

Send tax notice to:
ROBERT STRANGE
701 BENTMOOR DRIVE
HELENA, AL 35080

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2022017

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Seven Thousand Five Hundred and 00/100 Dollars (\$457,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JULIE HIGGINS and WALTER R HIGGINS, SR, WIFE AND HUSBAND** whose mailing address is: 1117 Chancellor Ferry Rd, Harpersville, AL 35078 (hereinafter referred to as "Grantors") by **ROBERT STRANGE and TAMMY E STRANGE** whose property address is: **1296 CHANCELLORS FERRY ROAD, 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:

See the attached Legal Description Exhibit "A"

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. 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.
3. Set back lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions or other matters affecting said property as shown on the plat or map when a plat or map exists.
4. Access Agreements recorded in Book 187, Page 275; Book 187, Page 266; Book 187, Page 269; and Book 187, Page 272
5. Adverse Possession Affidavit as recorded in Book 165, Page 802.
6. Annexation Ordinances recorded in Instrument 20080701000266740 and Instrument 20180621000220600.
7. Easements in favor of Alabama Power Company recorded in Instrument 1998-04878 and Instrument 1998-04879.

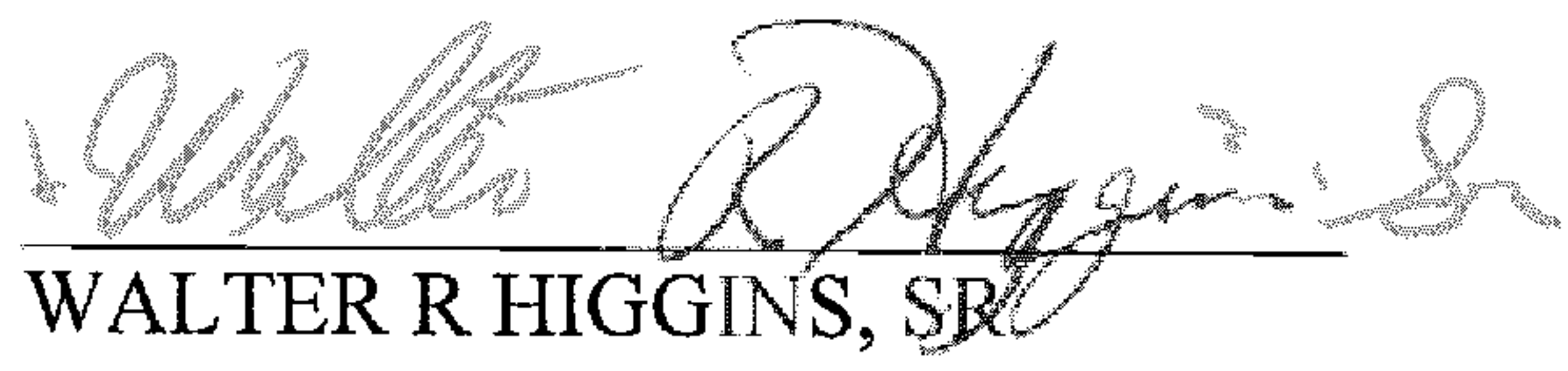
\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 14th day of January, 2022.


JULIE HIGGINS


WALTER R HIGGINS, SR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIE HIGGINS and WALTER R HIGGINS, SR 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 14th day of January, 2022.

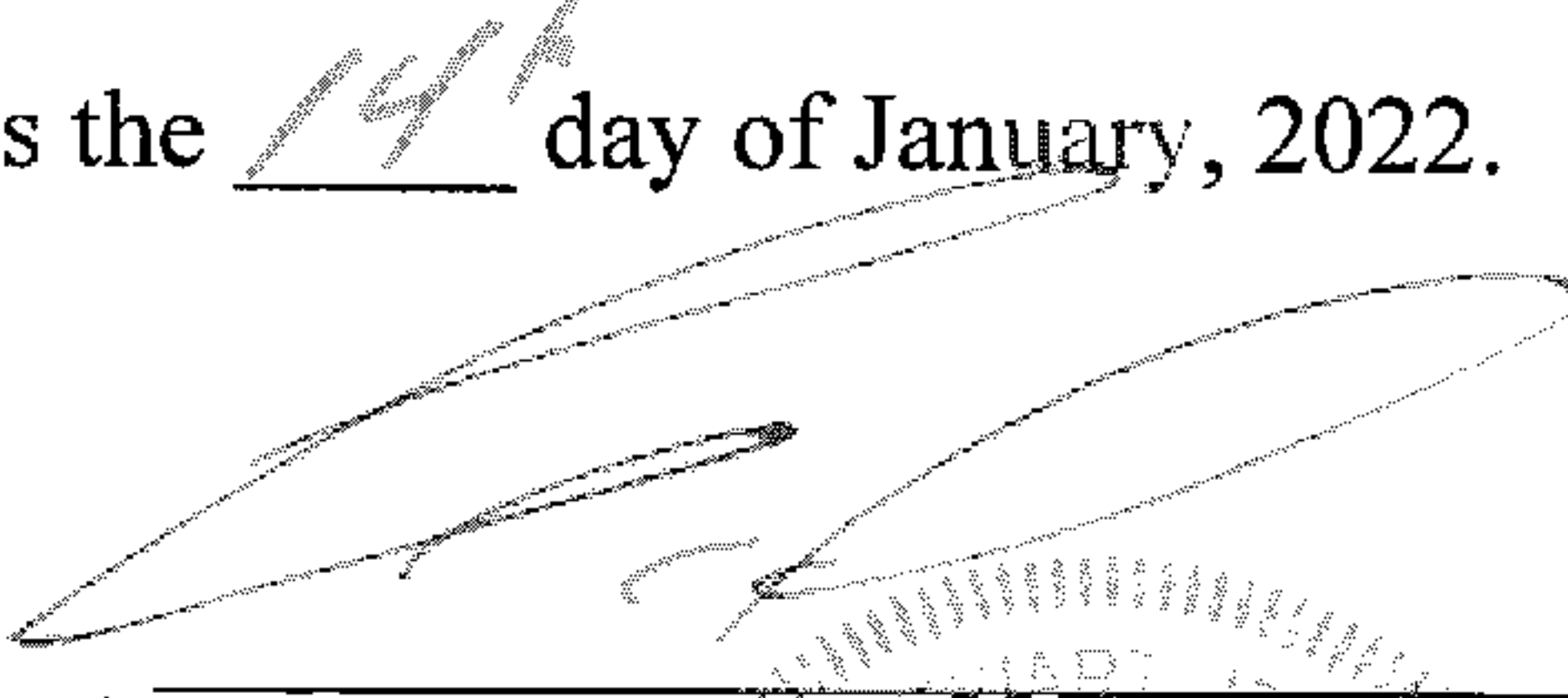
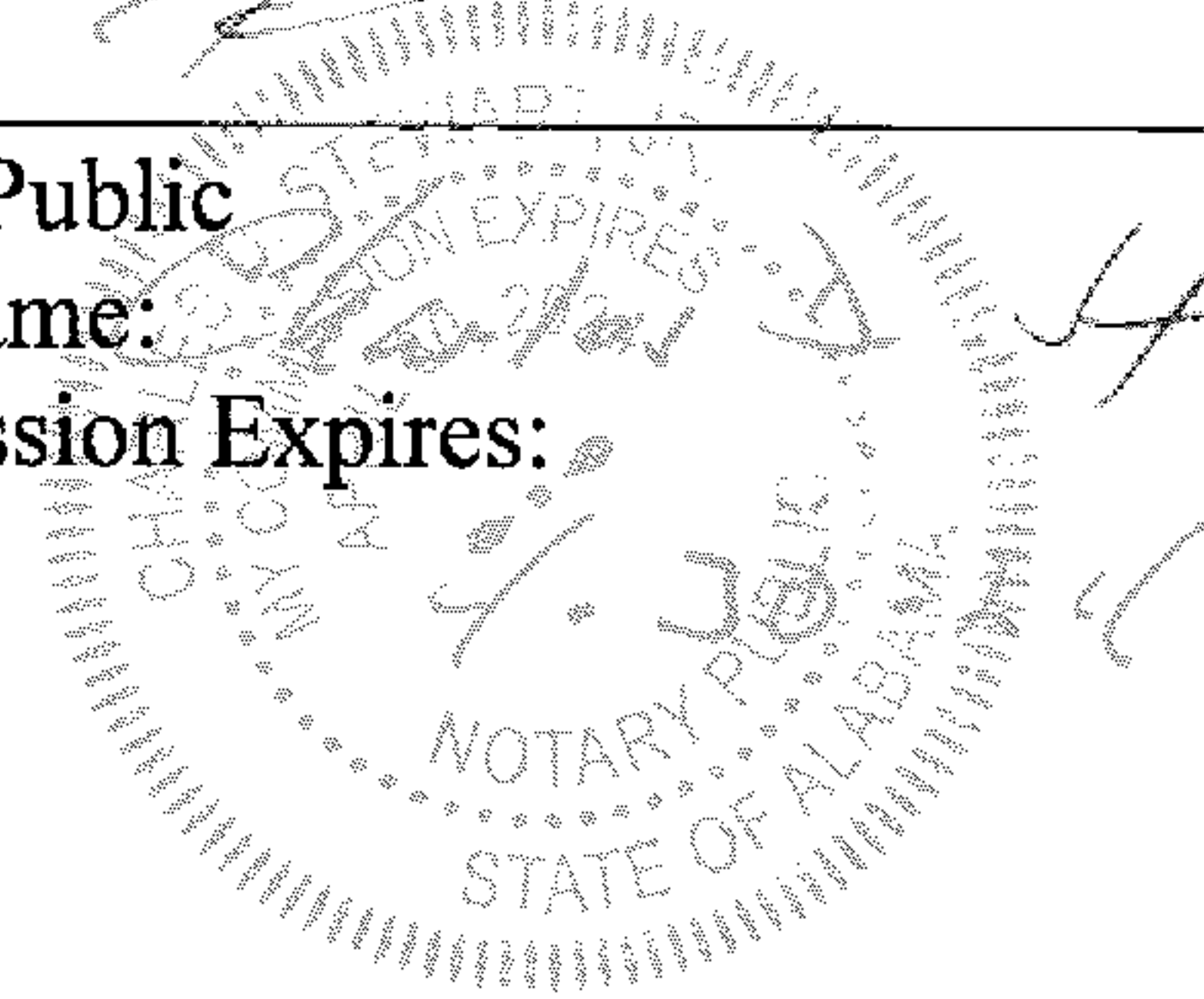

Notary Public
Print Name: Charles D. Haswell
Commission Expires: 9.30.23


Exhibit A

20220119000023770 01/19/2022 02:27:35 PM DEEDS 3/3

A parcel of land situated in the North 1/2 of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S89°16'33"E for a distance of 362.92"; thence S06°43'15"E for a distance of 42.94"; thence S28°34'20"W for a distance of 294.89" to the POINT OF BEGINNING; thence S50°35'11"W for a distance of 186.98'; thence S39°09'18"E for a distance of 495.86' to the edge of Lay Lake; thence N34°18'49"E and along said lake for a distance of 3.14"; thence N47°03'58"E and along said lake for a distance of 37.99"; thence N57°40'01"E and along said lake for a distance of 47.50"; thence N73°37'13"E and along said lake for a distance of 37.43'; thence N79°53'25"E and along said lake for a distance of 12.69"; thence N23°39'05"E and along said line for a distance of 26.32"; thence N21°34'20"W and along said lake for a distance of 13.05"; thence N38°12'36"W and along said lake for a distance of 10.03"; thence S85°44'17"W and along said lake for a distance of 10.94"; thence N47°17'48"W and along said lake for a distance of 8.71"; thence N19°48'18"E and along said lake for a distance of 7.55"; thence N33°30'30"E and along said lake for a distance of 23.88"; thence S42°51'52"E and along said lake for a distance of 43.82"; thence S75°13'52"E and along said lake for a distance of 6.58'; thence N39°09'18"W and leaving said lake for a distance of 508.27" to the POINT OF BEGINNING. Said Parcel containing 2.02 acres, more or less.

EASEMENT 1 — A 15' Ingress/Egress Easement, lying 7.50° either side of and parallel to the following described centerline: Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S 89°6'33" E for a distance of 362.92"; thence N 06°43'15" W for a distance of 532.25"; thence S 62°15'10" E for a distance of 99.21" to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 09°32'40" W for a distance of 24.71"; thence S 06°53'25" E for a distance of 29.83"; thence S 42°15'52" E for a distance of 26.27' to the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT 2 — A 12' Ingress/Egress Easement, lying 6.00° either side of and parallel to the following described centerline: Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S89°16'33"E for a distance of 362.92"; thence N06°43'15"W for a distance of 532.25"; thence S62°15'10"E for a distance of 99.21"; thence S09°32'40"W for a distance of 24.71"; thence S06°53'25"E for a distance of 29.83" to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 1; thence S01°02'52"E for a distance of 177.10" to a curve to the right, having a radius of 250.00", and subtended by a chord bearing of S16°08'59"W, and a chord distance of 147.83"; thence along the arc of said curve for a distance of 150.08" to the POINT OF ENDING OF SAID EASEMENT.

EASEMENT 3 — A 12' Ingress/Egress Easement, lying 6.00" either side of and parallel to the following described centerline:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S89°16'33"E for a distance of 362.92"; thence N06°43'15"W for a distance of 532.25"; thence S62°15'10"E for a distance of 99.21"; thence S09°32'40"W for a distance of 24.71"; thence S06°53'25"E for a distance of 29.83"; thence S01°02'52"E for a distance of 177.10" to a curve to the right, having a radius of 250.00°, and subtended by a chord bearing of S16°08'59"W, and a chord distance of 147.83"; thence along the arc of said curve for a distance of 150.08" to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 2; thence S33°08'08"W for a distance of 190.37" to a curve to the left, having a radius of 150.00°, and subtended by a chord bearing of S25°57'35"W, and a chord distance of 37.48"; thence along the arc of said curve for a distance of 37.57; thence S18°47'01"W for a distance of 126.72" to a curve to the left, having a radius of 115.00°, and subtended by a chord bearing of S05°09'05"E, and a chord distance of 93.31"; thence along the arc of said curve for a distance of 96.08"; thence S29°05'11"E for a distance of 23.10" to the POINT OF ENDING OF SAID CENTERLINE.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2022 02:27:35 PM
\$485.50 CHERRY
20220119000023770

Allen S. Bayl