on the accepted West boundary of the S.W. ¼ - N.W. ¼ of Section 11, T18S, R1E; thence turn 15 degrees 35 minutes 47 seconds right and run 467.25 feet to a 1.5" pipe accepted as the S.W. corner of the N.W. ¼ - N.W. ¼ of said Section 11, thence continue along said course a distance of 1326.15 feet to the point of beginning of herein described parcel of land, situated in the W ½-NW¼ of Section 11, T18S, R1E, Shelby County, Alabama.

Parcel 004.000

N 1/2 of the SW 1/4, Section 2, Township 18 South, Range 1 East, being situated in Shelby County, Alabama.

Parcel 004.000

From a pine knot in a rock pile accepted as the N.W. corner of Section 11, T18S, R1E, being the point of beginning of herein described parcel of land, run thence East along the accepted North boundary of said Section 11 a distance of 525.10 feet to a channel iron that is 791.20 feet West of a ½" rebar accepted as the N.E. corner of the N.W. ¼ - N.W. ¼ of said Section 11; thence turn 89

3" round monument; thence turn 90 degrees 51 minutes 51 seconds left and run 376.77 feet along an accepted line to a 2.5" pipe on the Northerly boundary of Shelby County Road #480 (80' R.O.W.), said point being on a curve concave left, having a delta angle of 33 degrees 14 minutes 47 seconds and tangents of 332.48 feet; thence turn 154 degrees 06 minutes 39 seconds right and run a chord distance of 273.63 feet to a ½" rebar at the P.T.; thence turn 07 degrees 03 minutes 27 seconds left and run 181.64 feet along said road boundary to a ½" rebar at the P.C. of a curve concave right, having a delta angle of 19 degrees 43 minutes 19 seconds and tangents of 342.95 feet; thence turn 08 degrees 09 minutes 33 seconds right and run a chord distance of 560.01 feet to a ½" rebar on said curve boundary, said point being on the accepted West boundary of the S.W. ¼ - N.W. ¼ of Section 11, T18S, R1E; thence turn 115 degrees 35 minutes 47 seconds right and run 467.25 feet to a 1.5" pipe accepted as the S.W. corner of the N.W. ¼ - N.W. ¼ of said Section 11, thence continue along said course a distance of 1326.15 feet to the point of beginning of herein described parcel of land, situated in the W ½-NW¼ of Section 11, T18S, R1E, Shelby County, Alabama.

****Property does not have an address. It is vacant land. Parcel numbers are:**
04-1-11-0-001-026.000, 04-1-02-0-000-005.002, 04-1-02-0-000-004.000

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

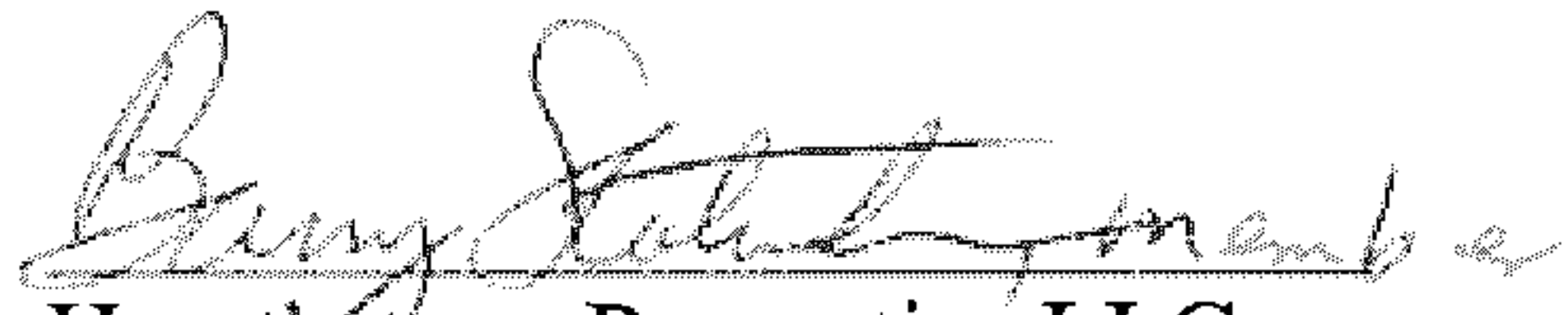
MINING AND MINERAL RIGHTS EXCEPTED.

\$280,000.00 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.

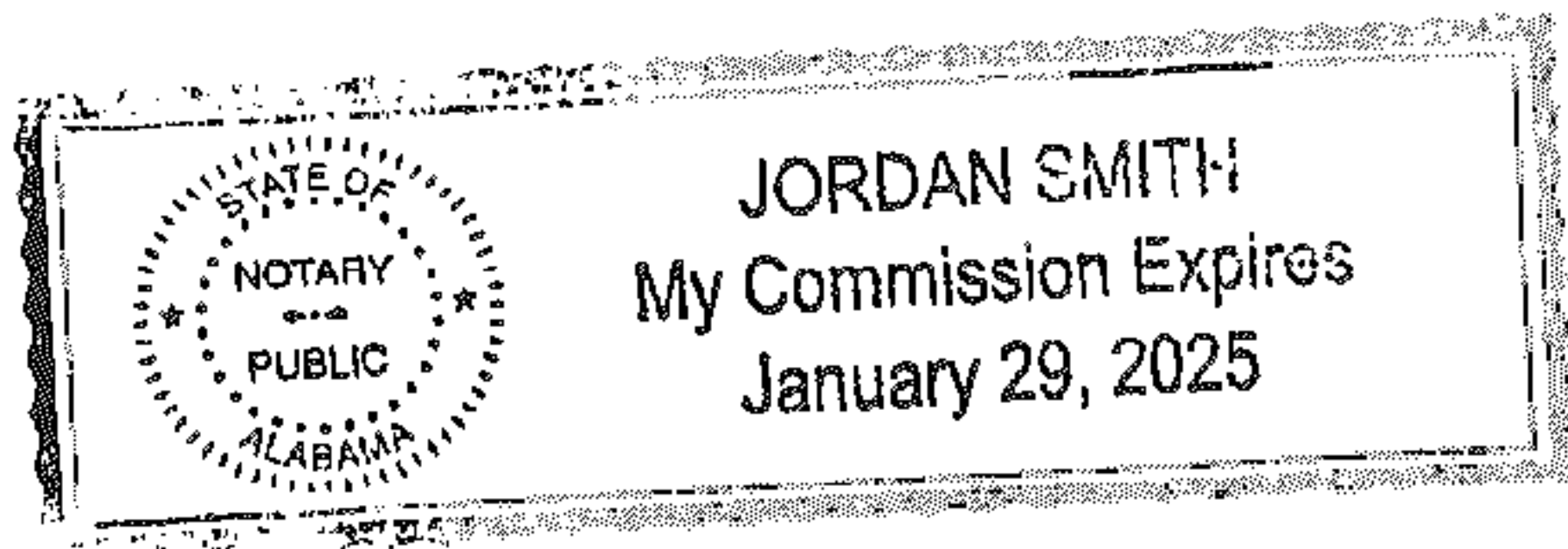
IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 23
day of December, 2021.


Hearthstone Properties LLC
By Barry Stalnaker; Its: Sole Member

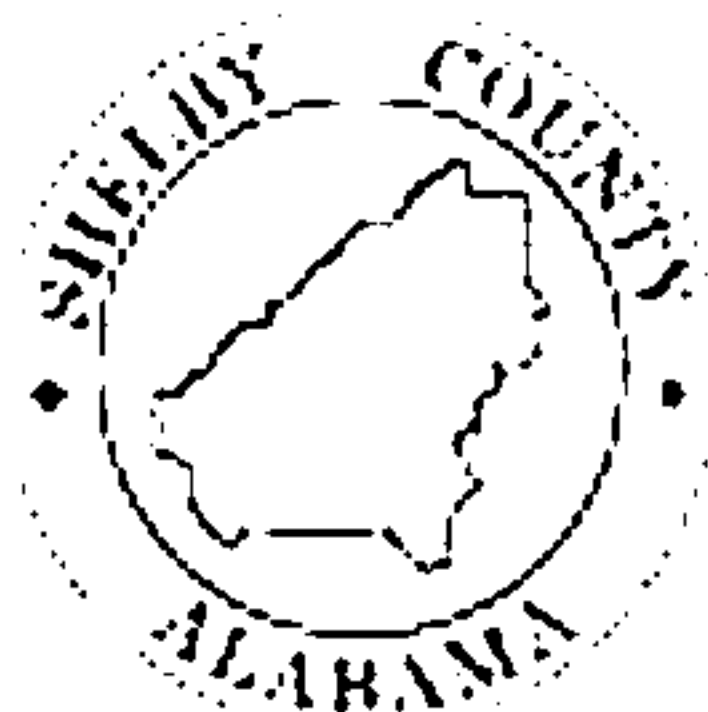
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barry Stalnaker, as sole member of Hearthstone Properties LLC, 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 23 day of December, 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
12/30/2021 09:56:42 AM
\$137.00 JOANN
20211230000613200

