

State of Alabama)
County of Shelby)

20220304000092190 1/1 \$37.00
Shelby Cnty Judge of Probate, AL
03/04/2022 01:27:48 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **EIGHTY SEVEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS (\$87,500.00)** being the contract sales price, to the undersigned **Grantor** in hand paid by the **Grantee** herein, the receipt whereof is acknowledged, Brian Lanford, a married person (**Grantor**) whose address is 58 SAND LAKE DRIVE, LEEDS, ALABAMA 35094, do grant, bargain, sell and convey. unto **DOUGLAS PAUL WAGONER (Grantee)** whose address is 218 FARMINGDALE TRACE, HARPERSVILLE, ALABAMA 35078, the following described real estate situated in Shelby, Alabama to wit:

Lot 2, according to the Shiflett & Wallace Survey recorded in Map Book 18, page 44, in the Probate Office of Shelby County, Alabama.

Previously described as follows: A parcel of land located on Highway #43, in far East corner of Vandiver, Alabama, more particularly Number 2 plot of the John S. Parks Survey #12579, described as follows:

A parcel of land situated North of Shelby County Highway No. 43 and in the SW 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

From the SW corner of Section 5, Township 18 South, Range 2 East, thence run Northerly along the West section line 212.10 feet to a point on the Northerly right of way line of County Highway No. 43; which lies 35 feet distance from and parallel to the center of the road; thence deflect right 85°12'20" and run Northeasterly 394.27 feet to the point of beginning; thence continue Northeasterly along said right of way line 405.73 feet to a point; thence turn a right interior angle of 95°06'44" leaving said highway and run Northerly 1,059.84 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said section; thence turn a right interior angle of 90°00' and run Westerly along said 1/4-1/4 section line 404.11 feet to a point; thence turn a right interior angle of 90°00' and run Westerly along said 1/4-1/4 section line 404.11 feet to a point; thence turn a right interior angle of 90°00' and run 1095.99 feet to the North line of said Highway 43 and the Point of Beginning.

A VACANT PARCEL

Subject to:

Ad valorem taxes due October 1, 2022.

Easement too Alabama Power Company. In Deed Book 228, Page 277.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 340, Page 535 and Deed Book 343, Page 441.


~~\$72,617.29~~ **\$ 72,161.29** of the consideration was paid from the proceeds of a purchase money mortgage loan.

The property convey is vacant land, and not part of the homestead of the Grantor nor his spouse.

TO HAVE AND TO HOLD unto the said **Grantee**, his heirs, successors and assigns forever.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantee**, his heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantee**, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor** has caused this conveyance to be executed this the 3rd day of March 2022.

 **BRIAN LANFORD** SEAL

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr, a Notary Public in and for said County in said State, hereby certify that Brian Lanford whose name is signed to the foregoing conveyance and who is personally known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bares date.

Given under my hand and seal this 3rd day of March, 2022.

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway
Suite 338
Birmingham, Al 35209
205-879-3400
FILE #222043


Notary Public
Commission Expires: 11/09/22

Send Tax Notice To:
DOUGLAS PAUL WAGONER
218 FARMINGDALE TRACE
HARPERSVILLE, AL 35078
ID #05-3-05-0-001-023.000

Shelby County, AL 03/04/2022
State of Alabama
Deed Tax: \$15.00

