

This Instrument was prepared by:

Robert McNearney III
2870 Old Rocky Ridge Rd
Suite 160
Birmingham, AL 35243

Send Tax Notice To: Charles Kent Schmidt
110 Birdsong Lane
Montevallo, AL 35115

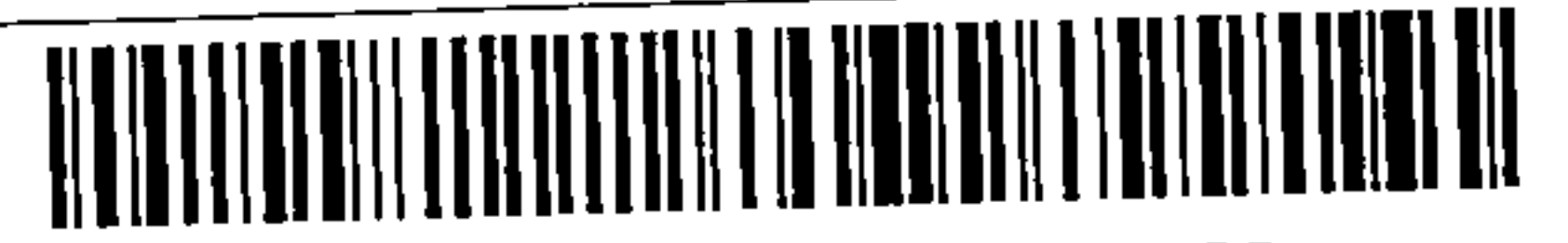
*****This deed is being prepared without benefit of title per the grantor's request.*****

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby



20220401000133460 1/4 \$33.00
Shelby Cnty Judge of Probate, AL
04/01/2022 12:14:48 PM FILED/CERT

That in consideration of the sum of **One Thousand Eight Hundred Dollars and No Cents (\$1,800.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Benjie D. Dailey and Kathy J. Dailey, husband and wife, whose mailing address is** 101 Birdsong Lane, Montevallo, AL 35115 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles Kent Schmidt, whose mailing address is** 110 Birdsong Lane, Montevallo, AL 35115 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the property address is 0 Birdsong Lane, Montevallo, AL 35115, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

Shelby County, AL 04/01/2022
State of Alabama
Deed Tax: \$2.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16th day of March 2022.

Benjie D. Dailey
Benjie D. Dailey

Kathy J. Dailey
Kathy J. Dailey

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Benjie D. Dailey and Kathy J. Dailey, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of March 2022.

Haley M. Taylor
Notary Public, State of Alabama
My Commission Expires: _____

Haley M. Taylor
Notary Public, Alabama State At Large
My Commission Expires 2/1/2026



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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the North half of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 2 inch open top found locally accepted to be the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 5, thence run an assumed bearing of South 88 degrees 17 minutes 46 seconds East along the North line of said quarter-quarter for a distance of 420.08 feet to an iron pin set with a SSI cap, also being on the Southeasterly right of way line of Shelby County Highway #221; thence continue South 88 degrees 17 minutes 46 seconds East for a distance of 594.14 feet to an iron pin set with a SSI cap; thence run South 15 degrees 17 minutes 43 seconds West for a distance of 352.40 feet to a fence post on corner; thence run South 49 degrees 19 minutes 12 seconds East for a distance of 315.00 feet to an iron pin set with a SSI cap; thence run South 89 degrees 02 minutes 20 seconds East for a distance of 196.95 feet to a fence post on corner; thence run South 79 degrees 24 minutes 43 seconds East for a distance of 184.69 feet to an iron pin set with a SSI cap on the Westerly right of way line of Shelby County Highway #221; thence run South 09 degrees 30 minutes 30 seconds West along said right of way line for a distance of 199.73 feet to an iron pin set with a SSI cap; thence run South 88 degrees 58 minutes 48 seconds West for a distance of 213.00 feet to an iron pin set with a SSI cap; thence run South 08 degrees 30 minutes 51 seconds West for a distance of 213.63 feet to an iron pin set with a SSI cap; thence run South 88 degrees 58 minutes 48 seconds West for a distance of 38.16 feet to an iron pin set with a SSI cap; thence run South 03 degrees 55 minutes 12 seconds West for a distance of 214.16 feet to an iron pin set with a SSI cap; thence run South 89 degrees 18 minutes 44 seconds East for a distance of 21.11 feet to a 2 inch bar found; thence run South 07 degrees 50 minutes 46 seconds West for a distance of 104.50 feet to an iron pin found with a SCD845LS cap; thence run South 83 degrees 42 minutes 27 seconds West for a distance of 56.83 feet to a fence post on corner; thence run South 16 degrees 26 minutes 40 seconds East for a distance of 304.24 feet to a fence post on corner; thence run South 83 degrees 21 minutes 27 seconds West for a distance of 6.95 feet to an Oak tree on corner; thence run South 14 degrees 17 minutes 00 seconds West for a distance of 181.57 feet to a fence post on corner; thence run South 01 degrees 08 minutes 33 seconds East for a distance of 99.18 feet to a fence post on corner; thence run South 04 degrees 26 minutes 44 seconds East for a distance of 88.54 feet to an iron pin set with a SSI cap; thence run North 90 degrees 00 minutes 00 seconds West for a distance of 71.22 feet to an iron pin set with a SSI cap; thence run South 81 degrees 52 minutes 24 seconds West for a distance of 112.00 feet to an iron pin set with a SSI cap; thence run North 57 degrees 07 minutes 36 seconds West for a distance of 210.00 feet to an iron pin set with a SSI cap; thence run North 32 degrees 52 minutes 24 seconds East for a distance of 31.00 feet to an iron pin set with a SSI cap; thence run North 23 degrees 32 minutes 34 seconds East for a distance of 64.00 feet to an iron pin set with a SSI cap; thence run South 43 degrees 00 minutes 26 seconds East for a distance of 43.50 feet to a ½ inch rebar found; thence run South 32 degrees 35 minutes 30 seconds East for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 57 degrees 24 minutes 30 seconds East for a distance of 150.00 feet to an iron pin set with a SSI cap; thence run North 32 degrees 35 minutes 30 seconds West for a distance of 104.00 feet to an iron pin set with a SSI cap; thence run North 33 degrees 47 minutes



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02 seconds West for a distance of 151.33 feet to an iron pin set with a SSI cap; thence run North 81 degrees 11 minutes 33 seconds East for a distance of 220.20 feet to an iron pin set with a SSI cap; thence run North 62 degrees 22 minutes 43 seconds West for a distance of 118.43 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue North 62 degrees 22 minutes 43 seconds West for a distance of 41.87 feet to a 1/2" rebar found; thence run North 44 degrees 48 minutes 00 seconds East for a distance of 175.89 feet to a fence post on corner; thence run South 28 degrees 53 minutes 01 seconds East for a distance of 41.68 feet to an iron pin set with a SSI cap; thence run South 44 degrees 48 minutes 00 seconds West for a distance of 151.81 feet to the point of beginning. Said parcel of land containing 6554.1 Square Feet, more or less.



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